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Thurrock Employment Land Availability Assessment

Main Report

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1 Introduction

- 1.1 AspinallVerdi have been appointed by Thurrock Council (the Council) to undertake an updated Employment Land Availability Assessment (ELAA). The ELAA will sit as part of the evidence base supporting the emerging Local Plan (2024 – 2044) which is scheduled for Regulation 19 consultation in early 2026, and will also be used to inform other technical work such as the Economic Development Needs Assessment (EDNA).
- 1.2 The purpose of the ELAA is to assist the Council in understanding where and when employment land is likely to be required in future. It does this by reviewing the existing employment areas in Thurrock and identifying the current availability within these areas. From this a judgement can be formed on the amount and distribution of available land, and whether this is sufficient to meet anticipated need over the emerging plan period. In this context, the ELAA also considers sites with potential for employment use, thus helping the Council make an informed decision on the need to allocate additional land and the relevant merits of the options available.
- 1.3 This ELAA follows on from the previous study undertaken by Lambert Smith Hampton (LSH) in 2023 and considers sites put forward for assessment by the Council, as well as those which have been submitted via the Call for Sites (CfS) process. It collates data from several different sources which has been appraised against a set of assessment criteria agreed with the Council and informed by policy and guidance. The resultant outcomes and recommendations of this assessment can then be used to inform the plan-making process in respect of employment development.
- 1.4 In this context, please note that it is the role of the emerging Local Plan to determine allocations. The purpose of this assessment is not to decide which sites should and should not be allocated for employment development, but to instead be used as an evidence base supporting the Council's decision-making process. Similarly, the consideration of specific sites within this assessment does not influence the possibility or suitability of planning being granted or refused for development, nor does the exclusion of sites preclude future applications or development. The conclusions and recommendations should be considered alongside the limitations identified at the end of this report.

Approach

- 1.5 In line with the project specification, the assessment has been separated into the following key sections:
 - Commercial property market review
 - Site visits
 - Assessment of existing employment sites
 - Assessment of available employment sites
 - Assessment of potential employment sites
- 1.6 The starting point for the assessment was a detailed review of the information submitted for consideration by the Council. Notably, this included a list of existing employment areas, available sites identified in the previous review, CfS submissions, representations submitted at the Regulation 18 stage of the emerging plan, GIS mapping data and Annual Monitoring Report (AMR) data on employment completions.

The information provided was also reviewed alongside the existing Core Strategy and Policies for Management of Development (2015), including the adopted allocations and employment-related policies. This provided a baseline understanding prior to commencing the market research and assessment process.

- 1.7 The next task involved a detailed review of the commercial property markets across Thurrock, focussing on the existing inventory, transactional activity, vacancies, development activity, current availability and rental / sales values across the office and industrial sectors. This process built on the initial information review and provided insight into how the employment market in Thurrock functions. Further, it also allowed us to identify any key trends unique to Thurrock which could then be taken into account when assessing existing, available and potential sites.
- 1.8 As part of the commercial property market review, we also undertook consultations with locally-operating agents to understand market characteristics and verify the trends identified from the market data. This provided first-hand insight into how the market operates 'on the ground', including anecdotal accounts of working with landowners, landlords, investors and occupiers.
- 1.9 Following the completion of the market research, we then undertook a series of site visits across Thurrock to gain a deeper understanding of the existing employment areas, as well as the potential sites submitted through the CfS process. This exercise sought to identify any key factors which may not have been identified in our desktop review, or where there had been any changes in circumstances (e.g. availability / development starts / occupation etc.).
- 1.10 Observations were recorded at each site we were able to access, along with photographs where permitted and safe to do so. The information recorded at each site was based on the criteria used in the scoring matrix agreed with the Council, noting any areas which would require further analysis and investigation. Naturally, there were some sites where access wasn't possible (e.g. port locations, private property) or where security constraints prevented information from being recorded, however we completed visits to the majority of sites submitted for assessment.
- 1.11 The site visits were completed in February 2025 and allowed for the assessment matrices to be compiled. These have been separated to distinguish between the type of site (i.e. existing / available / potential) and allow all the information identified and considered as part of the assessment to be consolidated into separate resources. The matrices can also be used to compare the qualitative and quantitative merits of each site, and be updated in future for monitoring purposes. The completed matrices were shared with the Council in March 2025 for comments and feedback, followed by a workshop with Council Officers to refine the contents.
- 1.12 The assessment of existing employment areas has focussed on the quantity and quality of existing employment land across the borough, calling on the desktop analysis and information recorded during the site visits. This process enables recommendations to be made on whether sites should be retained as or released from employment use, as well as suggestions on the appropriateness of existing allocation boundaries. Those sites which have been identified as potential losses have been quantified to ensure that any decision to release land from employment use is informed and balanced against the level of availability. Our review has also identified areas where new employment clusters could be formed based on the surrounding uses and spatial context which the Council may wish to consider as part of the plan-making process.

- 1.13 Part of the assessment of the existing areas submitted by the Council has involved reviewing the available sites contained within the wider employment boundaries. In the context of this study, available land is not occupied or in operational use, excludes expansion land or sites with empty employment buildings in situ, and has a minimum size of 0.25 hectares (ha). The assessment of these sites was based on the criteria set out in the proforma appended to the Council's brief, with minor amendments to ensure consistency in application across the ELAA as a whole. This allowed for a quantitative scoring process to be undertaken, alongside the qualitative assessment of other non-scored factors (e.g. ownership, planning, market area, size) which then informed an overall site grading – ranging from 'Very Poor' to 'Very Good'.
- 1.14 The outputs from the assessment of available sites are used to determine an updated estimate of the quantum of existing employment land which remains available, and the likelihood of the land being retained for employment purposes over the emerging plan period. This has then been compared to high-level estimates of potential need, using the Council's AMR data as well as other sources of development completions across Thurrock. From this, judgements can be made on the following:
- Whether there is sufficient land available to meet anticipated levels of demand over the plan period, based on different scenarios;
 - Where the land is located relative to demand; and
 - The potential need for the Council to consider allocating more land for employment development.
- 1.15 The conclusions drawn from the assessment of available sites are crucial to the assessment of potential employment sites, in that the implied supply will inevitably influence the need. The potential sites submitted for assessment were primarily formed of those submitted through the Council's most recent CfS process, but also include a select number of sites that have been proposed for employment use in previous calls (2012 – 2019). The potential sites were assessed using the same process as adopted for the available sites, combining the qualitative and quantitative criteria to inform an overall site grading. From this, guidance can be provided in respect of which sites might present the most suitable options for allocation.
- 1.16 As noted at the start of this section, the assessment of potential sites has included additional materials submitted to the Council, including representations made for the Regulation 18 version of the Local Plan, feasibility studies, site investigations / technical reports, masterplans and planning application documents. It is prudent to note that not all sites have been supported by the same level and depth of information and our judgements are therefore limited to the extent of information provided and that which has been identified separately in our independent desktop research.
- 1.17 As part of the commission, the Council requested we undertake consultations with stakeholders associated with a refined list of the potential sites. This process involved a series of virtual meetings with promoters, landowners, agents and consultants to discuss key matters including ownership, constraints, investigations, infrastructure requirements, viability, delivery and timescales. As part of this process, we shared a blank consultation proforma with each team for completion, although it was agreed that the contents would not be published as part of this assessment to protect any sensitive information. This then formed the basis of the discussion during a series of virtual meetings hosted via MS Teams. The information shared during the consultation process has assisted with our assessment of the potential employment sites, and in turn, our conclusions and recommendations.

- 1.18 The last task undertaken as part of the potential site assessment involved running a series of development appraisals to provide a high-level understanding of the viability associated with economic development in Thurrock. This process adopted a typology approach akin to that used in plan-wide viability testing, calling on the list of potential sites and any existing planning applications / proposals to inform a series of hypothetical development scenarios. This ensured that a broad range of sites and development types were captured in the testing, and the outcomes could then be used in support of the overall assessment process.
- 1.19 A significant proportion of the potential sites submitted for consideration within the assessment are located in the Green Belt which inevitably influences the scoring, grading and suitability. To assist with the plan-making process, a separate 'policy off' assessment has been undertaken to demonstrate how the overall grading may change in the absence of existing policy constraints. This is included within the assessment matrix for the potential and available sites.
- 1.20 Following the completion of the assessment process, our recommendations have been consolidated into this report to highlight the key findings, focussing on those which are deemed to be most significant to the plan-making process. However, given the extent of information considered as part of this assessment, along with the total number of sites and areas, we recommend the report be read in conjunction with the full assessment matrices and relevant appendices. We provide copies of the GIS maps showing the locations of the sites in Appendices 1 - 3.

Report Structure

- 1.21 Table 1.1 sets out the contents and structure of the report.

Table 1.1 – Report Structure & Contents

Chapter 2 – Policy Context	We begin by setting out the policy context, summarising national policy and planning guidance that is important to the assessment, as well as the adopted local plan and relevant evidence.
Chapter 3 – Commercial Property Market Review	This section summarises the outputs of our property market review. A full copy of the property market report is provided in Appendix 4.
Chapter 4 – Assessment of Existing Employment Areas	Chapter 4 studies the existing employment areas submitted for assessment by the Council and considers the quantity, quality and appropriateness for continuing in employment use. This is to help inform the Council's decision-making on any prospective changes to the defined employment areas in the adopted local plan.
Chapter 5 – Assessment of Available Employment Areas	This section assesses the available land within existing sites across the Borough. This is to assist the council's decision-making in respect of whether land can be released from employment use, and also to establish how the current availability relates to potential need over the plan period.

Chapter 6 – Assessment of Potential Employment Areas	Chapter 6 reviews the potential employment sites submitted for consideration, as well as summarising the key outputs of the stakeholder consultations and viability testing.
Chapter 7 - Conclusions	The report is concluded by setting out the latest position on land supply, along with a summary of our recommendations to assist the Council's plan-making process.

2 Policy Context

- 2.1 This chapter sets out the policy and guidance framework within which this assessment has been undertaken. Please note that we do not seek to repeat the contents of the relevant documents in their entirety, and have instead referred to the extracts of most significance.
- 2.2 Our assessment has been carried out in accordance with the statutory requirements, comprising primary legislation, planning policy, statutory regulations and guidance. Below, we identify the key references relevant to this assessment:
- National Planning Policy Framework (NPPF) (2024);
 - Planning Practice Guidance (PPG) (2024); and
 - Thurrock Core Strategy (2015);

National Planning Policy Framework (2024)

- 2.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It also provides a framework within which locally prepared plans can sustainably encourage development. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.¹
- 2.4 We draw your attention to the following paragraphs highlighted in Table 2.1. Key extracts in relation to this assessment have been underlined for emphasis.

Table 2.1 - NPPF Key References

Paragraph Number - Item	Quote / Comments
Para 8 - Achieving sustainable development	Achieving sustainable development means that the planning system has three overarching objectives: a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that <u>sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity</u>; and by identifying and coordinating the provision of infrastructure; ...
Para 11 – Presumption in favour of sustainable development	Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: <u>meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change</u>

¹ National Planning Policy Framework, December 2024, para 1

Paragraph Number - Item	Quote / Comments
	<u>(including by making effective use of land in urban areas) and adapt to its effects;</u> b) <u>strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses,</u> as well as any needs that cannot be met within neighbouring areas...
Para 20 – Strategic Policies	Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for: a) homes (including affordable housing), <u>employment,</u> retail, leisure and other commercial development; b) <u>infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy</u> (including heat); ...
Para 85 – Building a strong, competitive economy	Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. <u>Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.</u> The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
Para 86 – Building a strong, competitive economy	Planning policies should: a) <u>set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth,</u> having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration; b) <u>set criteria, and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</u> c) pay particular regard to facilitating development to meet the needs of a modern economy, <u>including by identifying suitable locations for uses such as</u>

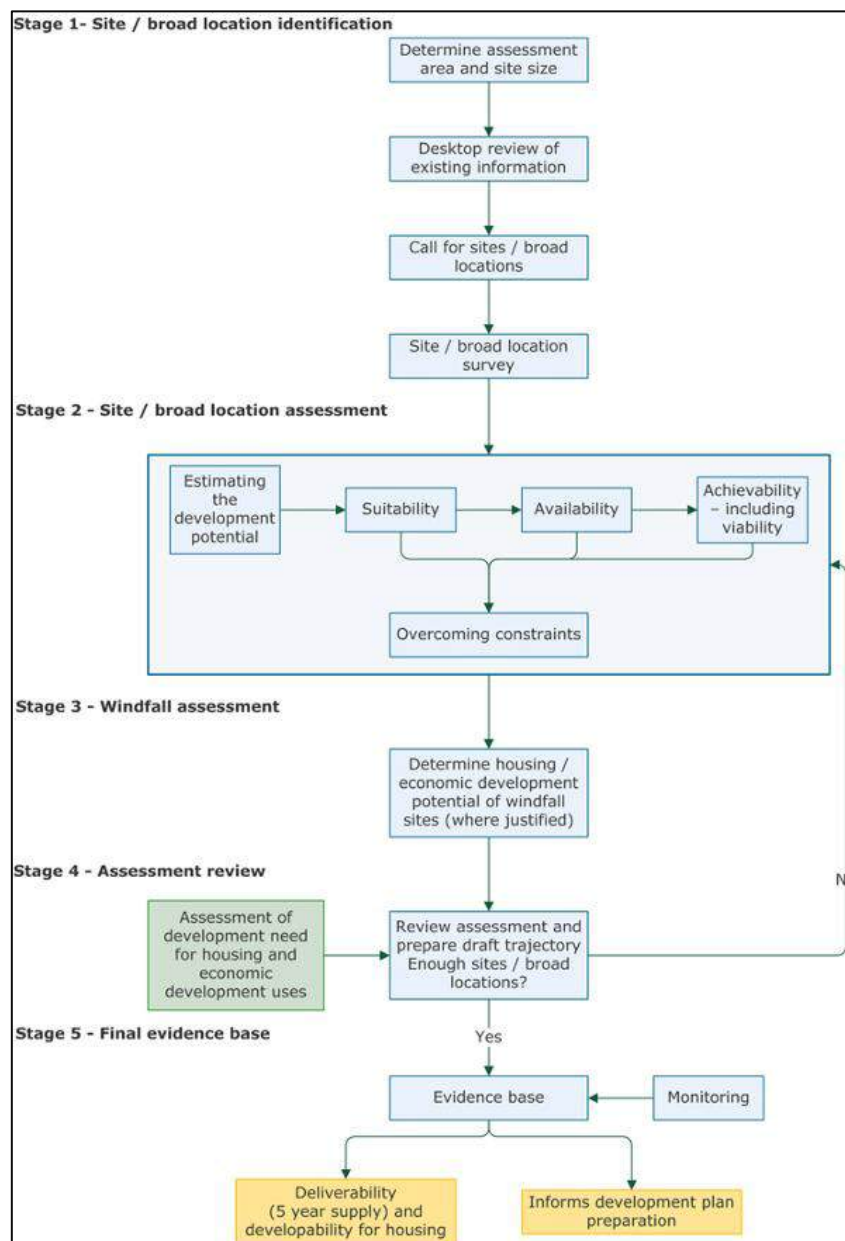
Paragraph Number - Item	Quote / Comments
	<u>laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;</u> d) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and e) <u>be flexible enough to accommodate needs not anticipated in the plan,</u> and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.
Para 87 - Building a strong, competitive economy	Planning policies and decisions <u>should recognise and address the specific locational requirements of different sectors.</u> This includes making provision for: a) <u>clusters or networks of knowledge and data-driven, creative or high technology industries;</u> and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections); b) <u>storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods,</u> especially where this is needed to support the supply chain, transport innovation and decarbonisation; and c) <u>the expansion or modernisation of other industries of local, regional or national importance</u> to support economic growth and resilience.
Para 89 – Supporting a prosperous rural economy	Planning policies and decisions <u>should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements,</u> and in locations that are not well served by public transport. In these circumstances <u>it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable</u> (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Source: MHCLG, 2024.

PPG - Housing and Economic Land Availability Assessment

- 2.5 The Planning Practice Guidance on Housing and Economic Land Availability Assessment was first published in March 2014 and has subsequently been updated twice, latterly July 2019. The guidance outlines the purpose of a land availability assessment and sets out the method for assessing housing and economic land availability.
- 2.6 Table 2.2 displays a flowchart of the methodology outlined in the PPG, while Table 2.3 summarises the relevant extracts to this assessment. Key extracts in relation to this assessment have been underlined for emphasis.

Table 2.2 - Land Availability Assessment Methodology



Source: MHCLG, 2019.

Table 2.3 - PPG Key Extracts

Paragraph Number - Item	Quote / Comments
Para 001 – Purpose of the assessment	The assessment is an <u>important source of evidence to inform plan-making</u> and decision-taking. It is the role of the assessment to <u>provide information on the range of sites which are available to meet the local authority's (or, where relevant, elected Mayor or combined authority) requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.</u> An assessment should: • <u>identify sites and broad locations</u> with potential for development; • assess their <u>development potential</u>; and • assess their <u>suitability for development</u> and the <u>likelihood of development coming forward</u> (the availability and achievability).
Para 002 – Should plan-makers override constraints when carrying out the assessment?	Plan-making bodies should consider constraints when assessing the <u>suitability, availability and achievability</u> of sites and broad locations.
Para 004 – Using a different method	Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments. Where they depart from the guidance, it will be important to explain the reasons for doing so when setting out the evidence base that informs the plan. <u>Assessment needs to be thorough but proportionate</u>, building where possible on existing information sources outlined within the guidance.
Para 007 – Who can plan-makers work with?	The assessment needs to be undertaken and regularly reviewed <u>working with other local planning authorities in the relevant housing market area or functional economic market area</u>, in line with the duty to cooperate and need to maintain statements of common ground. It is also <u>important to involve land owners and promoters; local property agents; developers; local communities; Local Enterprise Partnerships; businesses and their local representative organisations; parish and town councils and neighbourhood forums preparing neighbourhood plans.</u>
Para 008 – Assessment constrained by the	The assessment <u>needs to identify all sites and broad locations (regardless of the amount of development needed) in order to provide a complete audit of available land.</u>

Paragraph Number - Item	Quote / Comments
need for development?	
Para 009 – Size or broad location of sites to be considered	Plan-makers will need to assess a <u>range of different site sizes</u> from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. It may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, <u>or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.</u>
Para 015 – Information recorded during site survey	During the site survey the following information can be recorded: • site size, boundaries, and location; • current land use and character; • land uses and character of surrounding area; • physical constraints (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities); • potential environmental constraints; • consistency with the development plan's policies; • proximity to services and other infrastructure, such as public transport; • where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); and • initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
Para 016 - How can development potential be calculated?	The estimation of the development potential of each identified site can be guided by the existing or emerging plan policy including locally determined policies on density. Development potential is a significant factor that affects the economic viability of a site / broad location and its suitability for a particular use. Therefore, <u>assessing achievability (including viability) and suitability</u> can usefully be carried out in parallel with estimating the development potential.
Para 017 – What can be considered when assessing sites / broad locations?	Plan-makers will need to assess the <u>suitability, availability and achievability of sites</u> , including whether the site is economically viable. This will provide information on which a judgement can be made as to whether a site can be considered <u>deliverable within the next five years, or developable over a longer period.</u>

Paragraph Number - Item	Quote / Comments
Para 018 – Factors considered when assessing the suitability of sites / broad locations for development.	A site or broad location <u>can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.</u> When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as: • national policy; • appropriateness and likely market attractiveness for the type of development proposed; • contribution to regeneration priority areas; • potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation. Sites in existing development plans or with planning permission <u>can generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability.</u> This can be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.
Para 019 - Factors considered when assessing availability.	A site <u>can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development.</u> The existence of planning permission can be a good indication of the availability of sites. <u>Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise.</u>
Para 020 - Factors considered when assessing achievability	A site is considered achievable for development where there is a <u>reasonable prospect that the particular type of development will be developed on the site at a particular point in time.</u>
Para 021 - When constraints are identified that impact on the suitability, availability and achievability	The assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners, which may affect the availability of the site.

Paragraph Number - Item	Quote / Comments
Para 022 – How timescales and rate of development can be assessed.	<u>Information on suitability, availability, achievability and constraints can be used to assess the timescale within which each site is capable of development.</u> This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. <u>The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year.</u>
Para 024 - Review of the assessment	Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out the amount of economic development that can be provided, and at what point in the future (i.e. within years 1 to 5, 6 to 10, and 11 and beyond). An overall risk assessment should be made as to whether sites will come forward as anticipated.
Para 025 – Outputs following the assessment	The following set of standard outputs are expected to be produced following the assessment: • a list of all sites or broad locations considered, cross-referenced to their locations on maps; • an assessment of each site or broad location, including: • where these have been discounted, evidence justifying reasons given; • where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; • an indicative trajectory of anticipated development based on the evidence available. The assessment will need to be made publicly available in an accessible form.

Source: MHCLG, 2019.

Thurrock Core Strategy (2015)

- 2.7 The Thurrock Core Strategy was adopted in January 2015 as an update to the originally adopted Thurrock Core Strategy and Policies for Management of Development 2011. The strategy sets out the spatial vision, objectives, development strategy and policies for Thurrock to 2026. Table 2.4 summarises the key policies in relation to our assessment.

Table 2.4 - Thurrock Core Strategy Key Policy Extracts

Policy Number	Extract
SSO2 – Strategic Spatial Objective 2	Increase prosperity and employment growth in Thurrock in the five strategic Economic Hubs of Purfleet, Lakeside/West Thurrock, Grays, Tilbury and London Gateway whilst seeking a sustainable balance between housing and jobs growth across the Borough supported by integration and phasing with existing and planned transport and community infrastructure.
CSSP2 – Sustainable Employment Growth	The Key Strategic Economic Hubs will deliver the East of England Plan's indicative target of 26,000 new jobs for Thurrock over the period 2001-2026 and beyond. The Key Strategic Economic Hubs and other sites will supply approximately 456 Ha (gross) of employment land, including circa 245 Ha at the London Gateway development. There is sufficient previously developed land in the Key Strategic Economic Hubs to accommodate the proposed jobs numbers with the exception of the Green Belt release North of Tilbury to provide expansion land for port related development. The final site boundaries will be included in the Adopted Site-Specific Allocations and Policies DPD and identified on the Proposals Map. The Council will direct inward investment to the Key Strategic Economic Hubs. The Council will promote Flagship Developments that will generate and provide a catalyst for securing high quality jobs in the Key Strategic Economic Hubs. The Key Economic Strategic Economic Hubs, Core and Growth Sectors and Flagship Developments are set out below.
CSTP6 – Strategic Employment Provision	Key Strategic Economic Hubs The Council will actively seek to maintain high and stable levels of economic and employment growth by creating a network of high quality, mutually reinforcing Key Strategic Economic Hubs, identified in Policy CSSP2. The Key Strategic Economic Hubs will provide 445 hectares of the Industrial and Commercial and Mixed-Use Land between 2009 and 2026. The Council will safeguard existing Primary and Secondary Industrial and Commercial land and premises in, or last used for employment purposes, where it is required to maintain a sufficient supply of employment land in the Plan period. Primary and Secondary Industrial and Commercial Areas The proposed new Primary and Secondary Industrial and Commercial sites will provide approximately 372 hectares

Policy Number	Extract
	of net employment land across the Borough between 2009 and 2026. Mixed-Use Employment Locations The Council will encourage development that maximises the employment contribution from mixed-use development sites. In total, the Council has designated 75.4 hectares of land throughout the Borough for mixed-use development between 2009 and 2026. Redundant and Under-Used Employment Land and Buildings In addition to those employment sites allocated to other uses through the Site Specific Allocations and Policies DPD, the Council will accept the redevelopment of genuinely redundant or underused employment land and buildings to non-employment uses provided that it can be demonstrated, to the satisfaction of the Council that: (i) Employment uses are no longer feasible on site; (ii) There are sufficient alternative sites/provision to meet existing and future employment needs as identified in this Plan and any future review. (iii) The new uses are compatible with neighbouring uses and will not harm the viability of the surrounding employment area; (iv) The proposals are compliant with other development plan policies. Office Development The Council will seek to direct office development to the town centres identified on the Key Diagram and the Key Strategic Economic Hubs. The Council will review locations for office development as part of the Development Plan Documents on Lakeside. Office development will generally be supported in the Primary and Secondary Industrial and Commercial areas provided that it is accessible by sustainable modes of transport and that it does not: - i Impact upon the viability and amenity of surrounding uses - ii Unacceptably impact upon the road capacity and network. Range of Unit Sizes Where appropriate the Council will require the provision of a range of unit sizes including small and medium sized

Policy Number	Extract
	business units in new economic development to ensure the needs of businesses are met. Where appropriate the Council will seek to incorporate small and medium sized business units into mixed-use developments and development proposals within the Regenerations Areas and Key Strategic Economic Hubs.

Source: Thurrock Core Strategy, 2015.

- 2.8 Thurrock Council are currently in the process of preparing a new Local Plan. In October 2024, a new Local Development Scheme (LDS) was approved by Cabinet and in March 2025 an administrative update was provided to the LDS. The LDS sets a timescale for Regulation 19 of Spring 2026.

Thurrock Economic Development Needs Assessment (2023)

- 2.9 In March 2023, Hatch were appointed by Thurrock Council to undertake an Economic Development Needs Assessment (EDNA). The assessment was prepared alongside the previous ELAA, undertaken by LSH and the purpose was to:
- Define the Functional Economic Market Area (FEMA) for Thurrock;
 - Provide an understanding of trends and the socio-economic baseline position within Thurrock;
 - Provide an assessment of the potential future requirement for floorspace and land to meet economic development needs; and
 - Make recommendations for how Thurrock can support the growth of key sectors and ensure the supply of strategic employment land is aligned with demand.
- 2.10 Below, Table 2.5 compares the quantity of available supply of employment land with the estimated recommended future provision.

Table 2.5 - Supply & Demand Balance

	Future Demand (ha)	Land Supply (ha)	Difference (ha)
Employment-led (Baseline)	43.2	294	+250.8
Labour Supply Scenario	93.6	294	+200.4
Past Trends Completions	187	294	+107
ELAA Past Trends Take-Up	344	294	-50
Higher Growth Scenario (+ Baseline)	342	294	-48 ha

Source: Hatch, 2023.

- 2.11 Table 2.5 suggested that there was more than sufficient employment land to meet future requirements, however this was under an employment-led, labour supply and past-trends completions scenario.

- 2.12 The EDNA recommended that Thurrock focus on considering the higher growth scenario for planning purposes, as shown in Table 2.5 this would result in an imbalance of 48ha.
- 2.13 Hatch identified a large proportion of demand to be derived from take-up of land at the freeport sites. However, the designation of the freeport sites and their varied status in planning terms was highlighted to add a layer of complexity to the supply and demand comparison.
- 2.14 The largest supply of available land identified was located at London Gateway, Thames Enterprise Park and the Oil Refinery Expansion land, which accounted for 249.6 ha in total and equated to 85% of the total available supply identified by LSH.
- 2.15 Of the 294 ha of available supply identified across Thurrock, 43.3 ha was recommended to be considered for alternative uses. It was advised that should these sites be deallocated, then the available supply would be reduced to an under-supply.
- 2.16 Overall, the EDNA indicated that there was no notable surplus of employment land across any of the Use Class sectors and that on the whole existing employment sites were well occupied. It was recommended to the Council that before considering deallocating any sites, the types of businesses occupying the sites should be explored in more detail and a criteria-based approach could be developed before deallocation is permitted.
- 2.17 Hatch advised that if Thurrock were to adopt the higher growth scenario within policy, then it should make new allocations which will enable it to maintain a flexible supply of employment land over the first half of the local plan period. It was anticipated that the majority of demand would be between 2020 – 2030 and for large-scale space for which there is a great deal of demand.
- 2.18 We understand that a new EDNA is currently being prepared by Ekosgen. In conjunction with our ELAA, this assessment will inform the new Local Plan for Thurrock and replace the previous assessments undertaken by Hatch and LSH in 2023.

Thurrock Employment Land Availability Assessment (2023)

- 2.19 In 2023, Thurrock Council instructed Lambert Smith Hampton (LSH) to undertake an Employment Land Availability Assessment (ELAA). The assessment covered four main areas of work:
- A review of commercial property markets in Thurrock;
 - A review of the existing stock of employment land;
 - An assessment of available employment sites; and,
 - An assessment of potential employment sites.
- 2.20 The commercial market review focussed on the market for offices and industrial premises across Thurrock. Data was gathered between the years 2017 – 2022 and included an analysis of the current stock, availability and demand.
- 2.21 Data from the Valuation Office Agency (VOA) identified an existing inventory of 79,000 sqm of office floorspace and 1,658,000 sqm of industrial floorspace in Thurrock. Given the limited size of the office market identified, the ELAA focussed heavily on the industrial and logistics markets.

- 2.22 LSH assessed 52no. employment areas, with a total area of 1,343 ha. The majority of these areas were identified as being well-occupied. As part of their assessment, LSH reviewed the existing boundaries to either include adjoining land that was now in employment use or exclude parts of industrial areas which had become dominated by alternative uses.
- 2.23 Within the existing employment areas, 51no. sites with a total gross site area of 377 ha were shown to be available. Due to factors including age, quality or changes in the local economy, a number of available sites were considered unsuitable for continued employment purposes.
- 2.24 29no. potential employment areas were identified, with a combined gross area of 834 ha. Many of the potential areas were located within the green belt. All the potential areas were considered in an assessment matrix, which was appended to LSH's assessment.
- 2.25 The overarching conclusions and recommendations of LSH's assessment are as follows:
- Over the last 18 years, take-up of land for office development totalled just 2.35 ha. New offices have come forward as bespoke schemes for specific occupiers and the requirements for these occupiers make forward planning challenging. Planning policies for ports, general employment areas, mixed-use sites and town centres should all allow for the provision of offices.
 - Strong demand for industrial premises is demonstrated by the low vacancy rate, particularly for units less than 500 sqm. The take-up of land for industrial, warehouse and compound use over the last 18-years totals 304.76 ha of land.
 - 310.92 ha of available employment land was identified in Thurrock. However, following their analysis and discussions with the Council, 8no. sites which totalled 17.01 ha were disregarded. This meant the total supply of available land was reduced to 293.91 ha.
 - 4no. sites with an estimated net developable area of 43.17 ha were identified as potential sites which the Council could reallocate. However, an overriding theme of the assessment identified that potential employment sites are all constrained in some way.
- 2.26 Where relevant, we have referred to the previous ELAA in this updated assessment.

3 Commercial Market Review

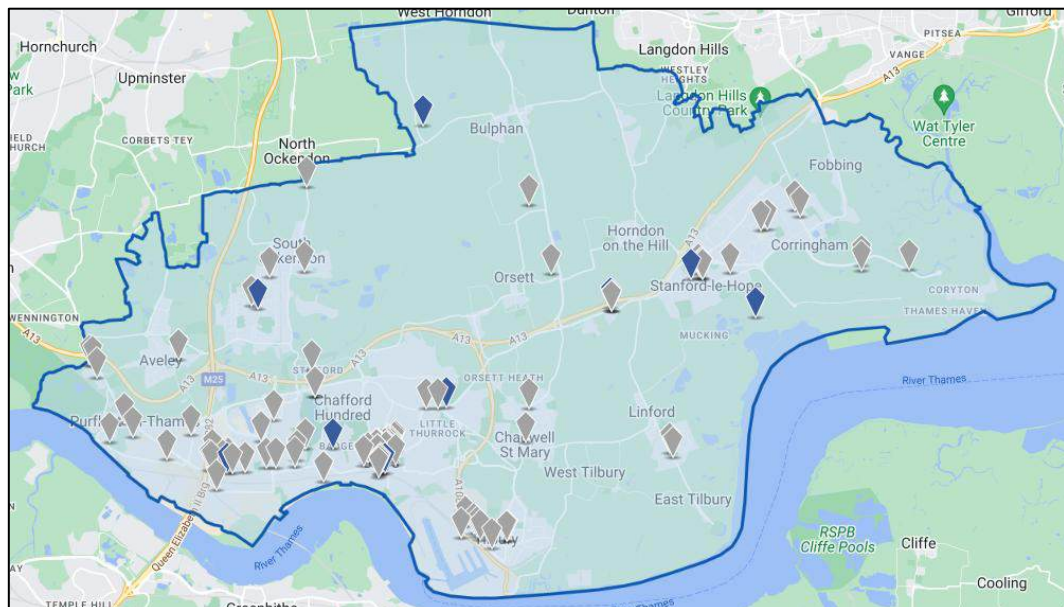
3.1 This section summarises the key outcomes arising from our Commercial Market Review, which can be found in full in Appendix 4. Our full review provides a detailed analysis on:

- The wider market trends experienced in each sector (i.e. office & industrial).
- The existing stock within the study area by reference to the latest Valuation Office Agency data and CoStar Market Analytics.
- Market data from recorded transactions and available properties through databases such as CoStar and other property marketing portals.
- Consultations with commercial agents to understand the local market characteristics and verify the trends identified from the market data.

Office Market

3.1 Figure 3.1 shows the distribution of stock across the authority area. The majority of office spaces registered on CoStar are located on the western side of the authority area around Purfleet-on-Thames, Chafford Hundred and Grays. Smaller concentrations of office stock can be found in South Ockendon and Stanford-le-Hope. The blue-coloured location pins represent a property that is available for sale or lease and the grey-coloured pins represent an off-market property.

Figure 3.1 – Thurrock Office Stock Map



Source: CoStar, 2025.

3.2 Overall, there has not been a substantial change in the office market since the 2023 ELAA. The market for office space remains small, as supported by the relatively low levels of activity in both the sales and lettings markets, as well as the limited new development in terms of construction starts and net deliveries.

- 3.3 Market data gathered suggests that speculative new-build office development is unlikely, and may also be deterred by viability. Instead, Thurrock has a plentiful supply of smaller offices which appear to meet current demand, but are also contained in older buildings of lesser quality.

Existing Stock

- 3.4 According to VOA data, Thurrock's total office stock amounts to 77,000 sqm across 480no. units. This represents the third lowest office stock when compared to the surrounding authorities of Southend-on-Sea, Basildon, Brentwood, Castle Point, Bexley, Havering, Dartford & Gravesham. VOA data on the changes in office floorspace from March 2001 to 2023, shows a continued downward trend in terms of total floorspace across Thurrock and the other named surrounding authority areas.
- 3.5 The existing stock is characterised by older buildings, with 75% of the total floorspace contained in buildings constructed pre-2000. Only 5.9% of the total floorspace is provided in buildings delivered within the past 5 years. Although some offices in older buildings will have been refurbished during this time, it demonstrates that the development of new-build office space in Thurrock has been limited.
- 3.6 Based on CoStar data, our analysis identified that the highest concentration of existing office stock in terms of unit numbers and total floorspace is centred around Grays. This is consistent with the 2023 ELAA, where Grays was recognised as a 'dominant office location.'

Office Leases

- 3.7 A total of 33no. lease transactions were recorded on CoStar across the Thurrock office submarket since January 2020, amounting to 7,055 sqm. The evidence gathered suggested that occupiers in Thurrock are transitioning towards smaller premises, with a gradual decline in the average space taken per transaction from 2020 (704 sqm) to 2024 (176 sqm). This aligns with the trends observed in the national market, with occupiers trading quantity of space for quality.
- 3.8 The majority of lease transactions identified were small and medium-sized office units, providing up to 50 sqm. Offices of between 0 – 49 sqm in size accounted for c. 42% of the total sample gathered, which suggests that most demand has been from occupiers with smaller space requirements.
- 3.9 Data from offices available to lease showed c. 67% of space available as being between 0 – 49 sqm in size, suggesting that current availability is well-placed to meet demand based on previous take-up trends. This sample of current listings did not show any space available over 250 sqm in size.
- 3.10 Rents averaged £133.88 psm across the sample. We note that this comprises a mix of achieved, effective and asking rents. As with general trends, the highest rent identified (£419.04 psm) was for the smallest unit let (40 sqm). Conversely, the largest unit let (1,175 sqm) achieved the lowest rent (£47.68 psm).
- 3.11 As of January 2025, CoStar reported a vacancy rate within the Thurrock office submarket of 11.1%, which represented an increase from the previous year of +3.3% and the three-year average of 5.6%.

Office Sale

- 3.12 Over 6,000 sqm of office space has sold in the study area since 2020 across 10no. transactions. The vast majority of sales were categorised as investment transactions, with only one owner-occupier. Buyers have been dominated by real estate and investment management companies both nationally and overseas.
- 3.13 In contrast to the leasing data, the office sales transactions are shown to be larger premises of 100 sqm and above. Notably, there were no office sales for premises of less than 100 sqm. This is consistent with trends identified elsewhere, with sales transactions often being driven by investors who favour larger assets which can be let to tenants with stronger covenants and drive more competitive returns.
- 3.14 In terms of sales availability, only 2no. office spaces were listed for sale on CoStar. The listings identified comprise the Council's former civic office in Grays and a former police station in South Ockendon. Our analysis indicated that there may not be a great level of demand for either of the listings in their existing uses. Therefore, most of the interest from investors in either of these properties will likely be for redevelopment to alternative uses.

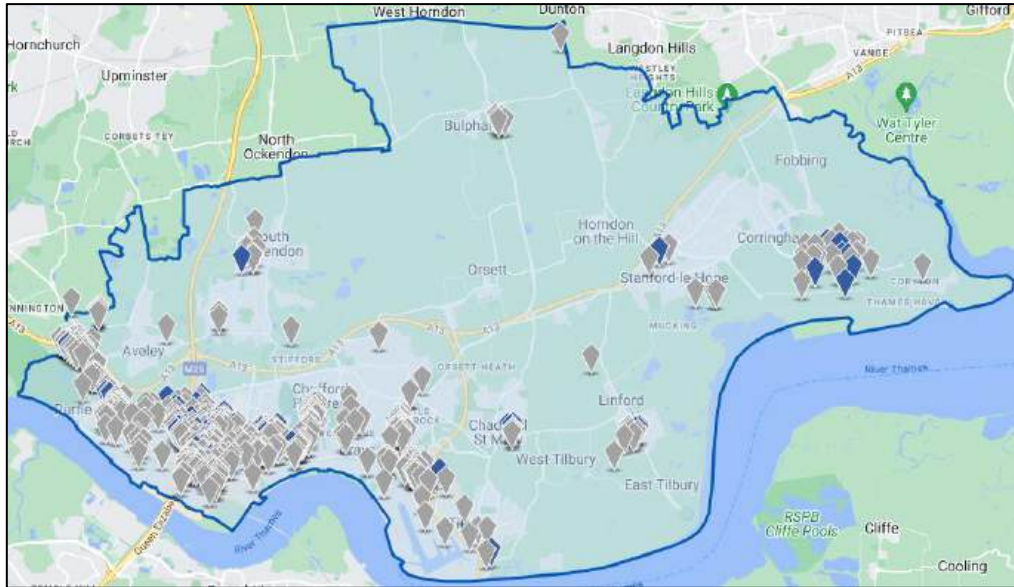
Key Submarket Indicators

- 3.15 To supplement the office leasing and sales activity, we reviewed the data published by the VOA and CoStar in respect of inventory, availability, market rents and net absorption rates. This identified the following:
- Availability has increased since 2022, with 2024 recording the highest amount of space across the sample period.
 - Net absorption has been in negative territory for the past two years, meaning that more space has been vacated than leased. Negative absorption generally indicates a decline in demand.
 - Other key indicators also demonstrate differing trends, with market rents observed to have increased year-on-year since 2020, whilst investment yields have gradually and successively softened.

Industrial Market

- 3.16 Figure 3.2 shows the distribution of the stock across the authority area. The map shows a similar pattern and distribution to the existing office space in Thurrock, with a clear concentration in the south-western corner which extends eastwards along the River Thames. It is noted that the areas which had smaller concentrations of office stock such as South Ockendon and Stanford-le-Hope appear to have a greater number of industrial units. Corringham is also seen to account for a number of existing industrial units.

Figure 3.2 – Thurrock Industrial Stock Map



Source: CoStar, 2025.

- 3.17 Our review has shown there to be continued growth in the industrial market across Thurrock. This is largely due to its strategic position along the River Thames and excellent infrastructure connectivity making it a highly attractive location for industrial uses.

Existing Industrial Stock

- 3.18 Both the VOA and CoStar datasets show uplifts in the total floorspace from the previous ELAA in 2023, with CoStar Market Analytics reporting a total industrial inventory of c. 2.02m sqm across 468no. buildings. This is supported by positive net absorption over the past 2 years which demonstrates that more space is being let than vacated. Whilst vacancy rates and availability have increased, they remain healthy.
- 3.19 The vast majority of stock is located across Purfleet-on-Thames (RM19) and West Thurrock (RM20), accounting for almost half of the inventory (49.1% of space). Due to the ports, the Tilbury postcode area holds the second-highest amount of stock. Similarly, a significant portion of the stock located in Stanford-le-Hope is expected to be associated with the London Gateway port site.
- 3.20 Our analysis identified that the bulk of industrial units across Thurrock fall under the function of warehousing, storage and manufacturing, with VOA data showing that c. 67% of the sample fall under the 'Factories, Workshops and Warehouses' category.

Industrial Leases

- 3.21 Our analysis identified 157no. industrial lease transactions across Thurrock over the last 5-years, amounting to 462,382 sqm. Most lease activity has been for industrial spaces of between 200 - 499 sqm, followed by those within the smallest size bracket up to 199 sqm. This suggests that despite the influence of the large port sites across Thurrock, the majority of activity across the authority area over the past 5 years has instead focussed on smaller premises.

- 3.22 The leases identified across the sample have an average rent of £136.65 psm, this includes data from achieved, effective and asking rents. The premises which achieved the highest industrial rents were generally located in the RM20 postcode. Conversely, the lowest rents were generally observed in locations such as Motherwell Way, Oliver Close and Thurrock Park Way.
- 3.23 In terms of lease availability, CoStar reported a vacancy rate of 8.9% in January 2025, which reflects a minor uplift of 0.3% upon the previous year. At the time the data was collated, our analysis identified a total of 432,166 sqm of available space to let across 66no. units.

Industrial Sales

- 3.24 A total of 78no. sales transactions completed since January 2020 accounting for 296,307 sqm of space. There has been a year-on-year decline in the amount of space sold in Thurrock since 2022, which was particularly pronounced in 2024. The location of the sales transactions differs from the leasing data, with the majority of sales transactions recorded being located in West Thurrock (RM20).
- 3.25 The majority of sales have again involved smaller industrial units up to 500 sqm, which when combined with those up to 999 sqm account for almost half of the sample.
- 3.26 The highest sales prices of over £3,000 psm were generally concentrated in the RM20 postcode area along London Road and Purfleet Bypass. Lower values were observed across the RM16, RM17 and RM19 postcode areas in locations such as Botany Way and Linford Road.
- 3.27 There are 6no. industrial units listed either for sale or with sales pending. The sizes of the units listed range from 574 to 55,742 sqm. Based on the average sales take-up observed over the past 5-years, this equates to just over 1-year's worth of supply.

Key Submarket Indicators

- 3.28 As with the office market, we have reviewed the data published by the VOA and CoStar in respect of inventory, availability, market rents and net absorption rates for industrial property in Thurrock. We identified the following:
- Despite differences in the total volume of floorspace, the VOA and CoStar data sets show an increase in inventory over the sample period.
 - There have been year-on-year increases in the availability rate across the Thurrock submarket since 2021. However, with the exception of 2022, net absorption has been positive meaning more space has let than has become vacant.
 - Other key indicators also demonstrate differing trends, with market rents observed to have increased year-on-year since 2020, whilst investment yields have gradually softened.

Agent Consultations

- 3.29 To supplement our research of the commercial property market within Thurrock, we have consulted a range of local agents who are currently active within the study area. We summarise the key comments from our consultations below.

- Office:
 - It is clear from our consultations that the industrial market is significantly more prominent in Thurrock than that for offices. Whilst some insight was shared into the typical trends observed, the majority of comments were focussed on agents' experience with B2 & B8 premises. This is supported by the low level of activity seen within the office property market, relative to the higher activity levels seen within the industrial sector.
 - Agents reported that most activity involving office space is driven by primary requirements for B2 & B8 premises, for example those with ancillary accommodation or a mezzanine floor within larger industrial buildings.
 - Thurrock isn't deemed a prominent office location across Essex, with occupiers that aren't attached to port operations often favouring stronger markets in the region such as Chelmsford, Basildon and Brentwood.
 - The continued growth around London Gateway is expected to bring demand from businesses requiring office spaces, however this is not expected to translate into larger needs for new purpose-built office spaces in Thurrock. For this reason, one agent suggested that demand for office space in Thurrock is likely to remain largely and indirectly driven by the performance of the industrial, logistics and warehousing space.
 - It was, however, acknowledged that Grays has a 'small' market for local businesses. The ongoing regeneration and development in areas like Grays and around Lakeside was seen as a driver that could stimulate future demand for office space.
- Industrial:
 - Agents reported strong demand for industrial premises within Thurrock, highlighting the geographical location of the borough and the existence of port areas as being key reasons for steady take-up rates. The consultations revealed warehouse and logistics properties as being the most popular / frequent uses in the area.
 - Particular demand was observed for small to medium sized industrial units, although the area also hosts larger, new-build warehouse units such as Purfleet 343, offering approximately 340,000 sqft of warehouse space.
 - Agents reported that whilst supply remains steady, additional supply is required / is capable of being accommodated within the market. The age and condition of existing industrial stock was noted as being varied across the area, with some reference being made to previous gas / oil-related uses and the potential impact of this on existing stock conditions.
 - There is a noticeable shortage of modern, high-specification (Grade A) industrial units available, leading to competitive bidding when such properties come to market. Sustainability was said to be an increasingly important factor for occupiers, with growing interest in properties offering energy efficiency and other green credentials.
 - Agents reported that, as expected, industrial rental values in Thurrock fall behind markets located on the opposite side of the River Thames and closer to London. However, agents mentioned that rental values in Thurrock are

considered to be at a premium within the Essex area and when compared to nearby local areas such as Basildon.

- Reference was also made to the continued interest from institutional investors and property funds seeking long-term growth and stable returns in the logistics and distribution sectors. This was expected to continue in light of forthcoming infrastructure investments such as the Lower Thames Crossing. Road upgrades were also deemed crucial for supporting future industrial growth in the region.

Conclusions

3.30 Below, we summarise the main observations arising from our review of Thurrock's office market:

- Overall, there has not been a substantial change in the office market since the 2023 ELAA. The market for office space remains small, as supported by the relatively low levels of activity in both the sales and lettings markets, as well as the limited new development in terms of construction starts and net deliveries.
- There has been a relatively minor contraction in the amount of office floorspace across the submarket, with a concurrent increase in the number of spaces, suggesting that demand in Thurrock may be following wider trends observed in the national market – exchanging quantity for quality. Negative net absorption of office space over the past 2-years suggests that there are no immediate supply pressures.
- This is supported by the breakdown of office lease activity by size, where those falling between 0 – 49 sqm in size accounted for c. 42% of the take-up recorded. This suggests that most of the demand has been from occupiers with smaller space requirements; potentially SMEs, start-ups or independent businesses with smaller workforces.
- Activity in the sales market is also relatively subdued, with the majority of transactions involving real estate or investment management companies as opposed to owner-occupiers. With this, there is an expectation that some premises would be sold for the purpose of redevelopment to an alternative use.
- We uphold the view that the market data suggests that speculative new-build office development is unlikely, and may also be deterred by viability. Instead, Thurrock has a plentiful supply of smaller offices which appear to meet demand, but are also contained in older buildings of lesser quality. It may therefore be that refurbishment of existing space can account for demand in the short-to-medium term as opposed to a clear need for allocating additional space.

3.31 Below, we summarise the main observations arising from our review of Thurrock's industrial market:

- Our review of the industrial inventory and stock across Thurrock has shown that it is a market which has continued to grow, with both the VOA and CoStar datasets showing uplifts from the previous ELAA. This is supported by positive net absorption over the past 2 years which demonstrates that more space is being let than vacated. Whilst vacancy rates and availability have increased, they remain healthy.

- A similar trend was observed in respect of how demand for unit sizes across Thurrock is polarised. The vast majority of lease transactions involved units providing up to 500 sqm (c. 53%), however there was also a significant proportion of activity for units providing over 5,000 sqm. Whilst there was some activity for mid-box sized units, this was less frequent. We note that this was also identified as part of the 2023 ELAA.
- Activity in the sales market was dominated by investment transactions, with a small number of owner-occupiers (9%). This included a range of institutional and private equity investors, as well as real estate investment trusts and a small number public sector purchasers. This further supports the buoyancy of the industrial market in Thurrock, with investment recognising its importance as a strategic employment location.
- The demand characteristics are likely to mean that speculative development will continue in Thurrock, with values at a level where financial viability is less likely to be a constraint when compared to speculative office development. It is observed that smaller estates are now becoming subject to applications for alternative uses (e.g. residential application on former industrial site along Broadway / Manor Road, Grays), however this is expected to relate to quality of sites rather than a lack of demand.
- The new Local Development Order (LDO) granted for the Thames Gateway will unlock employment development and growth, with the potential to attract further investment. London Gateway LDO 2 grants permission for up to c. 774,000 sqm of commercial space, of which c. 412,000 sqm has already been completed or committed under LDO1 and LDO1.5.
- Our consultation process with local agents revealed that Thurrock's industrial property market is buoyant, with a steady demand and supply of property; albeit additional supply is likely to be well received into the market. Small to medium sized industrial units were recorded as being the most popular with occupiers. Stock age and condition were recorded as being varied across the area and rental values were said to be at the higher end of the spectrum, when compared to nearby local authority areas.

4 Assessment of Existing Employment Areas

- 4.1 This section sets out the key findings from our assessment of the existing employment areas. The contents should be considered in conjunction with the matrix provided in Appendix 5, and the GIS maps in Appendix 1.
- 4.2 The Council have provided a list of 54no. existing employment areas for consideration within the study. Please note that, in some instances sites, with multiple references have been combined into a single entry within the assessment matrix, owing to how the boundaries have been presented in the GIS maps (e.g. T67 & T68). In other instances, larger sites have been separated and subdivided into separate parcels (e.g. T76 b, c & d). For consistency across the assessment, we have maintained the grouping and division of the sites as presented in the data supplied.
- 4.3 Each site has been assessed against a common set of criteria, as below:
- Size (ha)
 - Greenfield / brownfield
 - Use & type
 - Location & designation
 - Type of occupiers & sectors (including vacancies, where observed)
 - Estimated age & quality of buildings
 - Quality of external environment
 - Neighbouring uses
 - Access – internal and to the strategic highway network
 - Evidence of recent development & potential for alternative uses
 - Available land (i.e. to consider in the next chapter)
 - Other comments & observations – noting constraints, suitability of boundary / designation
- 4.4 The completed entries within the matrix have then been designated an overall site grade. These have been used to establish the suitability of the site for their employment use and any subsequent recommendations on the potential to remove or change designations.

Port Sites

- 4.5 Thurrock is a key location for international trade, with three port locations at Purfleet, Tilbury and London Gateway. Two of these are designated as freeport sites, which allow special tax and customs rules to encourage economic activity and innovation. Freeport status can also offer wider benefits including planning advantages, funding for infrastructure improvements and innovation incentives. Alongside the ports, there is also a prominent market for non-port-related employment uses and general needs office and industrial occupiers. In this respect, Thurrock presents a unique case for assessment.

- 4.6 The previous ELAA excluded the port land on the basis that the information submitted by the Council for consideration within the assessment excluded Tilbury and the container terminal at London Gateway. This was supported by a recommendation to consider port-specific policies to avoid land within the ports being taken up for more general employment use.
- 4.7 Planning for port locations differs significantly from general needs employment land due to the unique characteristics and requirements of port-related activities, including:
- **National Policy Statement for Ports:**
 - This provides a framework for decisions regarding UK port development proposals, including those related to associated road and rail links. It emphasises the strategic importance of ports to the national economy and seeks to facilitate their development while considering environmental and social impacts.
 - **Strategic National Importance:**
 - Ports are often considered critical national infrastructure, vital for international trade, supply chains and economic security. Planning policies reflect this by prioritising their protection and development.
 - **Specific Infrastructure Needs:**
 - Ports require specialised infrastructure. Planning policies must address the specific needs, which are often more complex and costly than those for general employment land.
 - **Environmental Considerations:**
 - Port development can have significant environmental impacts, meaning policies often involve stringent assessments and mitigation measures.
 - **Security and Safety:**
 - Ports are often subject to heightened security measures due to their role in international trade and as passenger ship terminals. Planning policies may influence security requirements, such as access and surveillance.
- 4.8 In essence, port planning is more specialised, strategic, and focused on the unique requirements of maritime trade and related industries, while policies relating to general employment land will typically aim to encourage flexibility amongst a broader range of employment opportunities.
- 4.9 As part of this assessment, and through further correspondence with the Council, we have been asked to reconsider the inclusion or exclusion of port land within this assessment. This has involved consideration for how employment land within port locations differs from those located elsewhere in more conventional, general needs estates. Table 4.1 summarises some of the typical aspects and key differences.

Table 4.1 – Port Land vs. General Needs Employment Comparison

Criteria	Port Land	General Needs
Primary Activities	Logistics, distribution, freight forwarding, customs brokerage, cargo handling, bulk storage, cruise terminal, ship repair and related maritime services	Manufacturing, light industrial uses, R&D, data centres, general warehousing, last mile logistics, administrative functions, professional services
Infrastructure Requirements	Deep-water quays & berths, heavy-duty road and rail links, large warehousing for storage and logistics, cargo handling equipment & cranes, intermodal transfer facilities	Access to conventional road and rail networks, utility connections, adaptable building spaces, typically less specialised infrastructure & plant
Connectivity	Very high connectivity to maritime, road and rail transport networks to allow for efficient flow of goods	Importance of road access, but can also be less reliant on maritime or rail links, closer to housing & local employment bases
Regulatory Environment	Subject to stringent customs, security and environmental regulations specific to port operations	Subject to general planning and environmental regulations
Location Focus	Within or adjacent to port facilities and maritime areas, access to strategic trade routes	Broader range of locations, including industrial parks, business estates and urban fringe areas. Often located nearby strategic road network.
Specialised Industries	Industries directly supporting port operations - shipping, cargo handling, oil & gas handling, energy etc.	Wider range of industries, not specifically tied to port operations
Economic Impact	High economic dependence on maritime trade, major contributor to international trade including regional & national economies	More diverse economic base, contributes to local and regional economy through provision of goods and services

Source: AspinallVerdi, 2025.

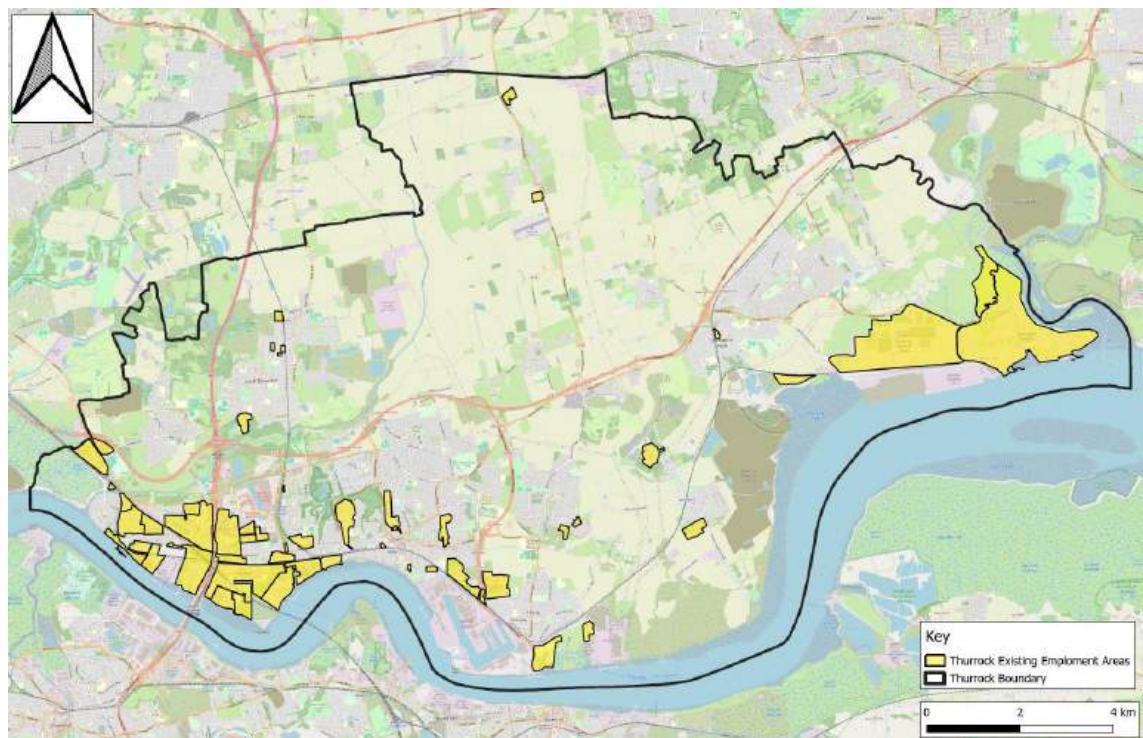
- 4.10 Fundamentally, and for many of the reasons set out above, the uses typically found within port locations operate differently to general needs employment, and the two do not present a like-for-like comparison. Whilst there may be some overlaps, and the potential for general needs employment uses to form part of port locations in times of weak demand, it is considered unlikely that port-related businesses and occupiers will hold interest in land beyond the immediate port vicinity.
- 4.11 The information provided for consideration in this assessment has again excluded parts of Tilbury and London Gateway container terminal. As part of our assessment,

access to these areas along with Purfleet Container Terminal was restricted and the information available online is limited. As such, we have followed a similar approach to that adopted in the previous ELAA and excluded the ports from this assessment. For clarity, this does not include the expansion land submitted for consideration around Tilbury, nor the sites which form part of London Gateway Logistics Park and Thames Enterprise Park.

Overview

- 4.12 Before we consider the site-specific recommendations emerging from our assessment, we have summarised the key observations from our review of existing employment areas as a whole. Figure 4.1 shows the distribution of existing employment areas across the borough, as provided by the Council. For clarity, this does not show the existing allocations within the 2015 Core Strategy.

Figure 4.1 – Map of Existing Employment Areas



Source: QGIS, 2025.

- 4.13 As identified in our commercial property market review, the majority of existing employment areas are concentrated along the river and the eastern and western ends of the borough. Those at the eastern end include London Gateway and Thames Enterprise Park, comprising larger areas of over 200 ha, whilst the western end includes a varied mix of small, medium and large sites concentrated between Grays and Purfleet.
- 4.14 There is a smaller concentration of employment areas located centrally in the borough, extending eastwards from Grays across to East Tilbury. Here, sites are typically smaller and more sparsely distributed when compared with the eastern and western clusters. This is with the exception of a few medium-to-large-sized sites around the Tilbury port area.

- 4.15 The northern half of the borough has considerably fewer existing employment areas, most of which are less than c. 5.0 ha. These sites are located further from the major road and rail infrastructure network across Thurrock and do not benefit from the same density and clustering of employment uses observed south of the A13. It is also noted that the majority of land located north of the A13 is protected by the Green Belt, with the exception of land within the existing settlement boundaries such as South Ockenden and Horndon on the Hill.
- 4.16 Overall, the 54no. existing employment areas are shown to comprise a total of 1,310 ha. Table 4.2 summarises the distribution by area.

Table 4.2 – Distribution of Existing Employment Land by Market Area

Market Area	Position	Sites / Areas	Land (ha)	Split (%)
Bulphan	North	2	10.2	0.8%
Chadwell St Mary	Central	2	6.3	0.5%
Chafford Hundred	West	1	0.4	0.0%
Grays	West	7	54.3	4.2%
Purfleet	West	12	243.1	18.6%
South Ockenden & Aveley	North	5	15.4	1.2%
Stanford-Le-Hope	East	5	592.2	45.2%
Tilbury	Central / south	6	111.8	8.5%
West Thurrock	West	14	276.4	21.1%

Source: Thurrock Council, 2025.

- 4.17 Whilst the overall quantum of employment land is less than the equivalent dataset considered in the previous ELAA (- 34 ha), the distribution remains largely unchanged.² The land positioned to the east around Stanford-le-Hope accounts for almost half of the total stock and exceeds the combined areas observed in Grays, Purfleet and West Thurrock. Evidently, this is largely explained by the size of the sites positioned around London Gateway and Thames Enterprise Park.
- 4.18 Beyond the location and distribution of existing employment areas, our analysis has also identified the following:
- Occupation – most of the existing areas accessed during our site visits were observed to be well-occupied, with limited vacancies. This aligns with the findings of our commercial market review and consultations with local agents which indicated that the supply of employment land is constrained, in turn leading to low vacancy rates.
 - Size – existing areas provide a broad range of sizes, from 0.4 ha (T46, Ascension Business Park) to 286.1 ha (T06, Thames Enterprise Park).

² Our review has identified differences in the site areas submitted in the previous ELAA and those contained within the data / shapefile submitted by the Council for consideration in this assessment.

- Type – the vast majority of employment land is for B2, B8 and industry-related Sui Generis uses, with some featuring ancillary office accommodation. There are very few existing employment areas which are exclusively for office use.
- Age & quality – there is a mix in the building age and quality of employment areas across Thurrock. There was no clear pattern or trend observed in respect of where newer or higher quality premises are located, however most recent development appears to have been concentrated towards the eastern and western clusters demonstrated in Figure 4.1.

Review of Employment Area Boundaries

- 4.19 As part of the previous ELAA, the consultants undertook a comprehensive review of the mapping of the employment areas to reflect the changes since the 2015 Local Plan review. This identified that boundaries of employment areas needed to be updated to ensure accuracy, as well as removing duplicates and overlaps between neighbouring areas. Owing to a minor adjustment in the number of existing sites and corresponding land area, we expect there may have been changes to the existing site boundaries following the 2023 ELAA. Nonetheless, we have sought to establish whether further amendments can be made to ensure account for any subsequent changes identified in our review.
- 4.20 To do so, we have combined the data collected from our market research, observations made during our site visits and mapping data to establish whether the boundaries remain appropriate. Crucially, we have also compared the employment area boundaries supplied as part of this assessment against the allocations in the 2015 Local Plan review. For the majority of sites, the boundaries submitted for consideration within this assessment are deemed appropriate and have a reasonable degree of alignment with the 2015 allocations. In other circumstances, there have been more substantial changes to the sites or neighbouring uses which support amendments to the boundaries to ensure accuracy.
- 4.21 Table 4.3 highlights those sites which have evident conflicts with the 2015 allocations and provides recommendations on the amendments which could be made. For the sites not referenced in Table 4.3, our review has established an appropriate degree of alignment with the previous allocations, and the boundaries submitted for the sites considered in this assessment have been deemed suitable for plan-making purposes.
- 4.22 We note that the Core Strategy refers to the ‘Site Specific Allocations and Policies DPD’ for further information on the employment allocations, however this document was never produced. In the absence of any specific site reference numbers or names for the existing allocations, we have corresponded the areas shown on the Council’s Core Strategy Policies Maps (available online) and GIS shapefiles of the existing areas with those submitted for consideration in this assessment to inform our recommendations.

Table 4.3 – Prospective Changes to 2015 Allocation Boundaries

Site REF	Comments
T07	Recommend boundary is revised to match GIS map as 2015 allocation includes residential development which has since been delivered in south-east corner (Bata Mews).

Site REF	Comments
T12	Council to review whether uses on this site constitute employment, could be removed from allocation if not. Alternatively, boundary could be revised to retain Royal Mail delivery office but remove community uses at eastern end (106 Squadron ATC).
T21	Recommend boundary is revised to match GIS map. Previous allocation includes area at the western end of the site designated as 'Land for New Development in Primary Area' which could be removed.
T22	Recommend boundary is revised to match GIS map as the previous boundary encroaches on Tilbury port.
T33	Recommend boundary is revised to match GIS map as 2015 allocation includes area which is now demised to neighbouring school along northern boundary (Harris Primary Academy Mayflower).
T35	Recommend boundary is revised to match GIS map. Council to review open space designation at the northern end which is currently classed as available (i.e. T35a). It is understood that this land is planned for employment development in future.
T36	Not allocated in 2015 Local Plan. Recommend Council consider including as secondary / Tier 2 employment site.
T44	Recommend Council consider for allocation as primary / Tier 1 allocation as the land. To remove designation as 'Land for New Development in Primary Area' as it has since been built out. Also suggest that consideration is given to combining this into a single employment allocation with neighbouring T29.
T63b	Recommend boundary is amended to match GIS map as 2015 allocation includes Harris Academy Riverside to the west.
T65, T66, T24b	2015 allocation is considerably larger than shown in the GIS maps and incorporates a number of non-employment uses in the surrounding areas. Recommend that new allocation is formed with these sites and adjacent T31 using perimeters in GIS map.
T74	As proposed in GIS map with the addition of area extending south which is excluded from 2015 allocation (i.e. area extending north from entrance off London Road along Askews Farm Lane). Review areas that are used for oil & chemical storage as these appear to have contracted since 2015. Similarly, land previously designated for expansion in the centre of the site does not appear to be in exclusive use for oil & chemical storage so could be updated.
T77	Proposed that boundary is revised to match GIS map as 2015 allocation includes non-employment uses in the south-western corner (e.g. car showrooms, Morrisons supermarket). 2015 allocation also includes T78a, see comments in Table 4.6 regarding potential removal.
T85c	For allocation as proposed in GIS map, Council to remove area at western end of 2015 allocation as this is now a school (West Thurrock Academy). Eastern end of 2015 allocation also to be amended as

Site REF	Comments
	employment uses are now present outside of previous boundary (proposed boundary updated on the GIS map).
T85d	Remove area at the eastern end of 2015 allocation as this is now in residential use (Fox Field Close). Land at western end designated as 'Land for New Development in Primary Area' can also be removed.

Source: AspinallVerdi, 2025.

- 4.23 The majority of revisions suggested in Table 4.3 support the use of the GIS boundaries in place of the previous 2015 allocations. However, there is one site (T85c) where the GIS boundary could be expanded to include neighbouring employment uses. It is noted that this will result in a minor increase as it would involve capturing a single industrial unit with an estimated land area of c. 0.5ha.
- 4.24 As part of our review, we have also identified an area which is currently allocated as a 'Secondary Industrial and Commercial Area' which is not included within the data / list of sites submitted for assessment by the Council. This lies to the north of T38 and spans between the northern side of the rail line up to London Road. It is noted that much of this allocation has since been lost to alternative uses, namely residential, but a small length of land remains running parallel to the rail line. It is not clear whether this land is for exclusive employment use, but the Council may wish to consider allocating part of this site as employment if appropriate to prevent further losses.
- 4.25 In addition to our review of the 2015 boundaries, we have also considered where changes may be necessary to other employment designations in the Core Strategy. Table 4.4 summarises proposed amendments, which primarily relate to land previously designated for new development which has since been completed.

Table 4.4 - Prospective Changes to Designation

Site REF	Comments
T05	Proposed that designation as Oil Refinery under 2015 Core Strategy be removed to reflect the uses currently on the site.
T25	Remove area previously designated as 'Land for New Development in Primary Area' as this has since been built (note overlap with T61b and area which remains undeveloped).
T27	Remove areas designated as 'Land for New Development in Primary Area' which have since been developed. See comments in available land assessment to determine which sites have since come forward.
T31	Council can remove small area in the south-western corner designated as 'Land for New Development in Primary Area' as this is now in use.
T53	Remove designation as 'Land for New Development in Primary Area' as this has since been developed.
T61B	Area marked in 2015 allocation as 'Land for New Development in Primary Area' in the centre of the site can be removed as has since been developed. Boundary otherwise remains the same / as proposed in the GIS map.

Site REF	Comments
T67 / T68	Update the allocation to reflect the fact the western end no longer appears to be used for oil & chemical storage. Note comments in review of available sites and the prospect for this land being used for employment use based on previous study.
T71	Remove designation on northern part of the site to reflect the fact that it is no longer used for oil & chemical storage.

Source: AspinallVerdi, 2025.

- 4.26 Our assessment matrix of the existing employment areas has also noted instances where non-employment uses were observed on the sites during our visits. Whilst some of these uses appeared either temporary or mobile (e.g. food vans, portacabins), others appeared to occupy more permanent structures or buildings. Table 4.5 summarises our observations. In this context, we have also considered the likelihood and prospect of employment uses returning to the sites if the current occupiers vacated or ceased to exist.

Table 4.5 – Sites with Non-employment Uses

Site REF	Comments
T04	Trade counter observed in the north-eastern corner, occupied by ET Clay. Unit is located along the site boundary so the position could allow it to be removed from allocation. From an external inspection, it is expected that other employment uses could operate from the site if the current use ceased to exist, so exclusion may not be necessary. Prospect of alternative use on this site is also limited.
T15	Boxing gym observed along the western boundary. Similar to T04 in that the unit could be excluded from the area, however the observations made during the site visit suggested that employment uses could operate from the unit if the current use ceased to exist.
T24b	The site comprises a number of retail warehouse units and trade counters, however the observations made during the site visit suggested that employment uses could operate from the unit if the current uses ceased. Council to monitor changes in uses in this area given the amount of previously allocated land which has been lost to alternative uses.
T29	Premier Inn hotel located at the northern end of the site. It is recommended that the Council review the boundary to remove the land demised to the hotel.
T31	Ibis Hotel located in the south-west corner of the site should be removed from employment allocation. Other non-employment uses include hair and beauty salons located along Eastern Avenue, however it is expected that employment uses could operate from the units if the current occupiers vacated in future.
T33	Car hire company located at the entrance to the site along London Road. If use ceased to exist, it is expected the land could be used as storage or parking for one of the existing employment uses across T33.

Site REF	Comments
T59a	Music studio observed at the site but appear to be contained in units which could revert to employment use in future. Location within the employment area also likely to make exclusion difficult without overly-complicated boundary.
T65	A gym, bakery, clothing shop and barbers appear to be located across the site, making a revision to the boundary challenging. Most uses appear to operate from warehouse-style buildings / lock-up units which could accommodate employment uses in future. Spread of uses would make exclusion challenging. Similar recommendation to T24b, suggest the uses in this location are monitored.
T76b	Pharmacy located on the ground floor of an office block. Expected employment uses could be reinstated if the current use later vacated (note comments in respect of whether this site could be released from employment use below).
T76d	Children's soft play located on the southern half of the site. Observations during site visit suggest that unit could revert to employment if current use ceased operations. As per T76b, please note the comments on potential release from employment use.
T80	Social club & bar located in the south-eastern corner of the site. Suggest the Council consider revising the boundary to remove this use.

Source: AspinallVerdi, 2025.

- 4.27 The vast majority of non-employment uses identified are contained within buildings or structures which appear to be capable of being used for employment purposes should the current occupiers vacate. However, we would highlight the comments made for sites T29, T31 and T80 in particular, as these present more compelling cases for removal from employment allocations. It is estimated that the removal of these sites from their relevant areas could result in a loss of c. 2.1 ha, however further investigations are required to establish ownerships and Land Registry title boundaries.
- 4.28 Whilst most uses listed in Table 4.5 were observed to be in buildings which could theoretically revert to employment use, it may be that the demand for employment uses in these locations is low, or that the condition of the buildings is not suitable for specific employment purposes. To ensure that further losses are fully justified, the Council could consider implementing a policy which sets requirements for applicants to justify any permanent change of use from employment.

Existing Employment Areas for Potential Release

- 4.29 Employment areas evolve owing to the redevelopment of old stock, cessation of operations, market demand, neighbouring development and the establishment of alternative uses. As a result, areas which were once deemed appropriate to allocate for employment may no longer be a sustainable option in future. This is particularly relevant in plan making, where strategic policies should cover a minimum 15-year period³, and in the case of Thurrock, are aspiring to cover up to 20 years.

³ National Planning Policy Framework

- 4.30 In the course of our assessment, we have identified the following sites that the Council may want to consider for removal from employment allocation. These sites were deemed to have the highest potential for alternative uses if they were to be released from their employment allocations, namely residential or commercial mixed-use development. This judgement was primarily informed by their location, surrounding uses and quality of existing buildings, amongst other criteria considered in the wider assessment. In this respect, it is recognised that further site-specific investigations may be required to ensure the Council are satisfied with any releases.

Table 4.6 - Potential Releases from 2015 Allocations / Designations

Site REF	Comments	Land Area (ha)
T14 / T55	Proposed that Council consider removing this site as an employment allocation to allow for potential change over the plan period. The site is positioned in mostly residential surroundings, and despite being adjacent to Tilbury Docks, the existing road infrastructure does not lend itself to providing direct access for expansion.	2.3
T37 & T60	The Council may wish to explore whether removing these sites from employment use may be beneficial given potential for alternative uses over the plan period. If allocation is deemed appropriate in the short term, policy requirements to demonstrate demand could be useful to justify any proposed change or removal from employment use. This may depend on the likelihood of related uses coming forward through other sites submitted through the CfS process.	4.0
T76b,c,d	Proposed that the Council consider removing these sites as employment allocations to allow for potential change over the plan period. Much of the employment allocation in South Ockenden within the 2015 Core Strategy has since been lost to alternative uses, namely residential. These sites appeared relatively well occupied, but nonetheless in poorer condition, and may therefore present opportunities for alternative development over the emerging plan period.	3.1
T78a	Proposed that Council consider removing this site as an employment allocation to allow for potential change over the plan period. It appeared largely vacant during our site visit and occupies a position within Grays town centre which may be more appropriate for residential or commercial mixed-use development in future.	0.8
T80	The Council may wish to explore whether removing these sites from employment use may be beneficial given potential for alternative uses over the plan period. If allocation is deemed appropriate in the short term, policy requirements to demonstrate marketing and demand could be useful to justify any proposed change of use or removal from employment use.	1.6

Site REF	Comments	Land Area (ha)
T88	Proposed that Council consider removing this site as an employment allocation to allow for potential change over the plan period. The site is largely storage land with older structures located to the south which appeared to be in poor condition. The site is otherwise surrounded by residential uses and open space, which may limit the prospects for continuing in employment use over the plan period.	0.8
T90	We uphold the recommendation made in the previous assessment that the Council should consider removing the oil refinery expansion land designation. This site does not present the same case in terms of prospect for alternative use, and given the proximity to London Gateway & Thames Enterprise Park, could still be expected to be used for employment purposes.	44.2

Source: AspinallVerdi, 2025.

- 4.31 The 9no. areas identified in Table 4.6 hold a combined area of 56.9 ha or less than 5% of the total land across the 54no. areas provided for assessment. Much of this is driven by the inclusion of the Coryton Oil expansion land (T90), which accounts for 44.2 ha. As a result, the remaining sites amount to less than c. 13 ha of land and 1% of the total existing employment space.
- 4.32 There are some sites which present more compelling cases for release than others, particularly where vacancies were observed or buildings have remained unoccupied for longer periods. This is because it suggests that demand for employment uses on these sites is lower despite the overarching availability constraints reported in Thurrock. For those which remain occupied but are otherwise in areas deemed more susceptible to alternative uses in future (i.e. areas where land from 2015 allocations has been lost), we recommend that the Council include a policy that requires any change of use from employment to be supported by marketing information for a reasonable period. Whilst Policy CSTP6 of the adopted Core Strategy allows redundant or underused employment land to be redeveloped for non-employment uses subject to the Council's satisfaction, the wording and requirements of the policy could be strengthened to support decision-making.
- 4.33 Any decisions made in respect of whether to release land from employment use as part of the plan-making process should be measured against the available and potential site capacities / areas and the relevant considerations within the respective matrices. Further, decisions should also be influenced by outcomes from other evidence base documents and technical assessments supporting the emerging plan (e.g. housing needs assessment).

Summary

- 4.34 Our commercial market review identified a need to retain employment land where possible and appropriate. This is despite observations about the declining condition and quality of certain employment areas / premises, with some likely to require refurbishment works and investment in supporting infrastructure to sustain their use

over the long term. Nonetheless, it is clear from our comparison to the 2015 allocation boundaries that a reasonable amount of land has already been lost to alternative uses, namely those in the Lakeside area and South Ockenden, and as such, further losses should be resisted where possible and pragmatic.

- 4.35 The site boundaries submitted for consideration within this assessment are generally deemed appropriate, except for minor adjustments to reflect differences over time. Only one site has been submitted with a recommendation to expand the existing area, and this would only account for an uplift of c. 0.5 ha if deemed appropriate by the Council. We recommend that six sites be included as new employment allocations (T04, T18, T23, T35, T36 & T46), as these were not previously allocated in the 2015 plan, alongside updates to a number of designations (see Table 4.3). Site T59a was also excluded from allocation in the 2015 Core Strategy, however our assessment has suggested this remains unallocated / designated to allow for flexibility in future.
- 4.36 Our assessment has identified three sites containing non-employment uses which we believe are unlikely to revert to employment use if they cease operations over the plan period (T29, T31 and T80). The Council should consider removing the non-employment uses from these site boundaries to ensure the policies in the emerging plan are relevant to the uses contained within the employment areas.
- 4.37 It is also recognised that some sites and areas are reaching the end of their economic lifespan, or are positioned in areas which present opportunities for changes of use, and may therefore benefit from being released from employment allocation to allow redevelopment over the emerging plan period. Our assessment has identified 9no. sites which account for less than 5% of the proposed employment areas submitted for consideration in this assessment. This includes the Coryton Oil expansion land, which may still come forward for alternative employment use (i.e. not related to oil / chemical storage). If this site is removed from consideration, the remaining 8no. sites account for less than 1% of the total employment land considered in this assessment. Whilst the appropriateness / otherwise of these sites for alternative use will require further due diligence, we would attach more weight to T78a, T88 and T14/T55 in particular. The decision to remove sites from employment allocation should also be weighed against the total availability and need for additional allocations considered in the subsequent chapters.
- 4.38 Given the supply constraints, and to protect employment land from being lost without appropriate justification, it is also recommended that the Council consider implementing a policy which requires any proposed change of use to be justified by supporting evidence. Similar policies adopted elsewhere set requirements for marketing information, including records of viewings, interest and offers, as well as viability testing to justify the proposed change and release from employment use. As identified in the previous ELAA, this will also benefit those sites / areas which are entirely occupied by single businesses and may have limited prospects for reoccupation from the market. This is particularly relevant in areas which have already experienced a loss in employment land to alternative uses, notably the Lakeside area and South Ockenden.
- 4.39 Any such policy will need to ensure that the requirements are also considerate of the range of different employment uses provided across Thurrock and the markets they cater to. For example, requirements for sites in / nearby port locations may be different to those in secondary / Tier 2 allocations given their relative importance and the economic contributions they make in Thurrock. It would be expected that those sites that are of highest importance / classification would need to present a greater depth

and stringency of evidence to allow for their conversion when compared with sites that provide a lesser contribution to the employment land in Thurrock which may be better suited to alternative uses. Crucially, all marketing efforts must be tailored, providing detailed site-specific information, clear outlines of the process and communicating the benefits of the proposed alternative uses.

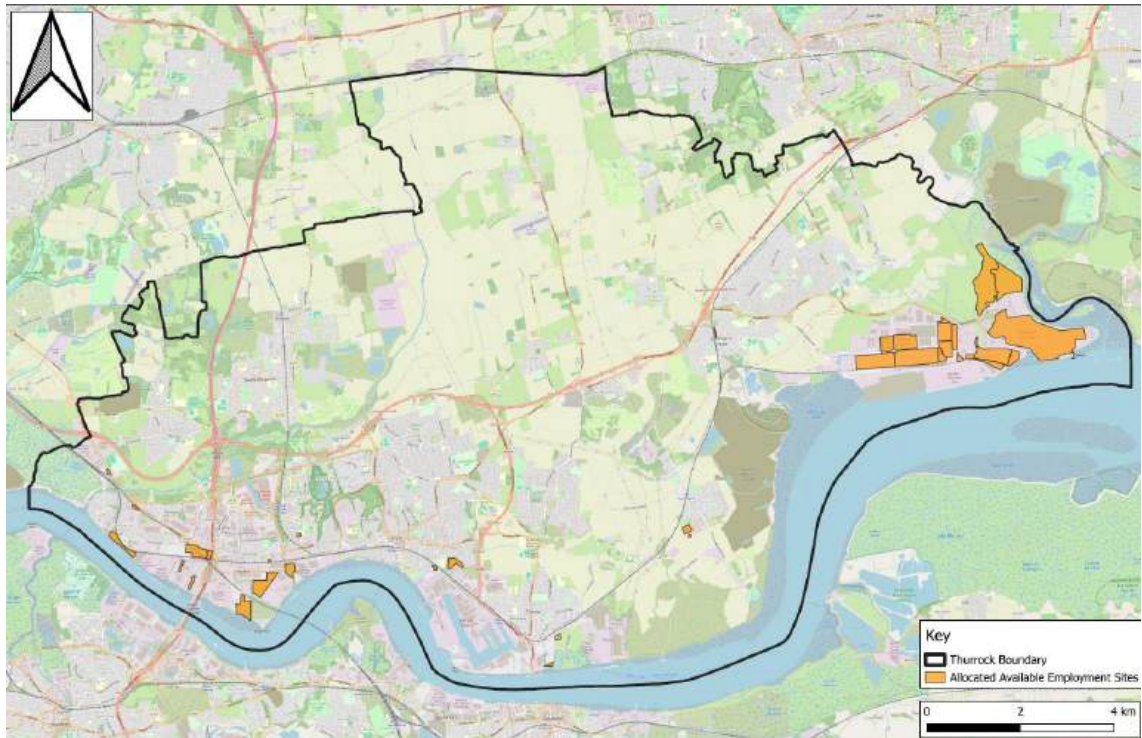
5 Assessment of Available Employment Sites

- 5.1 This section sets out the key findings from our assessment of the available employment sites. The contents should be considered in conjunction with the matrix provided in Appendix 6, and the GIS maps in Appendix 2.
- 5.2 In the context of this study, available land is defined as land comprised within existing employment areas which is not occupied or in operational use, excluding expansion land or sites with empty industrial buildings in situ, and has a minimum size of 0.25 ha.
- 5.3 The assessment of available sites has involved three tasks:
- Task 1: Review of Latest Availability - This has involved reviewing the sites previously deemed as available along with the data gathered from our desktop review and site visits to provide an updated estimate of the latest employment land availability in Thurrock.
 - Task 2: Assessment Matrix – following the completion of Task 1, we have then sought to review the available sites identified using a quantitative scoring system and qualitative analysis. The outcomes have then been compiled within an assessment matrix to inform our recommendations.
 - Task 3: Review of Employment Completions – to assist with the judgement of availability across Thurrock, data on employment completions has been reviewed to establish an estimate of the amount of land that might be required to meet demand over the plan period. This provides an indication as to whether additional land is required beyond the latest availability established in Task 1.
- 5.4 Please note that this exercise should be read in conjunction with the outcomes of the updated EDNA, which will provide a more accurate assessment of the employment land required in Thurrock based on additional economic analysis and growth scenario testing. By comparing the findings of the EDNA (i.e. need) with the findings of the ELAA (i.e. supply & availability), the Council can identify any gaps to inform the development of plan policies for economic development.

Overview

- 5.5 Figure 5.1 shows the distribution of available sites across Thurrock. Owing to relatively minor changes in availability since the previous assessment, the distribution of sites demonstrates a largely similar pattern. The overwhelming majority of availability, both in terms of the number of sites and corresponding areas, remains concentrated at the eastern end of the Borough around London Gateway and Thames Enterprise Park. At the opposite end, smaller clusters of availability are shown but provide significantly less space.

Figure 5.1 – Map of Available Employment Sites



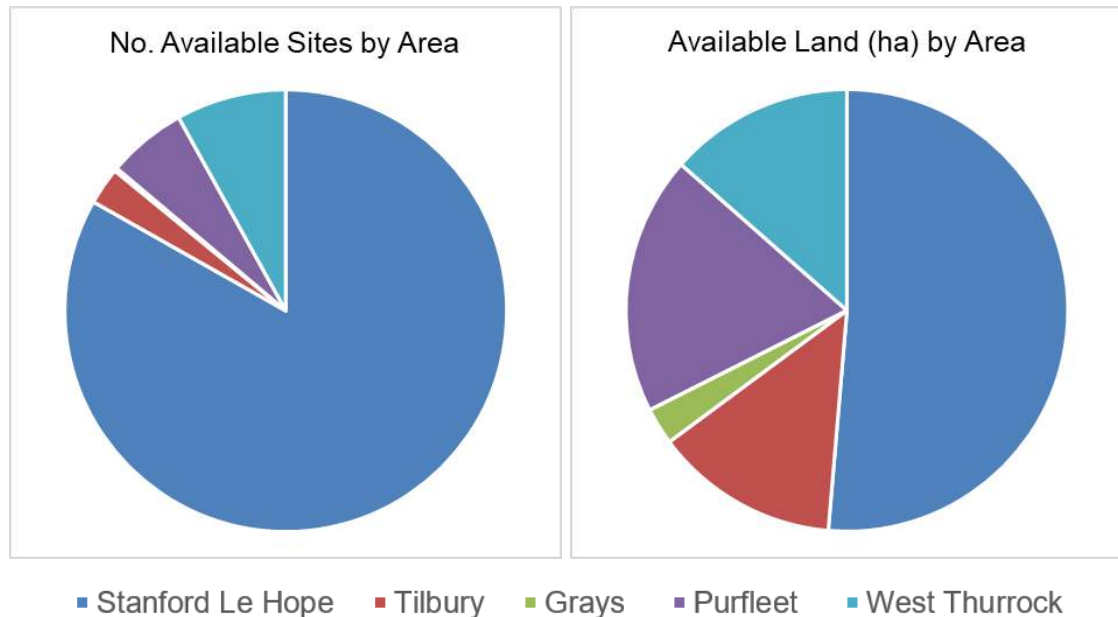
Source: QGIS, 2025.

Table 5.1 – Distribution of Available Sites by Market Area

Market Area	Position	Sites / Areas	NDA (ha)	Split (%)
Bulphan	North	-	-	-
Chadwell St Mary	Central	-	-	-
Chafford Hundred	West	-	-	-
Grays	West	1	0.72	0.23%
Purfleet	West	7	23.77	7.47%
South Ockenden & Aveley	North	-	-	-
Stanford-Le-Hope	East	19	259.92	81.69%
Tilbury	Central / south	5	8.50	2.67%
West Thurrock	West	5	25.25	7.94%

Source: Thurrock Council, 2025.

Figure 5.2 – Chart of Site Availability by Area



Source: Thurrock Council.

- 5.6 The amount of available land across the western areas of the borough amounts to 49.7 ha or 15.6% of the total by land area. This is despite demand for employment premises in these locations accounting for between 32.1% (industrial) - 82.9% (office) of leased floorspace, and 43.5% (office) - 92.8% (industrial) of sales floorspace (see Appendix 4).
- 5.7 As before, the analysis is distorted by the amount of land across Thames Enterprise Park, London Gateway and the Coryton Oil Refinery expansion, which are captured within the Stanford-Le-Hope market area. Whilst we understand that sites at Thames Enterprise Park are beginning to come forward following remediation, these account for a relatively small area as a whole, with the vast majority of the Enterprise Park still requiring preparation works. As such, the same reservations remain as to whether much of the land can be considered 'readily available', as well as the fact that the land is being promoted for manufacturing, energy and logistics operations and may therefore not suit the needs of general employment needs.
- 5.8 There has also been progress with development at London Gateway, with two of the previously available sites now removed from the assessment following completion of development. Our site visits also observed what appeared to be the commencement of site preparation works on other parcels within London Gateway, however it is not clear when these are likely to come forward, with much of the land being advertised as 'build-to-suit' logistics opportunities as opposed to speculative development.
- 5.9 Further, the location makes this land a much more attractive prospect to businesses with port-related or logistics operations and is unlikely to be of interest to general needs industrial uses or smaller local businesses, as has historically proven more popular at the western end of the borough. Consequently, whilst the total amount of land implies there could be sufficient availability across Thurrock, it is not a realistic expectation that the c. 82% of available land at the eastern end will suit all occupier needs in Thurrock over the 20-year plan period.

- 5.10 The density of existing employment uses at the western end of the borough prevents larger site areas such as that shown at London Gateway contributing to availability. Instead, available sites are sporadically located amongst the existing estates, with little land available for development. Intensification of these sites is also challenging, given the number of existing buildings within estates and other physical constraints, which require further costs to overcome and may therefore impact viability.
- 5.11 To the north of the Borough, there are no sites available within existing areas, albeit there is a proportionately lower amount of established employment land in these locations. Further, demand for employment land in areas north of the A13 has not been as strong as that demonstrated elsewhere.

Task 1 – Review of Latest Availability

- 5.12 The data submitted for consideration comprised 39no. sites which were identified as part of the previous ELAA, amounting to 417ha. As with the existing employment areas, some available sites with multiple references have been combined into a single entry within the assessment matrix, whilst others have been subdivided into separate parcels. This explains why the total number of available sites reported in the 2023 assessment was higher (51no.). For consistency with the format of the data supplied, we have maintained the grouping and division of the sites although we have highlighted those sites which are expected to be subdivided.
- 5.13 It is noted that a number of the sites excluded from consideration within the previous ELAA have been resubmitted for assessment, including 8no. sites that were deemed unlikely to come forward for employment use. We have reassessed these sites to ensure that the latest evidence base is reflective of any changes since the previous assessment, but have considered the implication on total availability if these are deemed to remain unsuitable for employment use.
- 5.14 The starting point to establish availability was to revisit the observations made during our site visits against the previous extent of availability. Specifically, whilst seeking to verify whether previously available land remained as such, we also sought to establish where any further land within established employment areas has since become available. Our assessment has shown that the circumstances with most sites remain unchanged from the previous assessment. The changes in availability are summarised in Table 5.2.

Table 5.2 – Changes in Availability

Site REF	Comments	Est. Change (ha)
T05e	This site has since been developed and appeared occupied, so no longer meets the definition of available.	-12.2
T05f	This site has since been developed and appeared occupied, so no longer meets the definition of available.	-2.2
T27	Part of this site has since been developed although occupation is unclear. Recommend that available boundary is revised to exclude larger eastern parcel with developed area, as proposed in updated GIS map.	-6.7

Site REF	Comments	Est. Change (ha)
T33	As per comments made in the assessment matrix for the existing areas, site visit suggested that an area could be available as it was deemed vacant land without any buildings in situ and not in operational use.	+0.6
T35a	This site remains available and has been submitted through CfS process, however the boundary has changed and now incorporates a larger area (4.82ha)	+0.6
T63a	This site has been submitted through the CfS process and is being promoted for employment allocation. As part of our assessment of the potential sites, we undertook a consultation with the promoters who confirmed it is currently in employment use and the intention is for the site to be retained as such. We have therefore removed this site as available.	-3.9
T67/T68	The majority of this site remains available, however our site visit confirmed that the parcel located at the western end is now occupied. Recommend that available boundary is revised to exclude developed area, as proposed in updated GIS map.	-1.5
T81a	This site remains available and has been submitted through the CfS process, however the boundary has changed and now incorporates a larger area (10.72ha).	+1.1

Source: AspinallVerdi, 2025.

- 5.15 Our assessment has shown that three sites previously identified as available have since been developed or are now in use, thus no longer meeting the definition adopted for this assessment. This does not include two further sites which remain largely available but comprise areas within their boundaries which have since been developed or are now occupied. We have therefore estimated the impact this has on the total available land and made proposed revisions to the boundaries to match.
- 5.16 We have also identified two sites that were previously acknowledged as available, and remain as such, but have subsequently been submitted for consideration through the CfS process. It is noted that the CfS site boundaries are larger so the available areas have been adjusted to reflect the differences.
- 5.17 Finally, our assessment has identified a single additional site which was previously not included within the available site assessment which does now appear to meet the definition. This is located within the T33 employment area in West Thurrock, and has been designated as 'T33a' for consistency with the referencing.
- 5.18 The changes above result in a net reduction in the number of available employment sites to 37no. and a corresponding decrease in the amount of available land to 392.6 ha (gross). To assess the net developable area, we have applied gross-to-net ratios as appropriate. The adjustments set out in Table 5.3 are commonly referred to in ELAAs and were also adopted in the 2023 assessment.

Table 5.3 – Gross to Net Adjustments

Type	Plot Ratio	Comment
Serviced plot on industrial estate fronting road.	100%	-
Area of land that could easily subdivide into serviced plots with road frontage	100%	-
Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate.	95%	Provision for spur road.
Major undeveloped part of industrial estate or extension to industrial estate.	90%	Provision for roads and landscaping to one or more sides.
Small local allocation, requiring infrastructure.	90%	Provision for spur road, but landscaping likely to be minimal
Level site allocated for industrial estate	85%	Provision for spur road and landscaping.
Site allocated for industrial estate where terracing or bunding required	80%	Provision for spur road and landscaping.
Land allocated for business park with high landscape quality	75%	Provision for spur road extensive landscaping, balancing ponds etc.
Land allocated for employment use where a single end user could be in the market.	100%	All land to be taken by single user, surplus areas to be kept for its expansion

Source: Various.⁴

- 5.19 The adjustments above have been applied to all available sites with the exception of those located in Thames Enterprise Park, where the plot ratios adopted in the previous assessment have been maintained for consistency (i.e. as per the Barton Willmore plan, 2022). The revised net developable available land across the authority area therefore amounts to 312.4 ha.
- 5.20 Please note that the total availability includes 7no. sites that were removed from consideration in the previous assessment on the basis that they were not expected to come forward for employment use. This includes T35a, which has since been confirmed as available as part of this assessment. If we deduct the areas associated with the remaining 6no. sites⁵, the net developable area reduces further to 304.2 ha.
- 5.21 The analysis above includes the Coryton Oil Refinery expansion land (T90a). Expansion land is typically excluded from assessments, however in line with the recommendations made in Chapter 4, we believe this site could be used for alternative employment purposes if released from its present designation. If, however, the Council are minded to remove this site from employment allocation altogether, then the estimated available land would decrease to 338.6 ha (gross) / 264.4 ha (net).

⁴ LSH, Newcastle City Council, Wirral, South Tyneside Council, Nottingham City Council, Enfield Council

⁵ T22a, T42, T47, T67/T68, T80, T85e

Task 2 – Assessment Matrix

- 5.22 The assessment approach differs from that undertaken for the existing employment areas in that the available sites have been scored against a set of criteria agreed with the Council. Please refer to Appendix 8 for a copy of the assessment proforma. This process allows the sites to be ranked, showing their performance relative to agreed criteria, and assists the Council's site selection process. Whilst this provides an initial insight into the performance of available areas, please note that the recommendations are not solely based on the scoring, nor does the numbering imply that the criteria considered are of equal weight.
- 5.23 To support the quantitative scoring exercise, the assessment has also considered several other factors and criteria which are not deemed appropriate for numerical assessment, instead requiring a more qualitative appraisal. These include key matters such as the planning designation, number of titles / landowners, potential for alternative uses and the status (existing use). The combined outcomes of the quantitative and qualitative assessment have then been considered collectively and reflected in an overall site grading, ranked from 'Very Good' for the best-performing sites to 'Very Poor' where available land is not considered suitable for employment use.
- 5.24 Of the refined list of available sites, the majority were observed to score well in the quantitative assessment. None of the available sites considered scored less than 50% (out of a maximum score of 60), and 21no. sites recorded scores of over 75%. As before, whilst the scoring process allows for the available sites to be ranked by way of performance, the outcomes should be judged holistically with the qualitative criteria and comments.
- 5.25 Nonetheless, the analysis strongly supports the case to retain the majority of available land for employment use. We would however highlight the following sites as having potential to release from employment use.

Table 5.4 – Available Sites for Review

Site REF	Comments	Gross Area (Net Area) – ha
T14a	This site is within an employment area that we have recommended the Council consider for release (T14 / T55). See Table 4.6 for further information.	0.72 (0.72)
T80	Same as above, and supported by the fact the site was removed from consideration as part of the previous ELAA as it was not expected to come forward for employment development.	0.46 (0.46)
T67 / T68	These sites were previously removed from consideration as it was not expected they would come forward for employment development. T85e has since been the subject of a residential application (23/00411/FUL).	6.16 (4.62)
T85e		0.38 (0.38)
T22a		1.12 (1.12)

Site REF	Comments	Gross Area (Net Area) – ha
T47	As above / previous.	0.92 (0.92)
T42		0.72 (0.72)

Source: AspinallVerdi, 2025.

- 5.26 The release of the sites above would result in a revised available area of 382.1 ha (gross) / 303.5 ha (net). It is noted that with the exception of T80, all remaining sites listed in Table 5.4 are positioned in areas around Purfleet, West Thurrock and Tilbury. As such, any decision to release available land from employment use (and indeed larger existing employment areas, as per T14a & T80), could result in a greater need to allocate new sites, particularly towards the western end of the borough.
- 5.27 In addition to the sites above, we have also considered the Coryton Oil expansion land (T90). As noted in our assessment of the existing employment area, we uphold the view that this land should be removed from its allocation as refinery expansion land given that operations have further contracted in the area, in turn lessening the need for future expansion. However, the size of the site and proximity to both Thames Enterprise Park and London Gateway could present alternative employment opportunities. The Council should undertake further investigations and seek site-specific evidence to support any decision on the release of this site. If this were to be released from employment use altogether along with the sites listed in Table 5.4, this would result in a reduced available area of 337.9 ha (gross) / 263.7 ha.
- 5.28 Our assessment has also applied a judgement as to whether site preparation works are likely to be required, or if land is immediately available for development / occupation. We have used the same definition as that adopted in the previous ELAA, whereby 'immediately available' land was defined as 'sites that require minor remediation or infrastructure provision which can be brought forward for development in less than 12-months.
- 5.29 Please note that it is beyond the scope of this assessment to undertake specific investigations or technical assessments to definitively determine the need for remediation or infrastructure, and as such the process is limited to an informed judgement based on the information obtained. Nonetheless, our assessment has identified a total of 20no. sites deemed less likely to require substantial preparation works which amount to 138.4 ha (gross) / 124.7 ha (net developable). Please note that three of these sites (T42, T47 & T80) have been flagged as potential sites for review (see Table 5.4), which amount to 2.1 ha (net & gross).
- 5.30 Finally, the matrix has also considered the type of employment use(s) which might be suitable for the available sites (excluding those listed in Table 5.4). This is a judgement primarily driven by the location of the site, existing / neighbouring uses and size, but it has also considered any specific uses for sites that are currently being promoted or advertised online (e.g. Thames Enterprise Park). Generally speaking, the larger sites positioned around port locations are expected to lend themselves to B8 type uses (e.g. storage, distribution, logistics) as opposed to general industrial or office uses, which are instead expected to be more prominent at the western end of Thurrock. There are also a number of smaller sites found closer to existing residential areas which may be

more suitable for office uses of E(g)(iii) employment. For others, the location, size and surrounding uses are not expected to have a large influence on what could be delivered so could feasibly come forward for a mix of B2, B8, E(g)(iii) and / or offices.

Task 3 - Review of Employment Completions

- 5.31 To put the amount of available land across the borough in context, we have analysed employment development completion data across Thurrock since 2007/08. This is a record of the amount of land which has been taken up for employment development on an annual basis, which can in turn be used to assess whether current availability is sufficient to meet anticipated need over a plan period.
- 5.32 There are several factors which will influence development activity and land take-up from year to year, and hence the use of an average annual rate based on previous development activity comes with its limitations, especially when forecasting demand into the future. The updated EDNA being undertaken by Ekosgen should be used as the primary evidence base to inform development need, as this is expected to include more relevant analysis and consideration of other factors which are beyond the scope and expertise of this assessment. As such, the purpose of task 3 is solely to provide a basic understanding as to whether further sites may be required for allocation.
- 5.33 Analysis of completion data from 2007/08 – 2023/24 has identified a total take-up of c. 342.4 ha of employment land. From this total, we have removed any duplicates where multiple applications have come forward within the same boundary (e.g. Amazon fulfilment centre), as well as also omitting the three port locations for consistency with the analysis of current availability. The net delivery amounts to 231.3 ha, which over the 17-year sample period equates to an average of 13.6 ha per annum.
- 5.34 This annual requirement has been benchmarked against completed data on employment floorspace which has been adjusted using assumptions on plot ratios. Whilst this approach is considered less reliable, owing to the high-level nature of the assumptions required (i.e. not all sites will be developed at the same ratio), it can broadly be used as a means of benchmarking the take-up calculated in Paragraph 5.33. For industrial units, we have assumed a plot ratio of 0.4, whilst offices have been assumed at 2.0. We understand these assumptions were adopted as part of the previous ELAA / EDNA.
- 5.35 We have used two separate floorspace data sets to benchmark the land take up:
- The first uses the corresponding square meter areas provided in the Council's AMR completions data for B1, B2 & B8 floorspaces (including mixed-use) since 2007/08. Using the plot ratios above, this results in an estimated average land take-up of 11.4 ha per annum.
 - The second data set calls on construction floorspaces from CoStar for office and industrial uses since 2009. Again, using the same plot ratios above, this dataset calculates an average requirement of 11.9 ha per annum
- 5.36 Overall, based on previous take-up and construction data, the average annual requirement ranges from 11.4 – 13.6 ha per annum. This represents a reduction on the average calculated in the previous assessment, although we understand that LSH adopted a different methodology to define take-up. Further, it was anticipated in the previous assessment that take-up in 2022 would be lower than in previous years⁶,

⁶ Based on findings arising from the site visits

which may also explain why the average calculated using the most recent AMR data has reduced.

- 5.37 To assist decision-making, we have considered how these take-up rates relate to the current availability identified in the previous tasks. Given the potential variance in the amount of available land subject to the inclusion / exclusion of certain sites, we have tested four different scenarios – as summarised below:
- Scenario 1 – Based on the availability set out in the assessment matrix which includes the sites previously deemed unsuitable in the 2023 ELAA for employment use and Coryton Oil refinery expansion land (312.4 ha net)
 - Scenario 2 – Scenario 1 but with the sites previously deemed unsuitable for employment development removed from consideration (303.5 ha net). Please note this removes T14a as, although this site was not previously deemed unsuitable in the previous review, it has been recommended for reconsideration in our analysis.
 - Scenario 3 – Scenario 1 but with the Coryton Oil refinery expansion land removed (272.6 ha net)
 - Scenario 4 – Scenario 2 but with the Coryton Oil refinery expansion land removed (263.7 ha net)
- 5.38 Each option has been tested against the three average take-up rates to demonstrate how availability varies in response to different need projections. The outcomes are shown in Table 5.5.

Table 5.5 – Estimated Availability Forecasting

Annual Requirement	Scenario 1 (yrs supply)	Scenario 2 (yrs supply)	Scenario 3 (yrs supply)	Scenario 4 (yrs supply)
AMR data (ha) – 13.6 ha / annum	23.0	22.3	20.0	19.3
AMR data (sqm) – 11.4 ha / annum	27.4	26.6	23.9	23.1
CoStar data (sqm) – 11.9 ha / annum	26.3	25.4	22.9	22.1

Sources: As referenced.

- 5.39 Using the annual averages as a guide, the current availability of 312.4 ha implies there is between c. 23 – 27 years' worth of supply (Scenario 1). If we remove the sites that were previously deemed unlikely to come forward for employment use from consideration, this reduces to c. 22 – 27 years' worth of implied supply (Scenario 2). Whilst this may suggest that additional land is not required for allocation over the plan period, our analysis has shown that the current availability is not distributed evenly across Thurrock, with the vast majority positioned around London Gateway and Thames Enterprise Park. In turn, and based on demand trends identified in our commercial market research, it is expected that further land may be required in locations across the western side of the borough such as Purfleet, Grays and West Thurrock.
- 5.40 The table above is solely based on the analysis of completions / construction data in Thurrock and does not make adjustments for any replacement land lost through

reallocation or release from employment use. If the sites which have been flagged as having potential for release are factored into consideration (56.9 ha – see Table 4.6), availability decreases by virtue of increased need. If the replacement land is deducted from the total availability, then Scenarios 1 and 2 are shown to reduce to between c. 18 – 22 years' worth of implied supply.

- 5.41 If the sites which are deemed readily available are isolated, the implied supply reduces to c. 9 -11 years' worth. This ranges from 124.6 ha (net) if all sites are included, to 121.8 ha (net) if the sites listed in Table 5.4 are removed from consideration. Again, most of this land (92+%) is located in London Gateway or Thames Enterprise Park, further demonstrating the need for greater variance and distribution of employment land. The land available outside of these locations amounts to less than 1-year's worth of take-up based on the figures calculated in Paragraphs 5.33 and 5.34. This further justifies the case for more land to be provided to meet general needs employment development located to the west of Thurrock, be that through stock of available sites or allocation of new land.
- 5.42 We would reiterate that this analysis has been undertaken to assist with the updated assessment of available land. However, it should be interpreted separately using the outcomes of the updated EDNA and the various modelling assumptions which account for growth, job creation and employment statistics which have not been factored into consideration within this ELAA.

Summary

- 5.43 Our assessment has shown a minor change in availability across Thurrock. Some sites previously identified as available no longer meet the definition and have therefore been removed from the assessment, whilst others have become available and have therefore been incorporated. The changes result in a net reduction in the number of sites to 37no. which results in a revised land area of 392.6 ha (gross) / 312.4 ha (net developable). Of this total, we have concluded that 20no. sites are deemed to be readily available for development and could come forward within the next year, equating to 138.4 ha (gross) / 125.7 ha (net developable).
- 5.44 To assist with the Council's decision-making, we have considered the impact of including or excluding a select number of sites on the total availability. These adjustments are made to align with earlier suggestions on potential removal from employment use, as well as sites that were identified previously as having low / no prospect of employment use. The range in availability can therefore vary from 335.8 – 392.6 ha (gross) / 255.5 – 312.4 ha (net developable). We recommend the Council reconcile whether the sites deemed previously unsuitable / unlikely for employment development remain as such, as this will influence availability.
- 5.45 Using AMR data and estimates on potential annual need, we have determined that the current availability as included within the matrix in Appendix 6 equates to between c. 20 – 27-years' worth of implied supply. When the readily available land is isolated, drops to c. 9 – 11 years (see Paragraph 5.41). The headline figures imply that Thurrock may have sufficient availability to meet demand over the emerging plan period, based on previous take-up, and indeed in the short term. However, further analysis of the data has shown the uneven distribution of availability across the borough, with the vast majority located at the eastern end around London Gateway and Thames Enterprise Park. When considering the spread of transactional activity demonstrated in our market review, it is expected there may be a need for further

employment at the western end of the borough to meet more general employment needs.

6 Assessment of Potential Employment Sites

- 6.1 This section sets out the key findings from our assessment of the potential employment sites. The contents should be considered in conjunction with the matrix provided in Appendix 7, and the GIS maps in Appendix 3.
- 6.2 The previous ELAA defined potential sites as those which were neither allocated for employment, nor within an established employment area. This assessment differs, in that some sites that have been submitted for consideration are either in established areas or benefit from allocation under the 2015 Core Strategy. Further, the assessment of potential sites has involved consultations with stakeholders associated with certain sites, including some that are already under employment allocation or in established employment areas. Thus, to enable potential sites to be monitored and reviewed moving forward, we have considered all sites submitted by the Council for assessment but noted those which are either in existing areas or benefit from allocation under the adopted plan.

Overview

- 6.3 In total, 82no. potential sites have been submitted for consideration, amounting to 3,068.9 ha. Please note that some sites contain duplicates, and these have therefore been reconciled into a single entry. The vast majority of the potential sites have been submitted through the most recent CfS process, however the Council have also requested that the assessment considers sites that have previously been put forward or considered, but not resubmitted in the latest call. Table 6.1 provides a breakdown of when potential sites were submitted as part of the call for sites.

Table 6.1 – Summary of Potential Sites

CfS Year	No. Sites	Gross Area (ha)
2025	68	2,691.4
2023	2	76.0
2019	1	43.3
2018	2	184.9
2016	2	3.0
2015	3	27.2
2014	3	3.0
2012	1	40.1
Total	82	3,068.9

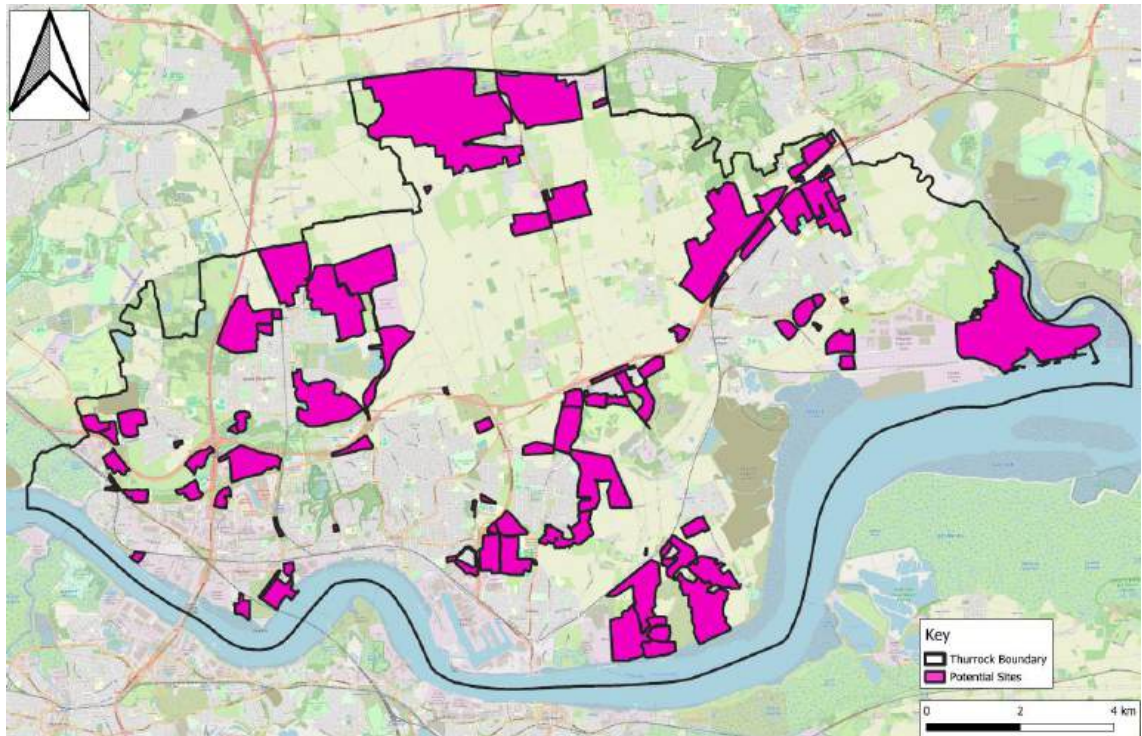
Source: Thurrock Council.

- 6.4 Please note that not all sites submitted for assessment are being considered for exclusive employment use, with some larger sites expected to deliver an element of employment space amongst wider residential or commercial mixed-use developments. In line with the study brief, the analysis is focussed on the areas being promoted for employment use within these larger mixed-use sites, however we have also considered the relationship of the employment areas to other uses proposed, as well

as general land use planning principles (see Table 6.7). Please refer to the assessment matrix for further information regarding the specific types of development which are being promoted on the sites.

6.5 Figure 6.1 shows the distribution of potential employment sites across Thurrock.

Figure 6.1 – Map of Potential Employment Sites



Source: QGIS, 2025.

6.6 We note the following in regards to the distribution:

- North – two large sites (60914 & 60969) sit at the very northern end of the borough along the boundary with Brentwood. Other sites across the north are either located along the A128 or more sporadically distributed amongst more rural areas. Those in remote locations are much smaller by comparison.
- East – a cluster of several potential sites cuts through the borough diagonally and follows the A13 towards Basildon. This cluster comprises a mix of larger greenfield sites and smaller brownfield land. At the very eastern end, a handful of sites are shown around London Gateway, as well as a large area within Thames Enterprise Park (see Table 6.2). Here there are examples of 'potential' sites which are already comprised within established employment areas, albeit the 2015 allocations were for specific uses (oil refineries).
- South – There is a more even spread of potential sites across the south of the borough, starting from the areas along the river near Tilbury (including expansion land) and radiating up to Chadwell St Mary and the southern boundary of the A13.
- West – there are some potential sites amongst the existing employment areas in Purfleet and West Thurrock, although these are generally smaller owing to the presence and coverage of existing estates. A greater number of larger sites is

observed either side of the A13 and around Aveley / South Ockenden where there is more greenfield land.

- 6.7 Figure 6.1 can also be used in conjunction with Figure 4.1 to identify the sites acknowledged in Paragraph 6.2 that are located in established employment areas considered in this assessment (see Chapter 4) or existing allocations under the 2015 Core Strategy. We provide a list of sites which coincide with existing areas in Table 6.2.

Table 6.2 – Potential Sites in Established Employment Areas or Allocations

Site REF	Comments	Land Area (ha)
60850	The site falls within the T35 employment site boundary, although this is not allocated in the Core Strategy	30.0
60869	Allocated as 'Land For New Development In Primary Areas' in Core Strategy	4.2
60929	Allocated as 'Secondary Industrial And Commercial Areas' in Core Strategy	14.3
60976	Within Thames Freeport tax site (London Gateway) and allocated as 'E8A – Oil Refineries' in Core Strategy	23.3
60984	Allocated as 'E8A – Oil Refineries' in Core Strategy	312.3
60988	Allocated as 'E8A – Oil Refineries' in Core Strategy	8.2
60989	Allocated as 'E9B – Oil and Chemical Storage Expansion Areas' in Core Strategy	10.7
61008	Site falls within 'Secondary Industrial And Commercial Areas' allocation in Core Strategy	3.6
61053	Part of the site is allocated as 'Land For New Development In Primary Areas in Core Strategy, but most falls outside	12.6
61057	The site falls within the T35 employment site boundary, although this is not allocated in the Core Strategy	4.9

Source: Thurrock Council, 2025.

- 6.8 The sites above amount to a gross area of 424.1 ha. As acknowledged above, whilst these sites conflict with the definition of 'potential sites' adopted in the previous assessment, they have been retained in this update as a number of the sites are being considered for a different employment designation in the emerging plan (e.g. former oil refinery land). It is also noted that a number of these sites have been selected for consultations (further information later in the chapter).

Potential Site Assessment Outcomes

- 6.9 Whilst our review of available sites has identified there is a sufficient quantum of land to meet anticipated need over the plan period (based on previous take-up), further analysis of the sites has shown an uneven distribution. Much of the available land is concentrated to the east of the borough and is suited to logistics, storage and

distribution premises with larger requirements. In this respect, the current availability is unlikely to meet demand from small to medium-sized occupiers requiring general needs employment premises.

- 6.10 To ensure that the needs of a broad range of occupiers can be accommodated, it is recommended the Council consider the merits of allocating further sites for employment use. Our assessment matrix in Appendix 7 has reviewed the sites using the same quantitative scoring criteria and qualitative analysis as adopted for the review of available sites. This has allowed us to grade the sites based on their overall score, as well as other key factors which may influence their suitability.
- 6.11 A small number of potential sites are shown to be suitable, available and achievable, which implies they may present the most appropriate options for allocation. However, further inspection of these sites reveals that the majority fall into one of three categories:
- They are located within an existing allocation in the Core Strategy;
 - They are within the boundary of an established employment site considered in Chapter 4; or,
 - They benefit from previous consent for employment use.
- 6.12 Accordingly, whilst these sites may appear to present the best options for allocations when reviewing the matrix, in reality the majority are already allocated (i.e. and therefore picked up in the assessment of existing sites in Chapter 4), in use as employment land, or have been the subject of planning applications where the principal of employment use has been deemed acceptable.
- 6.13 There is only one site deemed suitable, available and achievable that does not fall into the categories above (60900). This site scores well on the quantitative assessment, but we would draw attention to the size, accessibility and potential for abnormal costs (proximity to HSE petrol storage) when compared with other options. The site is, however, located in Grays and towards the areas within Thurrock which should be prioritised for new allocations.
- 6.14 There are several other sites within the matrix which are shown to be available and achievable, however they do not pass the suitability test owing to existing planning constraints – namely, those located in the Green Belt. For a lesser number of sites, there are conflicts with the Council's Local Wildlife designations which also present limitations on their suitability. As requested in the project specification, we have undertaken a separate 'policy off' grading to help identify those sites where the prospects for employment use could improve if they were not subject to the existing policy requirements / restrictions. This process carries more weight for the potential sites given the proportion that have planning constraints.
- 6.15 If the Council are minded to consider allocating land within the Green Belt, we would reiterate that the ability to defend further sprawl should remain a key consideration. Those sites which are bound by natural features, roads and highways can more easily contain future expansion and prevent further losses over the long term. A list of such sites is provided in Table 6.3.

Table 6.3 – Potential Green Belt Sites with Natural Barriers

Site REF	Market Area	Barrier / Containment	Gross Size (ha)	AV Grade (Policy off)
60833 / T41	Southfields	A13, A1306 & existing development	8.31	Good (Very Good)
60834	Chafford Hundred	A13, A1012, A1013 & existing development	13.17	Average (Good)
61073	Purfleet	A1306, Ship Lane, Mardyke, ancient woodland	26.4	Good (Very Good)
60916	Corringham	A13 & existing development	1.24	Good (Good)
60943 / T83a	Tilbury	A1089 & Marshfoot Rd	3.31	Average (Good)
60981	West Thurrock	A13, A282, A1306, A126	54.8	Good (Very Good)
61053	Tilbury	A1089, existing development	12.57	Good (Very Good)
61054	Tilbury	A1089 & Marshfoot Rd	0.82	Average (Good)
T45	Stanford-le-Hope	A1014 & Rookery Hill	1.35	Poor (Average)
T57b	Purfleet	A1306, Tank Hill Rd & train line	1.3	Average (Good)
T57c	Purfleet	Train lines	0.35	Very Poor (Poor)
T57d	Purfleet	Mardyke, train line & Tank Hill Rd	1.33	Average (Good)

Source: AspinallVerdi, 2025.

- 6.16 Table 6.3 does not consider the potential barriers and natural containment which may arise as a result of further infrastructure being delivered, namely the Lower Thames Crossing. This major infrastructure project was recently approved by government and will become the largest road tunnel in the UK, spanning 14.5-miles from Kent to Thurrock with a 2.6-mile portion located beneath the River Thames. National Highways plan to begin construction in 2026 with a completion date estimated in 2032 (and therefore within the plan period).⁷
- 6.17 Those sites which may coincide with the route, or have the potential to be contained as a result (subject to exact location / design), are summarised in Table 6.4.

⁷ BBC, 2025. Lower Thames Crossing approved by government

Table 6.4 - Potential Green Belt Sites Near to LTC Route

Site REF	Comments	Gross (Net) Size (ha)
60851	Location may present potential conflict with proposed LTC route as it is within order limits.	71.0 (32.0)
60854	Within order limits of DCO.	75.8 (56.9)
60858	Appears within order limits of DCO.	7.7 (6.5)
60915	Northern end of the site is within order limits of DCO	109.4 (100.0)
60920	Within order limits of DCO and part of the site is where the route is proposed	4.0 (3.6)
60956	Proposed LTC route runs to the north of the site, possible conflict around location where the site coincides with 61003. Within order limits.	111.4 (93.3)
61003	Development potential of the site expected to be significantly impacted by LTC route. Southern part is within order limits.	42.1 (31.6)
61027	Northern end of the site is within order limits of LTC DCO	142.9 (70.0)

Source: AspinallVerdi, 2025.

- 6.18 Another constraint evident with a number of potential sites is the need for supporting infrastructure, utilities connections and access. Whilst all sites will, to some degree, incur costs to provide serviced plots, the extent of works required may impact viability and stymie development.
- 6.19 Our assessment matrix has made an informed judgement on the potential presence of service connections based on the location and surrounding uses. Where supporting information has been provided as part of the CfS process or contained within representations this has also been considered. However, a full review of service and utility connections for each site falls outside the scope of this assessment, and further investigations should be undertaken if there are concerns over the presence / otherwise of existing connections.
- 6.20 Similarly, the need for new road infrastructure and junctions can influence the viability of development by increasing abnormal costs. Flood risk and the need to incorporate mitigation measures are also likely to be common issues facing a number of sites across Thurrock given the proximity to the River Thames. Whilst these factors have been considered within the scoring criteria, further more detailed investigations may be prudent to support the selection process.
- 6.21 Overall, the quantitative and qualitative assessment process has identified 18no. sites which have been graded as 'Very Good' in either the policy-on or policy-off assessment. We have then refined the list to remove those sites located in established employment areas (Table 6.2) and any others which are deemed suitable, available and achievable (Paragraph 6.11). Table 6.5 summarises the remaining sites.

Table 6.5 – Potential Sites with ‘Very Good’ Grading

Site REF	Site Name	Gross (Net) Size (ha)	Policy On Grading	Policy Off Grading	Notes
60833	Land North of Stanford Road	8.3 (7.1)	Good	Very Good	Also identified as having natural barriers to prevent GB sprawl
60854	Land East of Tilbury2	75.8 (56.9)	Good	Very Good	Presents natural location for expansion of existing uses and activities at Tilbury port.
60859	Arterial Hub, Land north of Arterial Road	14.5 (12.3)	Good	Very Good	Located at the western end of Thurrock. High clustering potential.
60861	Land south of Stifford Road (west of Hangmans Wood Industrial Estate), RM15 6RL	2.5 (2.2)	Good	Very Good	Located at the western end of Thurrock, extension of existing area.
60881	Land adjoining A1306 and Sandy Lane (B1335)	14.6 (10.0)	Good	Very Good	Located at the western end of Thurrock.
60981	Land South of A13 and North of A1306 Arterial Road West Thurrock	54.8 (33.0)	Good	Very Good	Located at the western end of Thurrock, contained by existing infrastructure.
61053	Land at Little Thurrock located between Churchill Road and Thurrock Park Way, Grays	21.6 (10.7)	Good	Very Good	Small overlap with existing area but most fall outside. Also identified as having natural barriers to prevent GB sprawl.

Site REF	Site Name	Gross (Net) Size (ha)	Policy On Grading	Policy Off Grading	Notes
61055	MarDyke Meadows	10.8 (9.7)	Good	Very Good	Located at the western end of Thurrock, adjacent to existing employment areas.
61073	Land Adjacent to A1306 and Junction 31 of M25, Purfleet-on-Thames, Essex	12.4 (9.9)	Good	Very Good	Located at the western end of Thurrock, natural barriers to prevent GB sprawl

Source: AspinallVerdi, 2025.

- 6.22 Table 6.5 does not comprise those sites which scored best in the quantitative assessment, nor those deemed to present the most advantageous characteristics from the non-scored criteria. Inevitably, the decision on allocation will require a balanced assessment and may also require certain ‘trade-offs’ in terms of interests (e.g. location / green belt release / size / containment). However, the list above is designed to help inform the decision-making process by highlighting those which appear to balance most of the key criteria considered in this assessment.
- 6.23 For those sites which are deemed to balance the key criteria, we have also considered the type of use(s) that could be provided, the estimated quantum of developable floorspace, and whether there is a specific or specialist role the sites could fill. Please note that this exercise is not exhaustive, nor is it intended to restrict the potential options for each site, but instead to suggest opportunities and inform conversations with stakeholders. Our suggestions are provided in Table 6.6 along with the potential grading / classification.

Table 6.6 – Prospective Development Options for Sites in Table 6.5

Site REF & Name	Options / Comments
60833 - Land North of Stanford Road	- Small-to-mid box size B2, B8 or E(g)(iii) – 25,000 – 30,000 sqm. Proximity to A13 may encourage distribution / last-mile logistics, or uses that are attached to operators at London Gateway. - Truck / lorry park, roadside services and welfare facilities - Size & shape of site may prevent larger units or more specialised uses (e.g. data centre, laboratories) - Nothing disclosed that suggests preparation works are required. Likely to be available in the short-to-medium term. - More likely a secondary / Tier 2 site if pursued
60854 - Land East of Tilbury2	Capable of providing mid and big box units of 10,000 sqm+, similar to those which are coming forward around

Site REF & Name	Options / Comments
	London Gateway. Alternatively, open storage, container terminals or 'roll on, roll off' (RoRo) services as seen elsewhere in Tilbury. - Estimated floorspace skewed as port-related land not expected to be built at same ratio as general needs employment. Based on ratio of 0.3 this could equate to c. 170,000 sqm. - Nothing disclosed that suggests preparation works are required. Likely to be available in the short-to-medium term. - Could be justified as primary / Tier 1 classification if pursued.
60859 - Arterial Hub, Land north of Arterial Road	- Capable of providing mid and big box units of 10,000 sqm+, similar to that observed at neighbouring Ocado site and across Purfleet Industrial Estate. - Uses could include general industrial, warehousing, logistics, cold storage, R&D. Estimated floorspace of c. 45,000 – 50,000 sqm. - Proximity to A13 & M25 may encourage distribution and logistics uses or fulfilment centres, however ability to provide large units, could also accommodate specialist uses such as laboratories, tech hubs or robotics industries (subject to demand). - Considered readily available on the basis CfS submission states it could come forward in the next 5 years. - Could be justified as primary / Tier 1 classification if pursued
60861 - Land south of Stifford Road (west of Hangmans Wood Industrial Estate), RM15 6RL	- Small-to-mid box size industrial / E(g)(iii) – 6,000 – 8,000 sqm. Access required from neighbouring site which may lower floorspace capacity. Alternatively, could provide open storage land. - Uses likely to be related to those already existing at Hangman's Wood Industrial Park (e.g. plant / machine hire and storage, trade counters, materials). - Specialist uses considered unlikely owing to size, location and access. - Considered readily available on the basis CfS submission states it could come forward in the next 5 years. - Classification as secondary / Tier 2 site to align with Hangman's Wood if pursued.

Site REF & Name	Options / Comments
60881 - Land adjoining A1306 and Sandy Lane (B1335)	- Proposals involve provision of 3x general industrial units of between 15,000 – 20,000 sqm each (total 32,500 sqm). Equates to plot ratio below 0.4 but may relate to abnormals. - Provision of larger number of smaller units may further lessen the floorspace, so fewer larger units expected to be more appropriate. - Proximity to A13 may have greater appeal to distribution and logistics uses over specialist employment. Amongst lower-density residential surroundings so could also accommodate refuse / waste / recycling processing uses. - Considered readily available on the basis CfS submission states it could come forward in the next 5 years. Also confirmed during consultation. - Could be justified as primary / Tier 1 classification if pursued
60981 - Land South of A13 and North of A1306 Arterial Road West Thurrock	- Proposals involve provision of 4x data centre units with separate office, equating to 132,000 sqm (plot ratio of c. 0.4). Topography and physical constraints prevent development on western side, as well as need to retain land for BNG / open space. - Alternative uses – potential for mix and big-box units for distribution and fulfilment given proximity to settlements and A13 / M25. - Considered readily available on the basis CfS submission states it could come forward in the next 5 years. - Could be justified as primary / Tier 1 classification if pursued.
61053 - Land at Little Thurrock located between Churchill Road and Thurrock Park Way, Grays	- Site has outline permission for residential-led development with element of employment use – c. 7,500 sqm. - Uses likely to be related to those already existing at Thurrock Park Industrial Estate. May also include an element of office space as part of wider employment uses. Could incorporate more E(g)(iii) uses given proximity to residential areas and other uses proposed. - Specialist employment uses deemed less likely. Trade counter, light industrial or dark kitchens could be possibility. - Considered readily available on the basis CfS submission states it could come forward in the next 5 years. - More likely a secondary / Tier 2 site if pursued

Site REF & Name	Options / Comments
61055 - MarDyke Meadows	- Proposals involve provision of a truck park including fuelling station, office, welfare building and hotel. No information on coverage. - Net developable area suggests capacity of up to 35,000 – 40,000 sqm, although ground stability issue flagged in submission may present constraint on developable area. - Possible alternatives – general industrial (small-to-mid box), last mile delivery, trade counter / wholesalers, light manufacturing, managed storage. - Considered readily available on the basis of anticipated build time disclosed during consultation (2 years from receipt of permission). - Could be justified as primary / Tier 1 classification if pursued.
61073 - Land Adjacent to A1306 and Junction 31 of M25, Purfleet-on-Thames, Essex	- Proposals involve scheme comprising 15x units of between c. 200 – 10,000 sqm. Total proposed floorspace has been reduced to c. 34,500 sqm (equates to plot ratio just below 0.35). Revised proposals expected to be the maximum developable area in light of feedback received on previous, larger schemes. - Units expected to cater to a mix of general employment needs. May include last mile delivery given proximity to settlements. Relatively distant from higher density residential areas so could include recycling / waste processing functions. - Specialist uses such as R&D, laboratories, robotics and cold storage functions could be accommodated in the larger units proposed subject to demand. - Nothing disclosed that suggests preparation works are required. Likely to be available in the short-to-medium term. - Could be justified as primary / Tier 1 classification if pursued

Source: AspinallVerdi, 2025.

Large Residential-led & Mixed-Use Sites

- 6.24 As noted at the start of this chapter, not all sites submitted for assessment are considered for exclusive employment use. There are a number of larger sites that are being promoted for residential-led or mixed-use development which comprise an element of employment land. Whilst the components considered within the matrix prioritise the assessment of the employment uses / land within these sites, it is also important to consider the wider land use context within which they are being promoted.

6.25 This section focuses on the larger mixed-use sites and provides further commentary to assist with their consideration. We have first sought to establish the key principles which should be considered when reviewing the employment spaces within larger mixed-use sites. This is to help inform the Council's decision-making process, and to ensure employment land within these sites is being optimised through engagement with landowners, site promoters and developers. We have then considered each of the larger mixed-use sites in turn, reviewing the proposals and identifying any key factors to be considered moving forward.

6.26 Whilst many of the most fundamental criteria comprised within the assessment matrices remain relevant considerations (e.g. road network, clustering, infrastructure, access, utilities, proximity to labour, prominence etc.), we have highlighted the more strategic-level and overarching principles to assist with the assessment of the larger sites. It is acknowledged that some of these overarching principles can have divergent interests, and hence it will be important to ensure that the sites are carefully designed and balanced to promote maximum benefits. Nonetheless, we would highlight the following:

- **Masterplanning, Phasing & Delivery** – Strategic residential developments bring new workforces, so employment land provision must be timed with housing delivery to ensure a job-housing balance and enable local communities to benefit. Early employment land can establish a distinct local character beyond housing, though this depends on strategic infrastructure, utilities, and service capacity. Employment growth can be supported by aligning its delivery with education and skills facilities (schools, colleges) to connect jobs with the local labour pool. Therefore, the timing of employment space should be integrated with the broader land use strategy and infrastructure plans to ensure a cohesive development. Failure to do so may instead result in dormitory settlements which are separated from employment areas, in turn undermining the sustainability objectives of strategic development.
- **Compatibility** – the successful integration of employment uses within predominantly residential areas hinges on understanding that not all employment types are suitable for close proximity to housing. The potential for negative externalities such as noise and light pollution, unwelcome odours, conflicts with visual amenity, and disruptive hours of operation must be accounted for. Similarly, industrial uses located adjacent to local centres or commercial hubs with their mix of retail, food and beverage, and leisure uses can detract from the intended amenity and character of these public spaces, potentially hindering their vitality and appeal.

Conversely, certain employment uses can act as positive catalysts within these mixed-use environments, contributing placemaking benefits. For example, flexible offices and workspaces can inject daytime activity, support local businesses, and foster a dynamic environment without the disruptive impacts often associated with traditional industrial or heavy commercial activities. These types of employment can create natural footfall for local retail and food and beverage outlets, fostering a more sustainable and integrated local economy.

Therefore, the specific employment uses envisaged within each site must be a primary driver in determining the spatial land use plan. A thorough assessment of the potential impacts and benefits of different employment types is crucial to creating functional mixed-use developments.

- **Transport** – The provision of employment land within a strategic site can lead to an increased presence of heavy goods vehicles (HGVs) depending on the nature of the businesses attracted. Therefore, consideration must be given to how road traffic can be managed to mitigate potential impacts on the existing and planned local transport network. Implementing dedicated access routes specifically designed for commercial and HGV traffic can be an effective measure. This segregation helps to prevent local roads primarily serving residential areas from becoming unduly burdened by employment-related vehicle movements, preserving their amenity and safety for residents and avoiding future complaints/conflicts. Furthermore, carefully planned routes can optimise traffic flow and minimise congestion on the wider network.

Conversely, a forward-thinking approach must also actively encourage sustainable transport principles. This involves prioritising walking, cycling, and the use of public transport services, whether leveraging existing infrastructure or planning for new provisions. High-quality pedestrian and cycle paths, integrated throughout the development and connecting residential areas with employment, can significantly reduce reliance on private vehicles for shorter commutes. Similarly, ensuring convenient and reliable public transport services, with adequate frequency and coverage, is vital for both employees and visitors.

Consequently, transport strategies for strategic development sites require a delicate balance. They must address the practicalities of goods movement and commercial traffic while simultaneously fostering a shift towards more sustainable options. The aim is to ensure that the impact of delivering employment space is carefully considered in relation to the other land uses being delivered and remains proportionate to the overall scale of development.

- 6.27 With the factors above in mind, along with the key criteria set out in the assessment matrices, we make the following observations in respect of the largest mixed-use sites submitted for consideration.

Table 6.7 – Employment Areas in Mixed-Use Sites

Site REF & Name	Notes
60914 - West Horndon	• Framework masterplan includes two employment areas, both of which are positioned at the eastern end of the site boundary and close to the A128. The northern parcel is comprised within a 'development opportunity' area which may include local greens and sustainable water management. Also close to a proposed local centre (retail, workspace, leisure). The southern area is within publicly accessible landscape area but more distant from other designated development zones within the masterplan. Expected the two sites will be delivered in separate phases, which may complement residential provision. • Reps include a transport strategy which considers the relationship to the proposed employment areas in the concept masterplan, as well as connections to the A128.

Site REF & Name	Notes
	- Proposed position of employment areas deemed appropriate given access to existing transport links. Northern boundary is an alternative given proximity to rail links and existing employment areas in West Horndon, however existing road infrastructure not as strong (e.g. Childerditch Ln). May also need investment into rail line crossing if located to the north. Areas in the centre, west and south of the site are more rural and do not benefit from connections to transport nodes, so not optimum locations for employment. - Although not a densely developed employment area, there are more compatible uses which exist along the A128 when compared with other locations across / adjacent to the site boundary. These may result in better visibility and prominence. - Consultation confirmed that uses in outline planning app for Phase 1 include B2 & B8 uses. Expected that workspace could also be provided within the local centres.
61029 - Land north of the A13	- No information submitted beyond that included in CfS submission (i.e. no indicative masterplan). HGV / lorry parking cited as an example of a use that could be delivered within the submission. - Site runs parallel to A13, with a junction located adjacent to the south-western corner of the site. This may present the best location for employment uses to minimise travel distances and promote connectivity. Employment uses could also extend along the site boundary which runs parallel to the B1007 to maximise prominence and visibility. - Alternatively, uses could extend along the site boundary which runs parallel to the A13, providing a barrier to the other uses proposed within the site (e.g. residential). This would still benefit from good visibility and prominence, although it may not be as accessible as the SW corner. - Site is large enough to accommodate more than one employment area, so exact locations could be subject to how the proposals could be phased and delivered. - Existing residential uses in surrounding areas are separated by the A13 so compatibility is less of a concern in this location. Unclear whether existing public transport networks can be used, although expected there may be some in Stanford-le-Hope.

Site REF & Name	Notes
	Uses – could be port-related businesses given proximity to London Gateway and Thames Enterprise Park. Mix of B2, B8 & E(g)(iii) all feasible. Site large enough to include local centres which may also involve office / workspace provision.
60856 - Land northeast of Corringham	- Reps state that employment uses could be delivered on parcels located north of the railway line. Deemed appropriate location given natural separation / buffer from potential residential uses on the opposite side, as well as transport connectivity (B1420 / A13). In contrast, southern part becomes more residential towards Corringham and also less accessible to main transport nodes. - Existing surroundings mostly agricultural / open space, so compatibility with existing uses less of a concern. Some existing employment located north of the B1420 which may promote a small cluster, although as identified in the matrix this would be fragmented. In this respect, north part of the site also best for visibility and prominence. - Shape of the northern part of the site and containment by existing infrastructure may limit size of units, and in turn the type (i.e. possibly more B2 / E(g)(iii) than B8). Expected it could be delivered in a separate phase to the residential uses.
60956 - Land East of Chadwell St Mary	- Scoping opinion application refers to neighbourhood uses including Class E, but no reference to other employment uses. Site isn't located nearby any existing employment hubs or clusters, so provision of B2/B8 uses may be isolated. Visibility and prominence more limited given distance from key transport connections. - If uses are likely to be office / flexible workspace then this should be located amongst other local centre uses. Also near planned public transport links where possible. - Site is irregular shape and location of commercial space will be influenced by residential development areas. Expected that the areas to the east of existing residential roads in Chadwell St Mary could provide the best location (i.e. to benefit from existing and incoming residents). Alternatively, the area just north of the pond.
60860 - Land at Arisdale Avenue, South Ockendon	Vision & Masterplan document states that mixed-use area will be located in the eastern part of the site near Arisdale Avenue and Little Belhus Country Park. Location deemed appropriate based on the uses assumed to be provided (mostly retail, although some

Site REF & Name	Notes
	reference to local businesses). Also expected to be the most prominent location given lack of neighbouring uses / visibility on the western side of the site. • Size of the site means that phasing is less of a concern. Any employment use expected to be delivered as part of the proposed mixed-use areas / local centre. • Not expected to provide B2 / B8 / E(g)(iii) uses. Employment area forms very small portion of overall development. Local market conditions suggest that such uses wouldn't be in high demand (given the amount of existing employment land which has been lost to alternative uses). • Local transport connections are mixed – road infrastructure and access to strategic road network more challenging, but not far from South Ockendon station.
60853 - Land at the Mardyke Valley Golf Club, South Road, South Ockendon	• Vision document proposes residential-led development with no mention of employment uses, offices or workspace (albeit surrounding locations are acknowledged). Masterplan & capacity map includes community uses within the local centre, positioned centrally within the site. • Poor accessibility prevents obvious location for employment if it were to come forward. A13 junction located to the south-east but requires route through Stifford Hill and High Road. Unclear how public transport could connect through site. • Gypsy & traveller site to the north and residential to the west mean these locations are unlikely to be compatible some employment development. South and eastern locations less likely to conflict with neighbouring uses but also located furthest from existing transport connections, with limited visibility. • Site of a size where phasing may be more of a consideration, or where any employment uses could be delivered in separate locations. Collective view would need to be taken with other sites across South Ockendon.
60915 - Land North East of South Ockenden & T58 - West of B186 North Road	• Unclear from vision & masterplanning document whether there will be any employment provision, although some reference to co-working spaces. If the latter, naturally this will be best located within the proposed local centres.

Site REF & Name	Notes
	• Similar observations to others located in South Ockenden – access to strategic network not as strong, less prominence as a result and conflicts with compatibility with existing uses (mainly residential). • Vision document shows wider boundary which incorporates T58. If this were to be promoted as a whole, the land demised within T58 may be better suited for employment purposes. The south-west corner close to Ockenden station would present the best attributes in terms of access, prominence and compatibility. Public transport connections also beneficial in this location. • Uses could include B2 or E(g)(iii) subject to demand. B8 less likely although proximity to Next warehouse is noted. Could be delivered in separate phases subject to residential uses across both sites.
60851 - East Tilbury 2	• Vision document shows employment-led mixed-use development is proposed to the west of the site, closer to existing employment cluster (Readmans Industrial Estate). Also coincides with proposed LTC route to unlock transport connections. Considered most appropriate location given accessibility constraints and existing uses elsewhere. Lack of public transport links may increase reliance on parking and road traffic. • Employment space has been positioned to act as a buffer zone to the LTC, mitigating visual impacts through landscaping and providing a gap to residential land towards the centre and east of the site. • Uses could comprise a mix of B2 and B8. Smaller E(g)(iii) units could provide transition zone between bigger industrial / employment uses closer to the LTC and the proposed residential areas on the opposite side.
60953 - Land at East Quarry, North of Orsett Golf Club and South of the Stanford Road, Southfields & 60901 - Welling Road / Land at Orsett Quarry	• Representations state that site could provide SME employment space. Light industrial land is shown at the western end of the site masterplan which incorporates 60901 (i.e. close to Brentwood Road). This appears to be the primary location given the proximity to the A13, but also falls outside of 60953 boundary. • Compatibility with surrounding uses also less challenging in the proposed location given lack of surrounding residential use (e.g. when compared with eastern site). May be influenced by plans for other sites in the surrounding area (61002 & 61003). Some employment uses noted along Stanford Road to the

Site REF & Name	Notes
	north of the site, however the northern-most part of the site is mostly surrounded by residential uses. Prominence also advantageous at western end given that northern is not considered appropriate.

Source: AspinallVerdi, 2025.

- 6.28 Whilst the observations above consider some of the most evident factors and locational attributes for the larger sites, their direct applicability may be limited in certain contexts. Ultimately, planners must prioritise the specific requirements outlined within the adopted local plan policies and strategic objectives of the local authority area.

Stakeholder Consultations

- 6.29 Through March & April 2025, we undertook consultations with landowners, promoters, consultants and developers associated with a select number of potential sites submitted for consideration. We requested the relevant parties complete a proforma detailing the nature of development / proposals, site-specific circumstances (i.e. opportunities / constraints), ownership details and infrastructure requirements. A blank copy of the proforma can be found in Appendix 9.
- 6.30 The consultations were held virtually via MS Teams and focussed on the information shared within the pro forma, as well as any other relevant details shared in the CfS submissions and supporting information. The consultations provided an opportunity to discuss any updates or progress with the sites following the CfS submissions, and to ensure the accuracy of information provided in other sources such as Reg 18 representations.
- 6.31 Table 6.8 summarises the key matters arising from each consultation. These have been considered in conjunction with all other information factored into the assessment matrices and updated where appropriate. In this respect, the table below does not provide an exhaustive review of each site, but instead focuses on the key matters flagged during the consultations.

Table 6.8 – Stakeholder Consultation Summary

Site REF	Notes
60969 - Land at Blue House Farm	- Consultees confirmed the landowner's intention to prepare the site for development in the near-to-short term. The discussion focussed on the potential for up to 438,000 sqm of employment floorspace, targeting general employment. It was confirmed that the site is currently being advertised to seek developer interests. - Consultation noted that the site is considered to meet definition of Grey Belt in the updated NPPF. - No viability testing has been undertaken but consultees were confident this would not be a problem.

Site REF	Notes
	• Consultees were keen for further engagement with LPA to ensure that any forthcoming scheme is aligned with the Council's ambitions and common goals.
60984 - Thames Enterprise Park	• Consultees confirmed there have been no significant updates since February 2024 representations submitted. No further applications have been submitted since this time with the exception of one prior approval consent for demolition of decommissioned tankers. • Consultees stated that the S106 agreement was in negotiation with the Council. Timescales were somewhat dependent on emerging Local Plan. • It was confirmed that 46 ha of land is remediated and ready for development. The intention is to apply same approach to remaining un-remediated areas of the site to prepare for development. • It was expected development across the wider site (including un-remediated land) could be delivered within next 10 years. • Consultees highlighted how delivery of the site fits in wider economic ambitions of central government and local growth and infrastructure boards.
60976 - Land at Great Garlands Farm	• Consultees confirmed that extensive investigations have been undertaken in support of prospective development on the site, including due diligence on utilities, contamination, archaeology, ecology etc. Investigations highlighted some minor points (e.g. utilities power capacity) but nothing which is not expected to be overcome. • Former concern with ecological mitigation and management plan as part of London Gateway LDO has since been overcome as part of the site has since been removed from the revised boundary (referred to as 'the elbow'). • Consultees reported some flood risk but this was expected to be managed by scheme design and floor levels. • Consultees confirmed that a potential masterplan is being investigated, as the original intention for the site to be used as lorry park has since been fulfilled at the Tongue Land to the south. Any forthcoming scheme could be a mix of speculative development and 'to suit' opportunities.
60988 - Tongue Land, London Gateway	• Consultees confirmed intention to extend the temporary permission on the site whilst the Local Plan remains to be adopted. Longer-term intention to apply for permanent change. • Intention would be for some temporary structures occupying the site to become more permanent.

Site REF	Notes
60854 - Land East of Tilbury2 & 60862 - Land at Goshem's Farm East Tilbury	• Consultation confirmed the sites are now the subject of a validated hybrid application (REF: 25/00598/FUL) which seeks full and outline permission for the delivery of B2, B8, office and port-related uses along with associated infrastructure. • Outline element based on provision of 24.12ha of B8 space, 10.1ha of general industrial space (B2), 8.18ha of motor vehicle storage, 4.0ha of lorry parking, 6.47ha of construction material and aggregates terminal, 16.43ha of container handling operations and 10.26ha of general storage. • Consultees confirmed that the timescales submitted within the CfS return remain accurate, in that development could commence within the next 5-years. It is understood the full application will deliver the supporting transport infrastructure and utilities, before confirming details of employment uses at a later date (subject to engagement with the market). • It is understood that some discussions have already taken place with prospective occupiers in respect of the type of uses and facilities which could be delivered as part of the scheme. • The application is also supported by a full suite of technical investigations to address any concerns over site constraints. The two key areas for consideration include Green Belt release (consultees considered land now meets definition of Grey Belt) and also ecological mitigation. We understand a detailed strategy has been developed in conjunction with Natural England. • An economic impact assessment has also been submitted in support of the application which estimates up to 9,000 FTE jobs, of which 5,600 will remain local. A further 2,000 jobs will also be created through the construction process. GVA estimates have also been provided alongside the application.
60981 - Land South of A13 and North of A1306 Arterial Road West Thurrock	• Consultation confirmed that the site has been subject to a screening opinion regarding the prospect of delivering a data centre, comprising 4no. B8 buildings of up to 128,000 sqm and a separate office building of 4,000 sqm. It was confirmed during the meeting that an application is being prepared. • Consultees supported the inclusion of the site as a Tier 1 employment area within the emerging plan Initial Proposals and considered that the proposals aligned with the need for data centres as critical national infrastructure. • Constraints – the site is former landfill however this is not considered to be an incumbent. It was confirmed there has been a full suite of investigations which have informed plans to remediate two areas of the site. There is also a local wildlife site which encroaches on the developable area for which investigations have again been undertaken.

Site REF	Notes
	- The site is within the green belt but a site-specific GB assessment has been commissioned. Consultees were of the opinion the site may constitute grey belt. - It is understood that the proposals have been drawn up with a prospective end user, and it was confirmed that the development is not speculative. Assurance was also given on scheme viability in this respect.
60859 - Arterial Hub, Land north of Arterial Road	- Consultation confirmed that the site is the subject of an outline application (24/00332/FUL) for 7no. B2 / B8 units, up to 44,000 sqm which is awaiting determination. This is linked to another sports application at Belhus Park (24/01027/FUL). - Application was said to be informed by high demand for small to medium-sized B2 & B8 units, ranging from 2,900 – 11,000 sqm. - Due diligence confirmed to have been undertaken on air quality, arboriculture, archaeology, ecology, flood risk, noise, topography and utilities. No objections reported from statutory consultees. Off-site highway improvements are also expected to be involved and a new bus stop. - Constraints = green belt and nearby heritage assets. - Site confirmed to be viable in completed pro forma. - Indicative phasing expects 18-month delivery from start on site (currently programmed for late 2025).
60833 - Land North of Stanford Road	- Consultees confirmed that the site is jointly owned by Sevenfold & Broadland Properties. Expected that development would be delivered through JV. - Confirmed no significant changes since Reg.18 representations. Seeking further engagement with the Council to determine direction and type of scheme which could be delivered. - Conversations to date have indicated capacity of up to 30,700 sqm with potential for EV uses. Consultees were confident that the site could come forward quickly once consented.
60900 - Land at Hillside	- Consultees confirmed the intention to prepare an outline application for the site with a view to marketing the site if / when consent is granted. Proposals likely to include Class E(g)(iii) uses with ancillary office space, as per discussions with LPA to date. - The primary constraint relates to HSE restrictions associated with nearby petrol storage site. This places requirements on the location, scale and type of development on the site. - Other minor constraints relate to TPOs, badger sets and traffic impact.

Site REF	Notes
	• Further information has since been submitted in support of restrictive covenant mentioned in CfS submission which has alleviated concerns over availability & achievability.
60881 - Sandy Lane	• Site has been submitted through CfS in 2016, 2018 & 2019 for a mix of uses including residential, office, industrial, warehousing and retail. • Consultees confirmed desire to promote site through the local plan. Capacity studies are ongoing in support of promotion exercise, with reference to logistics uses or a data centre. • Expected that the site could be delivered in 5 – 10 years (if planning was pursued today). • Consultees highlighted the fact the site is former landfill as a key constraint, although it was noted that the nearby Ocado site was also on landfill / same ground conditions. Investigations undertaken to 5m depth. Also located in Green Belt.
60914 - West Horndon	• Consultees confirmed there are two options for the site – the first involves 2,100no. residential units on a smaller portion of the site including a range of other uses. The second involves a larger masterplan of up to 10,000no. homes. • We understand the northern part of the site has a planning application for 2,100no. residential units. Part of this involves flexible employment uses, but this is understood to be an outline application. Consultees confirmed their ambition to work with Thurrock to ensure the proposals are balanced. • For the larger masterplan option, the consultees confirmed that they are open to having conversations about including employment uses across the wider site area. • Constraints – green belt location, listed buildings, conservation area, public rights of way, powerlines, gas main and flooding. We understand the objection raised by an environmental agency in respect of flooding has since been withdrawn. • Consultees confirmed the scheme is viable.
60869 - Former Paper Mills Site, London Road, Purfleet	• Consultees confirmed that the site remains in use and that there is still demand for this use. The representations previously submitted to the Council requested the site be allocated as Tier 1 employment. Consultees confirmed that little has changed since their representations were submitted. • We understand there are two planning consents on the site – one which covers the entire site area and another with a more specific part of the site. • Representations made by the consultees also support the 'new neighbourhoods' designation as part of the issues & options

Site REF	Notes
	version of the emerging plan. Consultees believe that the site is only appropriate for employment uses.
61024 - Land at Aveley Hall	• Consultees are seeking further engagement with the Council to determine what is best for the site. Confirmed that a range of uses have previously been considered, including residential, mixed use, visitor centre. Progress otherwise largely limited. • Key constraints involve the surrounding heritage assets – notably church and nearby SAM.
61027 - Medebridge Road, Grays, Essex, RM16 5TZ	• Consultees confirmed that discussions regarding development potential of the site have concerned an employment scheme, potentially a mix of logistics, warehousing and data centre functions. No detailed design work has yet been undertaken as the site is within the Green Belt and dependent on the release as part of the Local Plan process. In this respect, consultees were keen to work with the Council to help bring the site forward. • It was confirmed that the first phase of development would concern the parcel to the south. The current water body would be backfilled to allow for development across 14 – 15 ha of land. Consultees confirmed the programme would be dependent on the Local Plan, but could nonetheless come forward fairly quickly. It was envisaged after the site had been backfilled, an outline application would be submitted, thereafter submitting reserved matters applications once occupiers had been identified. • It was noted that the site ties into the wider development ambitions of the areas located east of South Ockendon, and the site that have been submitted and promoted as part of this assessment. • It was also noted that the northern end of the site coincides with the proposed LTC route, so the medium-term plans for the northern parcel would likely depend on how this develops over the coming years. • Consultees considered Medebridge Road to have high potential to unlock a lot of the area located east of South Ockendon, if the sites were to come forward, as well as alleviating traffic which currently runs through the settlement.
61057 - Titan Truck Park, Stoneness Road, RM20 3AG	• Consultees confirmed there has been an update to the site boundary as submitted as part of the CfS submission and February 2024 representations. An updated site plan has since been provided which incorporates a strip of land to the south, forming an L-shape. This is consistent with the planning application for an extension to the existing truck park occupying the site.

Site REF	Notes
	- It was confirmed that pre-commencement conditions have been discharged and that the approved development was initiated in 2018. A recent application has been submitted to discharge the outstanding 'prior to first use' conditions (March 2025). - Consultees noted that the need for HGV parking was raised as part of Local Plan process, and the use is therefore considered to support local need by contributing further capacity. - It was expected the site would require a small amount of remediation and also some landscaping to the south to address ecological needs. Development is otherwise expected to be relatively straightforward given the existing use of the site and nature of the proposals. - It was confirmed that the site is still supported for Tier 1 allocation within the emerging plan.
61073 – Land Adjacent to A1306 and Junction 31 of M25, Purfleet-on-Thames, Essex	- Consultees that the intention with the site has changed since the Reg. 18 representations were made in February 2024, and it is understood that a revised scheme is being prepared to address some of the matters raised with the previous application. Existing application which remains outstanding expected to be withdrawn. - New proposals will reduce the size from c. 44,400 sqm to 34,400 sqm. Comprising 15no. units ranging from 220 – 9,890 sqm. Consultees confirm design has been led by demand and units are most likely to be delivered speculatively and in a single phase. - Suite of technical assessments and investigations undertaken as part of previous application. Will be updated where necessary. Key areas to consider include power delivery and highways. - Strong assurance and corresponding information submitted in respect of viability. Assumptions broadly in line with those adopted in the next section of this report. Includes allowances for S106 and S278. - It was also confirmed that an updated Green Belt assessment is likely to be commissioned, which will investigate whether the site falls under the definition of 'Grey Belt' land. Discussions are understood to be ongoing with the Council in this respect.

Source: AspinallVerdi, 2025.

6.32 In addition to the site-specific comments above, there were a number of more general themes common amongst respondents in regard to the emerging plan and need for employment land in Thurrock, as below:

- Respondents were conscious that Thurrock has the ability to support the Government's ambitions for economic growth. It was suggested that the

message of ‘removing barriers’ set out by the Labour government should be considered as part of the plan-making process.

- Similarly, there was awareness amongst consultees about the Government’s plans to extend devolution across more regions, including Essex which has been identified as a priority for mayoral devolution. Queries were raised as to how this may impact the emerging plan in Thurrock and the supporting evidence base.
- Infrastructure investment was seen as a necessity to support employment development over the plan period.
- Further engagement with the Council was welcomed by several consultees to ensure that proposals for sites are consistent with wider ambitions. Some respondents felt that progress was stalled until such time that feedback was received.
- The need for emerging policies to be flexible and allow for change.

Viability Testing

- 6.33 As part of the assessment of potential sites, we have also undertaken a high-level viability testing exercise. The purpose is to establish whether there are likely to be any viability constraints with certain types of employment development across Thurrock, and if so, which sites are most likely to be impacted. The outcomes have fed into the site assessment process and have been factored into consideration within the overall grading assigned.
- 6.34 To ensure the testing captures a range of sites that are representative of those provided, we have adopted a typology approach akin to that for local plan viability testing. This seeks to group sites based on common characteristics, including:
- Location & market area
 - Size (ha)
 - Type & scale of development (including planning applications)
 - Greenfield / brownfield
 - Planning constraints (e.g. green belt)
 - Need for remediation / abnormal costs
- 6.35 Where relevant, we have referred to any development proposals provided as part of the wider ELAA process, be that through site masterplanning / feasibility studies or full applications. The typologies which have been developed for testing are summarised in Table 6.9.

Table 6.9 – Development Typologies for Viability Testing

REF	Market Area	Size (ha)	Land Type	GIA (sqm)	Description
S1	Purfleet	15.0	GF	50,000	B2/B8 scheme of 3no. units between 15,000 – 20,000 sqm.

REF	Market Area	Size (ha)	Land Type	GIA (sqm)	Description
S2	Purfleet	25.0	GF	37,500	B2/B8 scheme of 14no. units between 220 – 8,425 sqm. 50% net developable area.
S3	West Thurrock	9.5	BF	62,000	Demolition & provision of 55,000 sqm warehouse with 7,000 sqm ancillary office.
S4	West Thurrock	1.0	GF	1,500	E(g)(iii) scheme comprising 3x 500 sqm units on land which requires remediation / preparation costs.
S5	West Thurrock	52.0	GF	132,000	4x data centre buildings & 1x separate office building
S6	Stanford-le-Hope	8.5	GF	23,600	20x B2/B8/E(g)(iii) units
S7	Coryton	0.5	BF	635	1x B2 warehouse on site which requires deep remediation
S8	Bulphan	1.0	BF	4,000	10x B2 / E(g)(iii) units on land which required remediation / preparation works.
S9	Grays	14.2	BF	40,000	Redevelopment of existing employment site to provide 28no. units of c. 400 – 11,000 sqm.
S10	Grays	0.1	BF	2,000	Office development, 80% gross to net

Source: AspinallVerdi, 2025.

- 6.36 Given the number of potential sites considered within the assessment, it is not possible to refine the number of typologies to capture all types of site without inevitably testing them individually (i.e. where outliers present unique characteristics). However, the above is considered a broad representation of the potential sites, including those which have been the subject of recent applications.
- 6.37 The value assumptions have been primarily informed by our commercial market review in Appendix 4. For certain, more specific uses such as data centres, it has been necessary to review additional market evidence from other authority areas to make an informed assumption.
- 6.38 The base construction costs have been informed by reference to the latest rates published on the RICS Building Cost Information Service (BCIS). This approach is promoted in the PPG on Viability for plan-wide testing, and we have endeavoured to select the most appropriate rates / definitions based on the typologies set out in Table 6.9. The costs have been varied subject to the size of the units, as per the BCIS categories, and we have also applied a 2% uplift to reflect the additional costs required to meet BRE AAM standards, as adopted in the plan-viability assessment supporting the emerging plan.

- 6.39 For other standard inputs, we have reviewed the cost and value assumptions proposed in the latest viability assessment undertaken in support of the emerging Local Plan in Thurrock.⁸ Where necessary, we have also called on our experience of undertaking viability assessments at both the plan-wide and site-specific level. A full schedule of the cost and value inputs supporting the appraisals can be found in Appendix 10.
- 6.40 Our appraisals have been undertaken using ARGUS Developer software. Please refer to Appendix 11 for copies of the appraisal summaries. Each typology tested has been set up on a residual profit basis, with a fixed benchmark land value informed by the HDH Local Plan Viability assessment. This allows a judgement to be made on whether a scheme typology might be viable subject to the level of return it generates. Typically, for plan-viability testing, minimum thresholds for commercial development range from c. 15 – 20% on Cost / 10 – 15% on GDV. This has been used as the benchmark in this high-level testing exercise.
- 6.41 The appraisals also assume that each scenario is delivered speculatively, allowing a period after the construction has been completed for rents to stabilise, and then assuming the units are disposed of to an investor thereafter. This again follows the approach typically adopted in plan-wide viability testing. If it was instead assumed the developments were delivered as ‘build to suit’ opportunities, or in partnership with an end user, then viability would be expected to improve.
- 6.42 Table 6.10 summarises the outcomes of the appraisals which have been ‘RAG’ rated using the following terminology:
- Unviable (red) - the development cannot generate a positive residual return and is fundamentally loss-making.
 - Marginal (amber) – the development generates a positive residual return which falls below the target thresholds;
 - Viable (green) – the development generates a positive residual return which exceeds the target thresholds;

Table 6.10 – Appraisal Outcome Summary

REF	Residual Profit (£)	Residual Profit (% on Cost)	Outcome (RAG)
S1	£21,240,952	33.84%	Viable (green)
S2	£25,456,634	52.31%	Viable (green)
S3	£16,493,144	16.04%	Viable (green)
S4	£813,397	26.30%	Viable (green)
S5	£114,283,084	20.04%	Viable (green)
S6	£15,368,846	44.95%	Viable (green)
S7	£203,928	14.30%	Marginal (amber)
S8	£1,275,840	16.94%	Viable (green)
S9	£5,068,953	6.61%	Marginal (amber)

⁸ HDH Planning & Development, 2023. Local Plan Viability Update.

REF	Residual Profit (£)	Residual Profit (% on Cost)	Outcome (RAG)
S10	-£1,945,888	-11.41%	Unviable (red)

Source: AspinallVerdi, 2025.

- 6.43 The testing has shown that the majority of typologies are viable, with returns which exceed the 15-20% on cost typically targeted for commercial development. Those which are shown to be more marginal are noted to be brownfield sites, which include a higher benchmark land value, and also require additional demolition and / or remediation costs.
- 6.44 The sole typology shown to be unviable is the office development (S10), where the scheme is unable to generate a positive return. This is explained by the relationship between costs and values associated with office development, where despite higher rents typically being achieved than general industrial premises, the investment yields applied to offices are weaker which means that the capitalised values are not as prominent. Further, the base build costs for offices in Thurrock are shown to be over twice that for industrial development, further eroding viability margins.
- 6.45 Naturally, the costs and values associated with each individual site will vary subject to a number of different criteria which extend beyond the scope of this exercise. For example, land values negotiated in commercial practice have the potential to stray from the benchmarks adopted in our appraisals and to assess viability in planning. Similarly, the extent of external works, demolition, remediation and base build costs will vary from site to site, depending on the individual constraints and investigations.
- 6.46 It should also be noted that the appraisals do not allow for any S106 contributions or policy costs beyond those included for Biodiversity Net Gain (10%). The ability to make contributions (and the extent required) should therefore be judged against the residual return generated for each typology. If the Council are seeking to introduce specific design standards, energy efficiency requirements or other employment-specific development policies which will impact viability then we recommend the appraisals be reviewed.
- 6.47 Whilst the typologies tested have been developed based on information available for the potential sites, the results should not be interpreted as site-specific assessments. Nonetheless, assurance can be taken that the overall viability of employment development across Thurrock is positive and is further justified by the fact that sites are continuing to come forward speculatively. The lack of viability for office space is not considered a significant concern, nor is it a trend unique to Thurrock. From our experience, this is a wider viability dynamic which is being observed more broadly across other authority areas and regions which do not have prime office markets.

Summary

- 6.48 Our assessment has considered 82no. potential employment sites which comprise over 3,080 ha of land. The vast majority of sites have been submitted through the most recent CfS process, however the assessment has also extended to others that have been put forward previously for consideration but not resubmitted in 2025. The fact that some sites have not been resubmitted may suggest they are no longer available, or are being promoted for an alternative use instead of employment. If the Council are

minded to consider allocating any of the sites submitted in previous calls, then we recommend further investigations are undertaken to confirm their availability.

- 6.49 A number of potential sites are already located within established employment areas or existing employment allocations (i.e. as reviewed in Chapter 4). Whilst these sites conflict with the definition of 'potential' adopted in the previous assessment, some have been selected as part of the consultation exercise and hence they have been retained within this section of the assessment. We have included a column within the assessment matrix which confirms when each site was submitted (i.e. year of CfS), which may be useful to refer to when updating and monitoring the ELAA.
- 6.50 There is a small number of sites within the assessment matrix which are considered to pass all three NPPF tests (i.e. suitable, available, achievable) but are already located within established employment areas / allocations, or have been the subject of planning applications where the principal of employment use has been deemed acceptable. We have highlighted these sites to identify where there may be crossovers with those reviewed in Chapters 4 & 5 of this assessment. This will also help guide the Council's decision-making on the provision of new allocations by distinguishing those which are not presently allocated nor benefit from an extant consent for employment use.
- 6.51 There are several other sites within the matrix which are shown to be available and achievable, however they do not pass the suitability test owing to existing planning constraints – namely, those located in the Green Belt. If the Council is minded to consider allocating land within the Green Belt, we would reiterate that the ability to defend against further sprawl should remain a key consideration. Our analysis has sought to identify those sites which are more easily defensible based on existing barriers and boundaries. This also includes a separate list of sites which may coincide with the proposed LTC route and order limits, although it is noted that these are likely to be subject to confirmation.
- 6.52 The isolated list of sites which have been rated 'Very Good' in the policy off grading is designed to help inform the decision-making process by highlighting those which appear to balance most of the key criteria considered in this assessment. Inevitably, the decision on allocation will require a balanced assessment and may also necessitate certain 'trade-offs' in terms of interests (e.g. location / green belt release / size / containment).

7 Conclusion

- 7.1 This report provides an updated assessment of the existing, available and potential employment land across Thurrock. The observations and recommendations identified in this assessment can be used to inform the Council's plan-making process. Below, we summarise the key conclusions and recommendations arising from our assessment.

Existing Employment Land

- 7.2 The commercial property market review has identified strong demand for industrial uses across Thurrock and a subsequent need to retain employment land where possible and appropriate. It is clear from our review of the adopted 2015 allocation boundaries that a reasonable amount of land has already been lost to alternative uses within the past 10-years, namely those in the Lakeside area and South Ockenden, and as such, further losses should be resisted where possible and pragmatic.
- 7.3 The existing site boundaries submitted for consideration within this assessment are generally deemed appropriate, except for minor adjustments to reflect changes in land uses over time. Our assessment has included recommendations on where site boundaries can be adapted, including those which may contain non-employment uses, as well as updates to designations. This will ensure the emerging policies concerning employment uses and economic development are applied correctly across Thurrock.
- 7.4 Our assessment has identified 9no. sites which the Council may wish to consider releasing from employment allocation. Cumulatively, these sites amount to less than 5% of the total employment land stock across Thurrock (less port sites). This includes the Coryton Oil expansion land, which may still come forward for alternative employment use (i.e. not related to oil / chemical storage). If this site is to be retained for employment use, the remaining 8no. sites account for less than 1% of the total employment land across Thurrock (12.6 ha). These generally comprise smaller employment sites on the edge of existing settlements, or those positioned in areas where other employment land has been lost to alternative uses.
- 7.5 Given the supply constraints, and to protect employment land from being lost without appropriate justification, it is also recommended that the Council consider implementing a policy that requires any proposed change of use to be supported by evidence. Similar policies adopted elsewhere set requirements for marketing information, including records of viewings, interest and offers, as well as viability testing to justify the proposed change and release from employment use. This will ensure that any further losses are fully justified and supported by market evidence of demand (or lack thereof).

Available Employment Land

- 7.6 Our assessment has shown a minor change in availability across Thurrock. Some sites previously identified as available no longer meet the definition and have therefore been removed from the assessment, whilst others have become available and have therefore been incorporated. The changes result in a net reduction in the number of sites to 37no. which results in a revised land area of 392.6 ha (gross) / 312.4 ha (net developable). Of this total, we have concluded that 20no. sites are deemed to be

readily available for development and could come forward within the next year, equating to 138.4 ha (gross) / 124.7 ha (net developable).

- 7.7 The overwhelming majority of availability, both in terms of the number of sites and corresponding areas, remains concentrated at the eastern end of the Borough around London Gateway and Thames Enterprise Park. At the opposite end, smaller clusters of availability are shown but provide significantly less space. This contrasts with the trends identified from our property market review, where employment premises in western locations account for between 32.1% (industrial) - 82.9% (office) of leased floorspace, and 43.5% (office) - 92.8% (industrial) of sales floorspace.
- 7.8 To assist with the Council's decision-making, we have considered the impact of including or excluding a select number of sites on the total availability. This includes the existing sites highlighted for potential removal from employment use, along with those that were previously identified as having limited prospects of being used for office or industrial purposes. The range in availability can therefore vary from 337.9 – 392.6 ha (gross) / 263.7 – 312.4 ha (net developable). We recommend the Council reconcile whether the sites deemed previously unsuitable and unlikely for employment development remain as such, as this will influence availability.
- 7.9 Using AMR data and estimates on potential annual need, we have determined that the current availability (net) equates to between c. 22 – 27-years' worth of implied supply. When the readily available land is isolated, drops to c. 9 – 11 years. The headline figures imply that Thurrock may have sufficient availability to meet demand over the emerging plan period, based on previous take-up. However, further analysis of the data has shown the uneven distribution of availability across the borough, with the vast majority located at the eastern end around London Gateway and Thames Enterprise Park.
- 7.10 It is not considered a realistic expectation that the c. 82% of available land at the eastern end will suit all occupier needs in Thurrock over the 20-year plan period. When considering the spread of transactional activity demonstrated in our market review, we expect there may be a need for further employment at the western end of the borough to meet more general employment needs.
- 7.11 Please note that the recommendation to consider allocating further land should be read in conjunction with the conclusions arising from the updated Economic Development Needs Assessment. Pertinently, the forecast of need over the plan period which considers growth scenarios and employment statistics.

Potential Employment Land

- 7.12 Our assessment has considered 82no. potential employment sites which comprise over 3,080 ha of land. A number of sites are already located within established employment areas (i.e. as reviewed in Chapter 4) or existing employment allocations relating to former uses (e.g. oil refineries). We have highlighted these sites to identify where they may be crossovers with those reviewed in Chapters 4 & 5 of this assessment, and distinguish those which are not presently allocated nor benefit from an extant consent for employment use. This will help guide any decisions on new allocations.
- 7.13 We have undertaken a separate 'policy off' grading to help identify those sites where the prospects for employment use could improve if they were not subject to the existing policy requirements / restrictions. There are several other sites within the

matrix which are shown to be available and achievable, however they do not pass the suitability test owing to existing planning constraints – namely, those located in the Green Belt. If the Council are minded to consider allocating land within the Green Belt, we would reiterate that the ability to defend further sprawl should remain a key consideration. Those sites which are bound by natural features, roads and highways can more easily contain future expansion and prevent further losses over the long term.

- 7.14 Inevitably, the decision on allocation will require a balanced assessment and may also require certain ‘trade-offs’ in terms of interests (e.g. location / green belt release / size / containment). Our review has identified 10no. sites that are not presently in established employment areas which are deemed to balance most of the key criteria considered in this assessment.

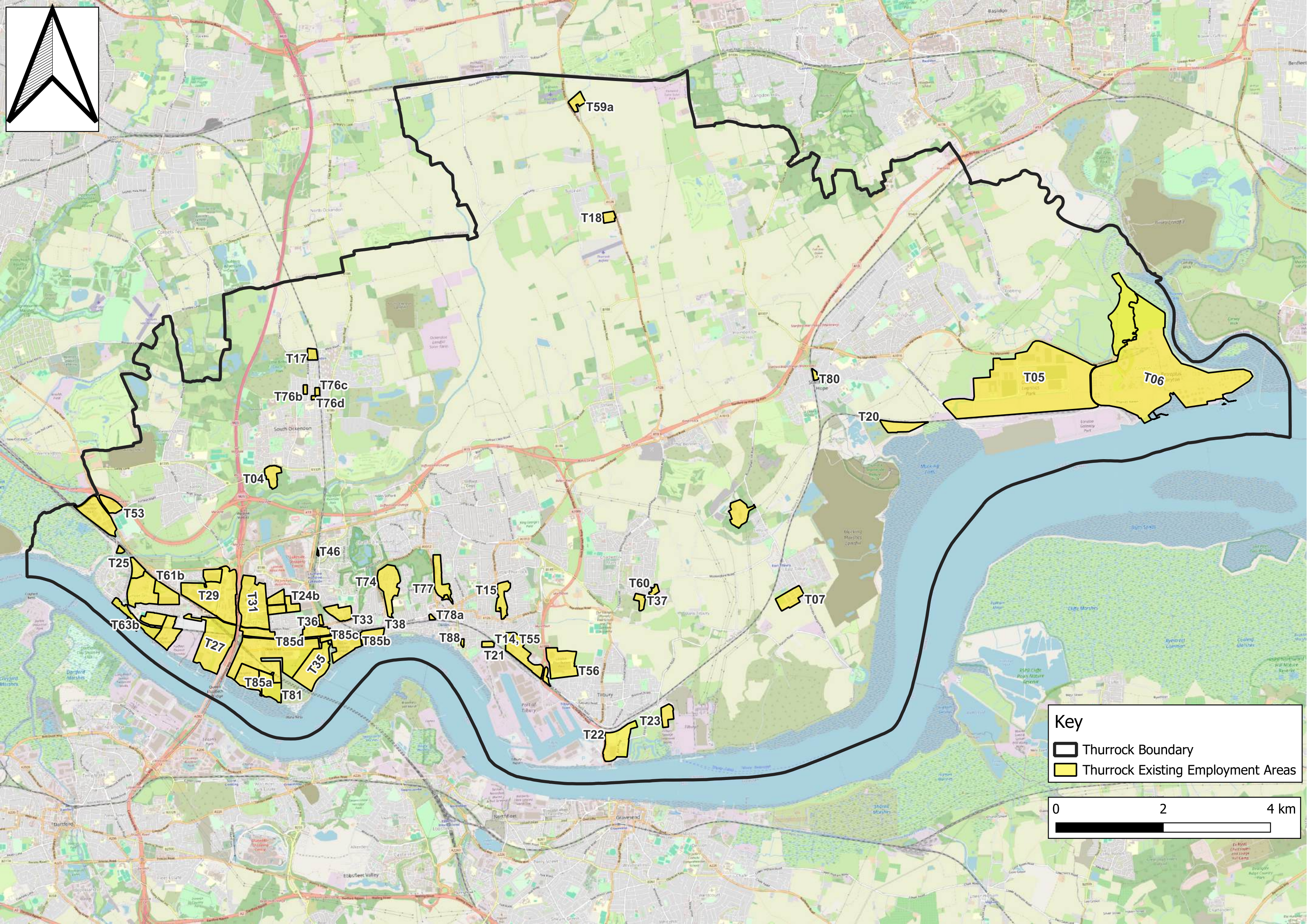
Limitations

- 7.15 As set out at the start of this assessment, it is the responsibility of plan makers to decide which sites should and should not be included for allocation within the Local Plan, taking into account other evidence base documents and considerations which exist outside the scope of this report. Whilst this assessment seeks to assist with the Council’s plan-making process, recommendations should not be interpreted as definitive instructions as to which sites the Council should allocate or otherwise. Our suggestions are made based on the method described in the introduction and consideration of information supplied for this assessment.
- 7.16 Measurements and areas used within this assessment have primarily been obtained from the GIS mapping data provided by the Council and corresponded with observations made during the site visit. For the avoidance of doubt, our site visits did not include individual measurement exercises for the sites / areas contained within this assessment. Further, it has been necessary to estimate some site areas, including those where amendments have been made to boundaries. If there are any sites of particular interest where boundaries may require review, we recommend the Council appoint a suitably qualified professional to undertake a measured survey.
- 7.17 The consideration of the suitability, availability, and achievability of sites involves a degree of subjective judgment based on imperfect information. For example, the ‘economic viability’ of a site can be assessed using different financial models and assumptions. Similarly, the assessment’s conclusions regarding the achievability of sites are based on prevailing market conditions at the time of the study. Future economic downturns or significant shifts in market demand could affect the viability of development.
- 7.18 The viability testing undertaken as part of the potential site assessment has been done to provide a broad understanding of development economics associated with employment land in Thurrock. The cost and value inputs adopted are high-level assumptions based on the data emerging from our commercial market review, however further investigations should be undertaken for each site to ensure that schemes coming forward are viable and deliverable. The testing has been to inform the purposes of this assessment alone and should not be quoted or used for any other capacity.
- 7.19 This ELAA provides a snapshot of land availability as of April 2025. Land availability can change rapidly due to planning permissions being granted, sites being developed, or landowners changing their intentions. We therefore recommend the conclusions are

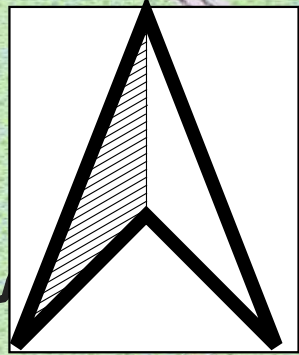
monitored as changes in land uses are observed across Thurrock and at appropriate intervals (i.e. plan reviews).

- 7.20 Given the dynamic nature of commercial real estate markets, the reliability of the data considered in our research is dependent upon the accuracy of the database inputs and the frequency of updates. As such, there is potential for slight discrepancies in the data collected when compared with other sources.

Appendix 1 – Existing Sites / Areas GIS Map

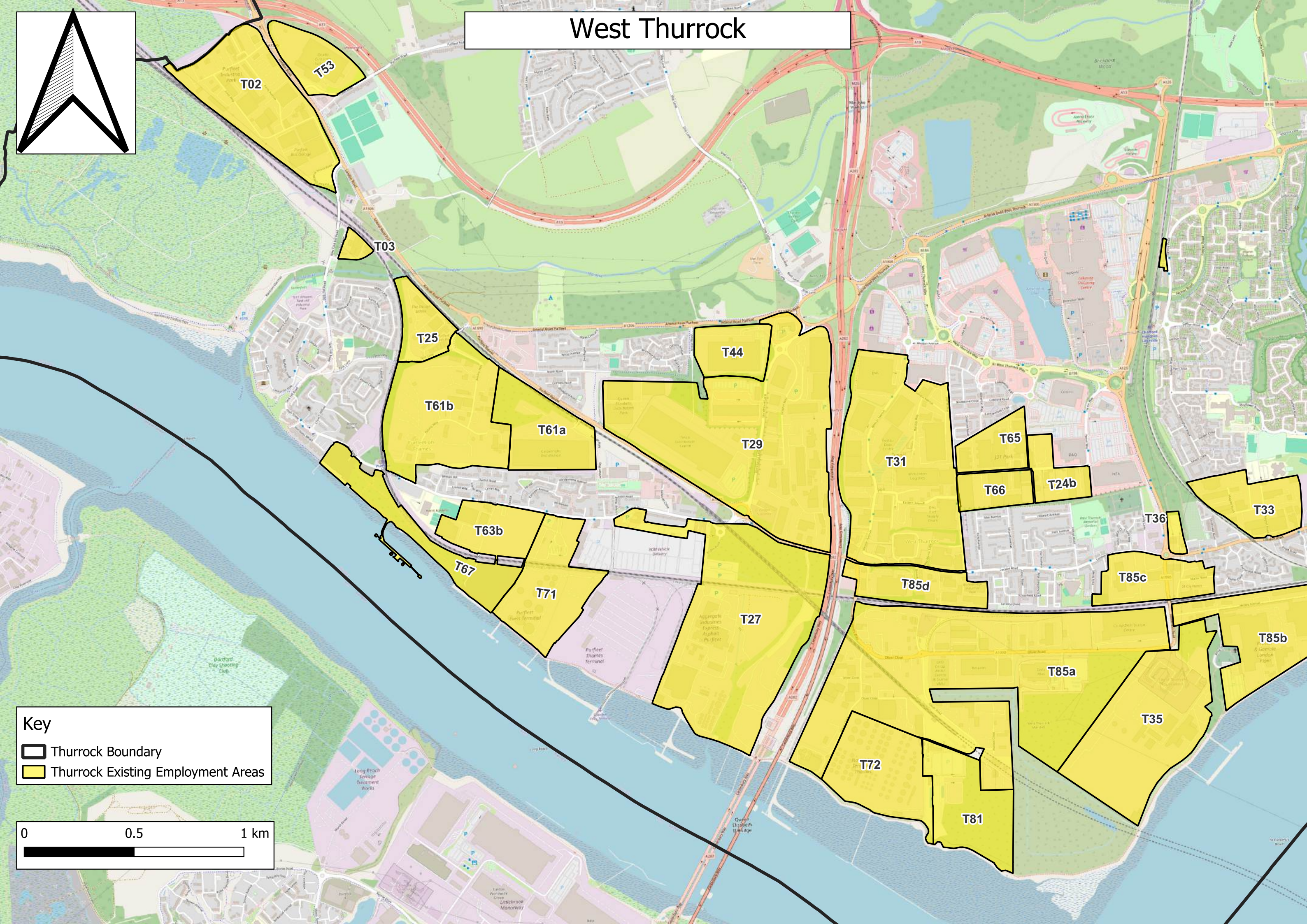
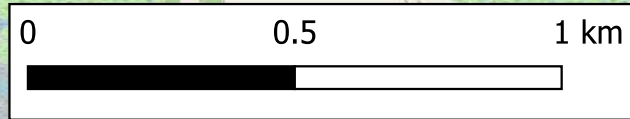


West Thurrock

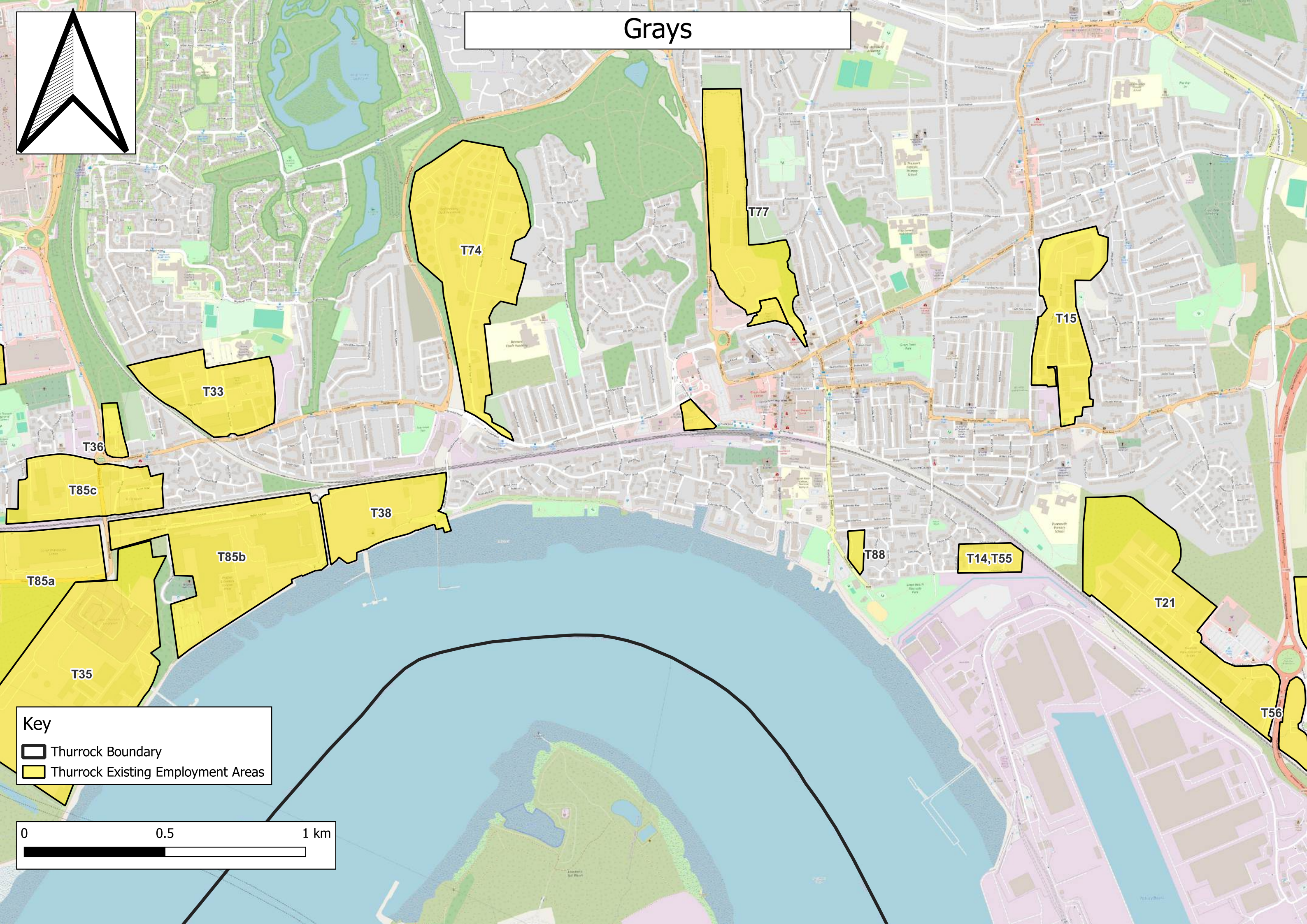
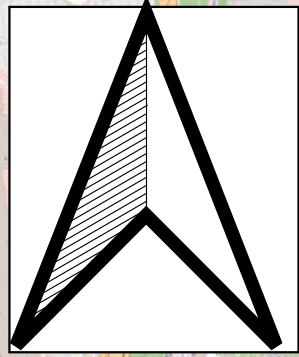


Key

- Thurrock Boundary
- Thurrock Existing Employment Areas

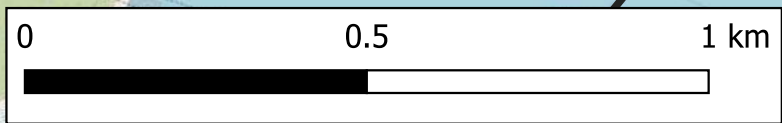


Grays

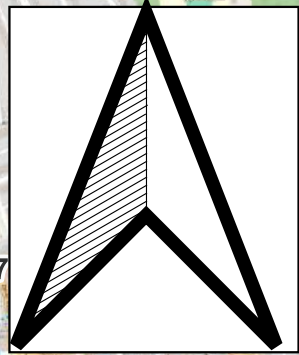


Key

- Thurrock Boundary
- Thurrock Existing Employment Areas



Tilbury



T15

T60

T88

T14,T55

T21

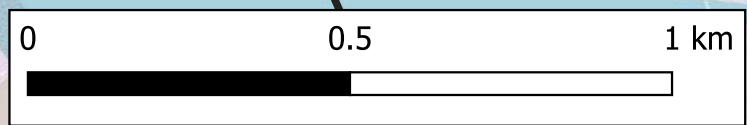
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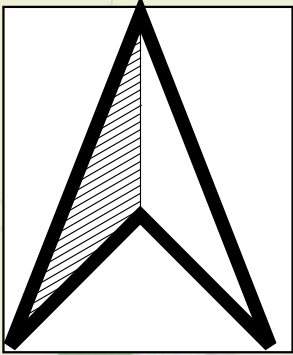
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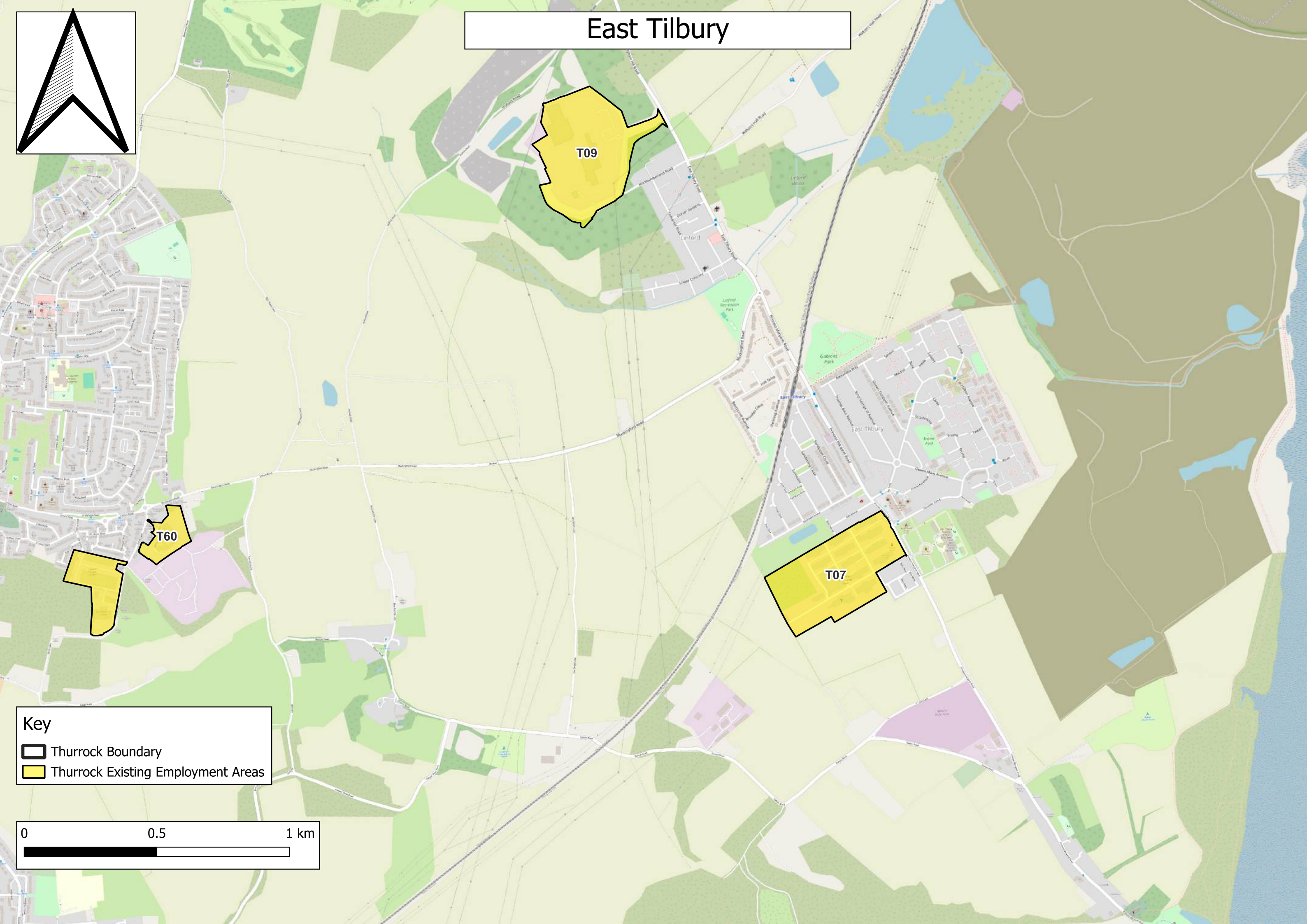
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-  Thurrock Boundary
-  Thurrock Existing Employment Areas





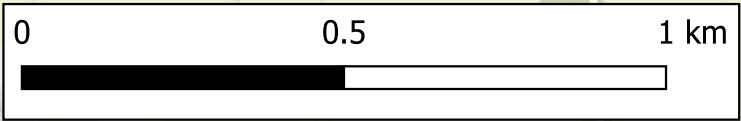
East Tilbury



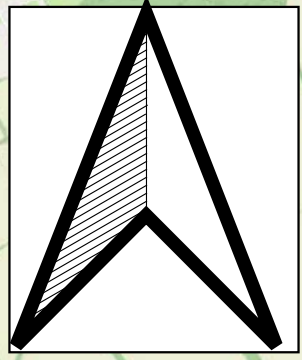
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Thurrock Boundary

Thurrock Existing Employment Areas

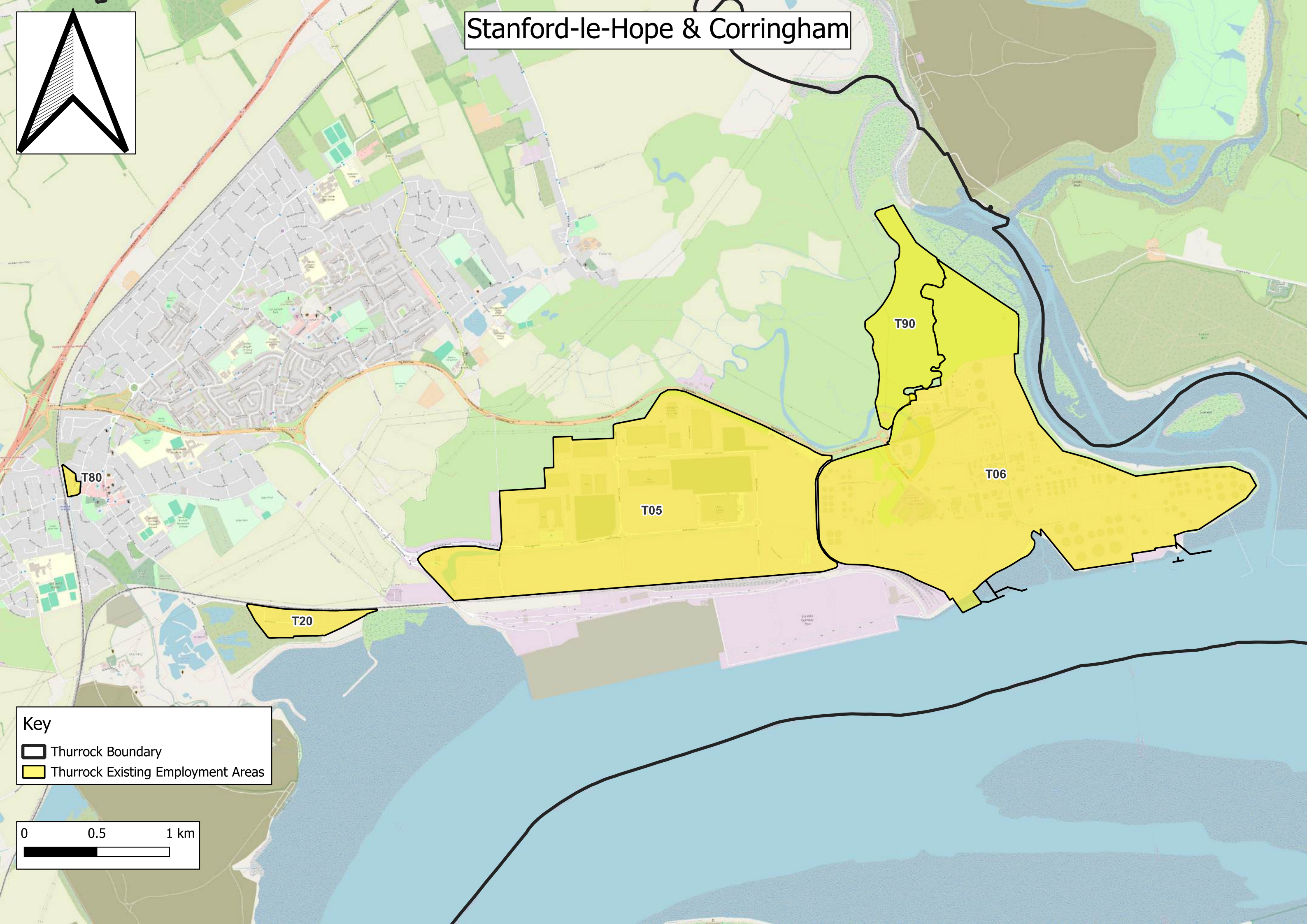
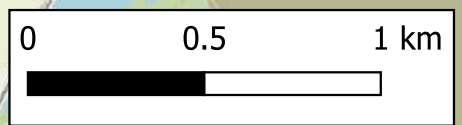


Stanford-le-Hope & Corringham

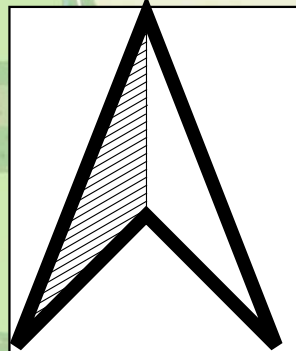


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- Thurrock Boundary
- Thurrock Existing Employment Areas

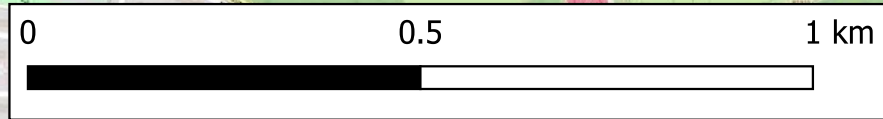


South Ockendon



Key

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-  Thurrock Existing Employment Areas



T17

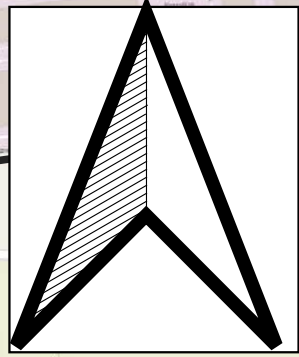
T76b

T76c

T76d

T04

Bulphan



T59a

T18

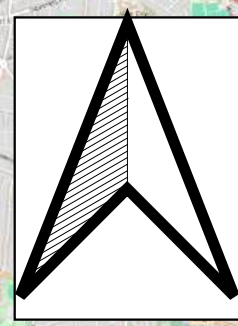
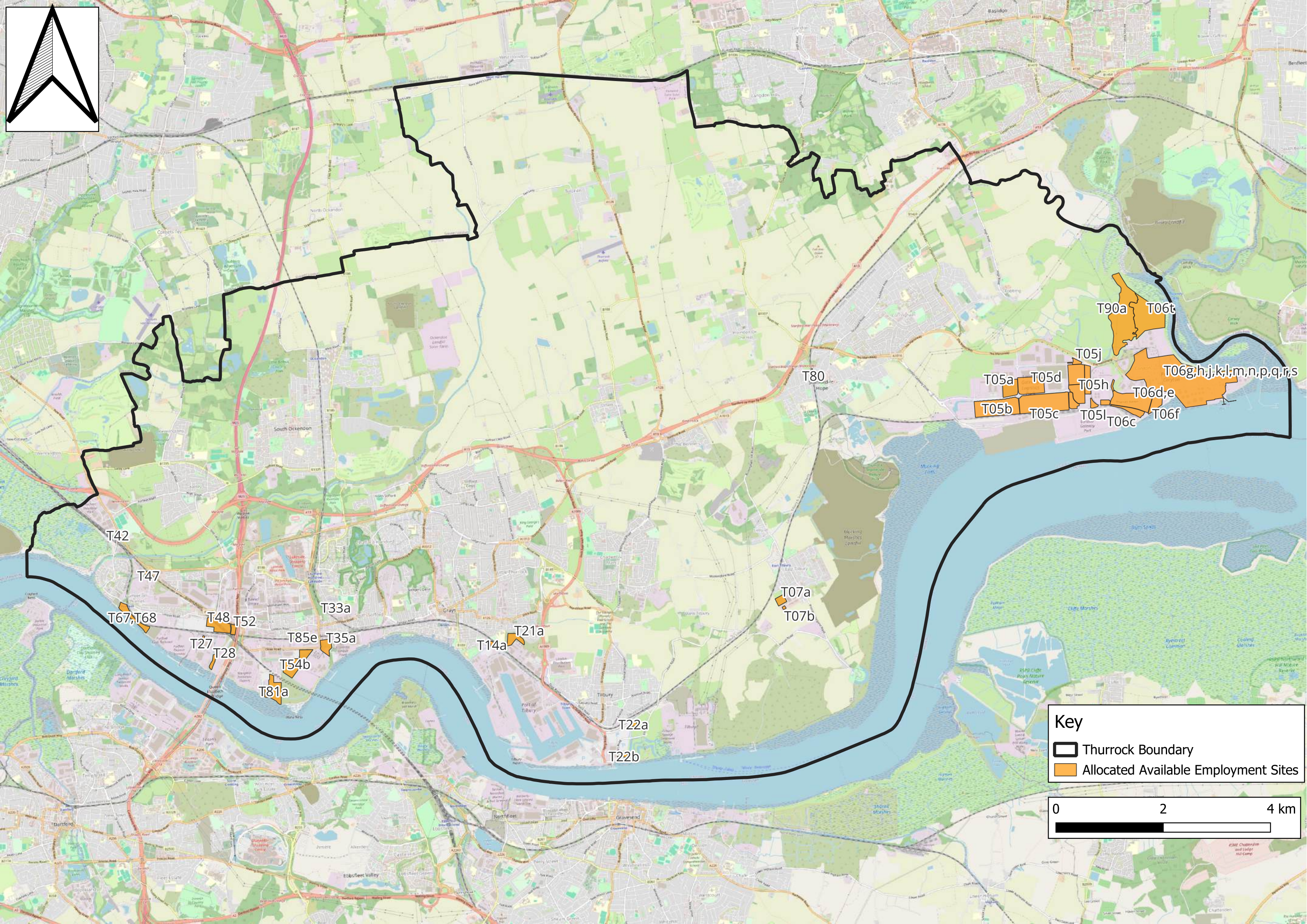
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-  Thurrock Existing Employment Areas

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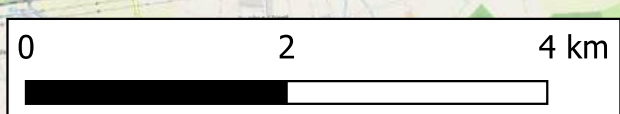


Appendix 2 – Available Sites GIS Map

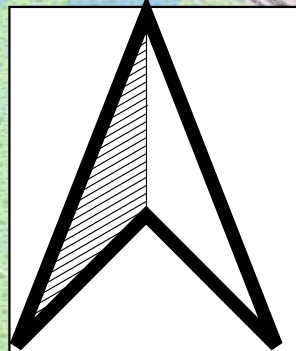


Key

-  Thurrock Boundary
-  Allocated Available Employment Sites

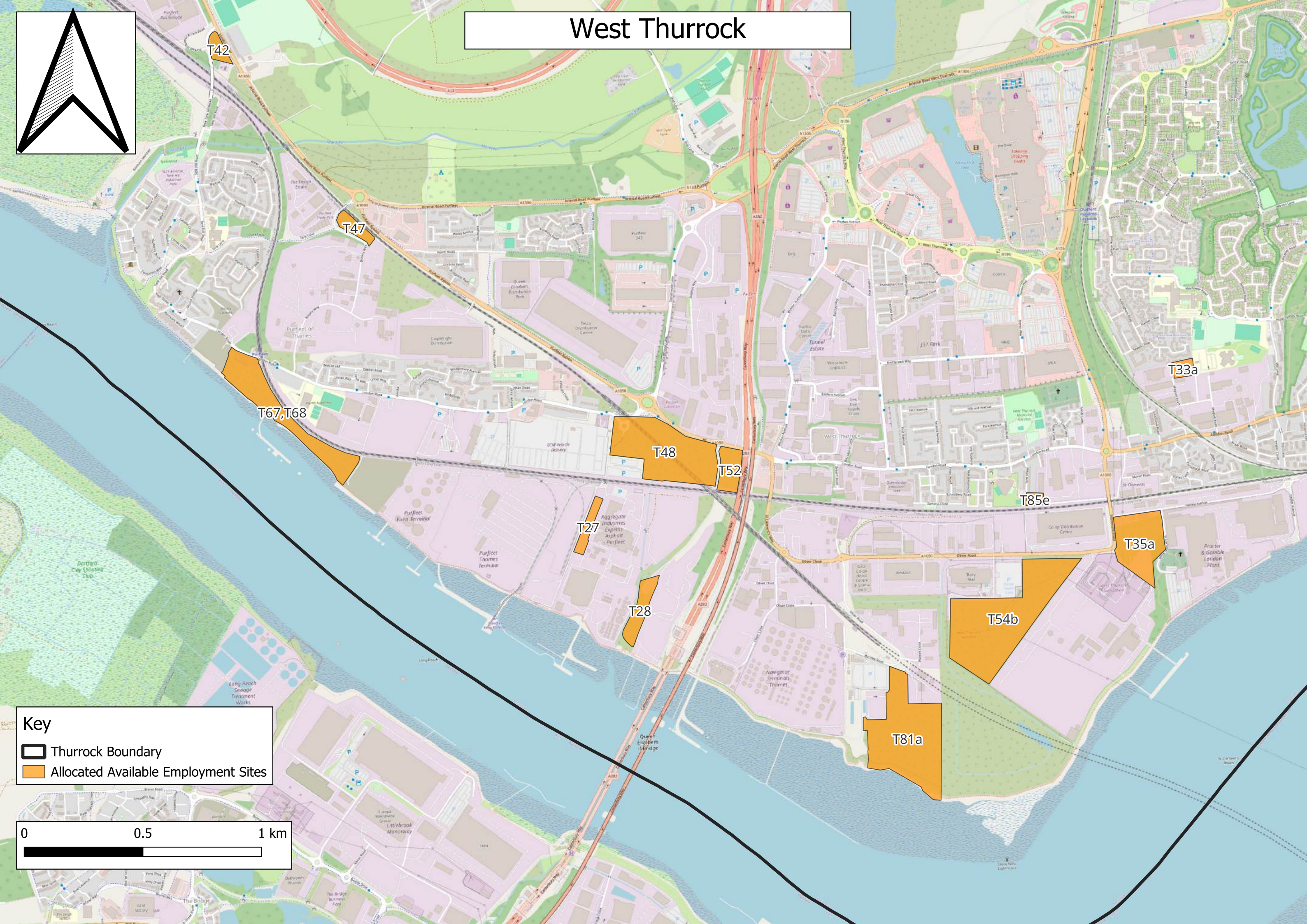
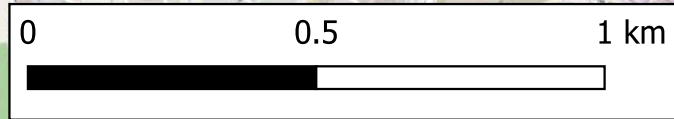


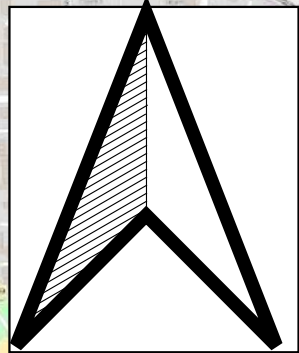
West Thurrock



Key

- Thurrock Boundary
- Allocated Available Employment Sites

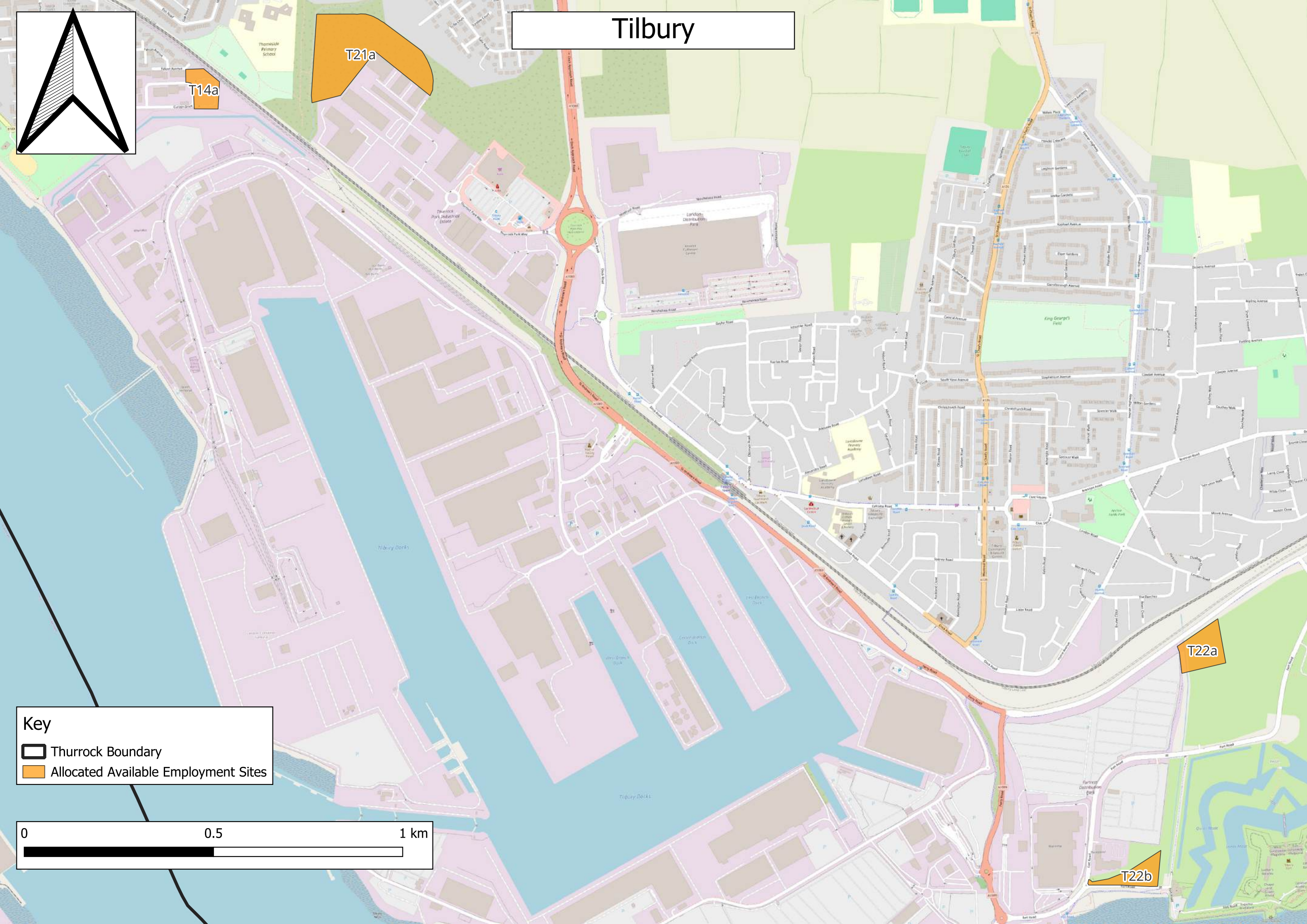
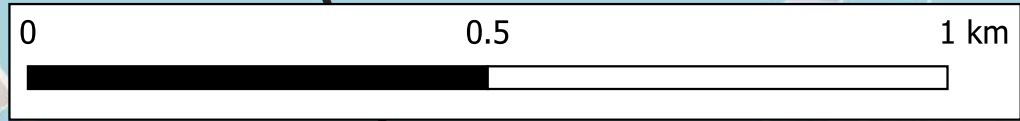


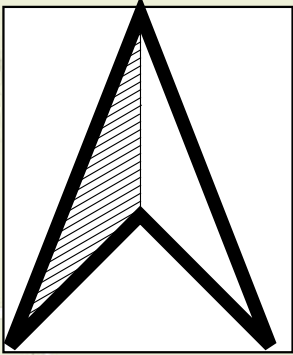


Tilbury

Key

- Thurrock Boundary
- Allocated Available Employment Sites



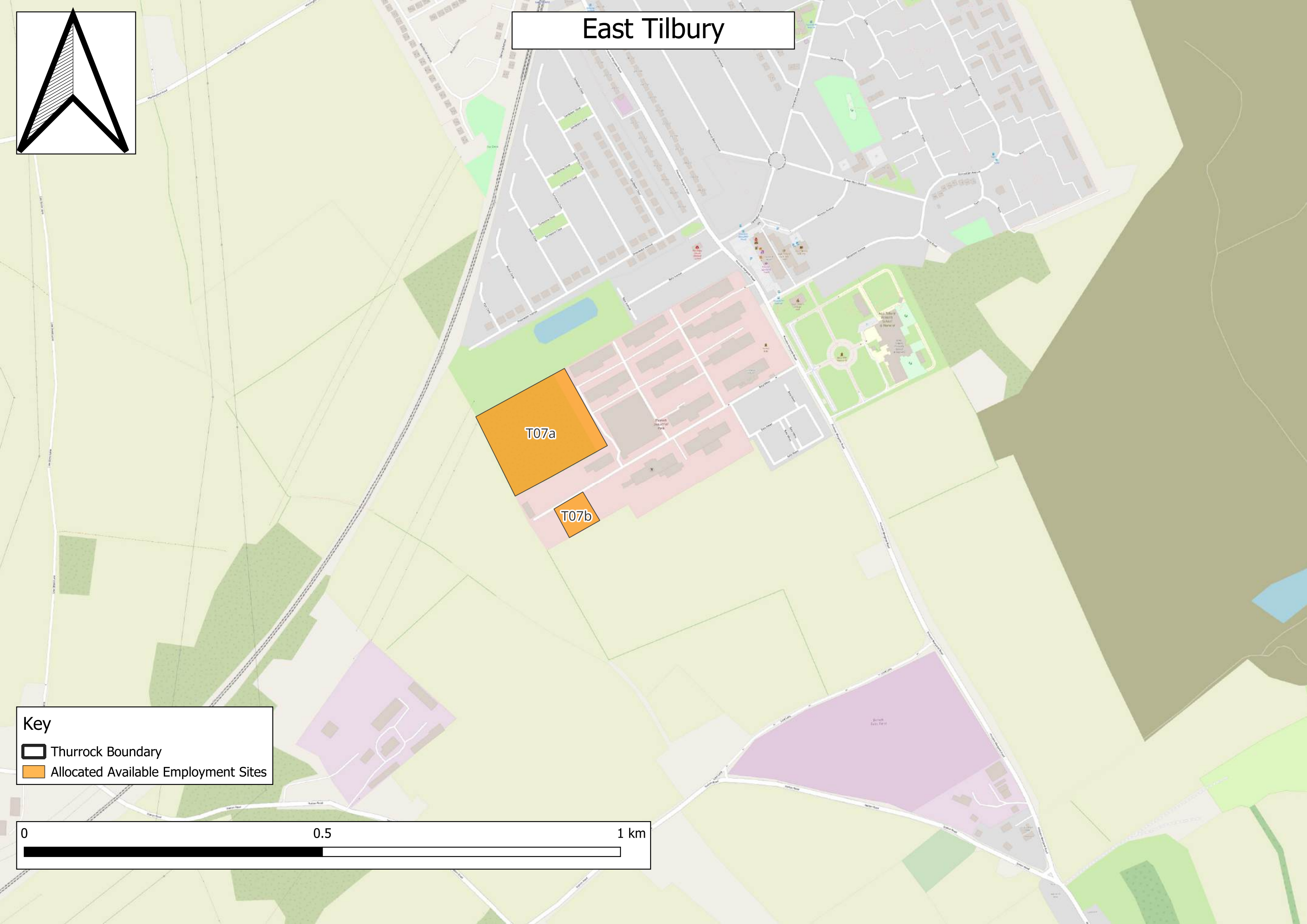
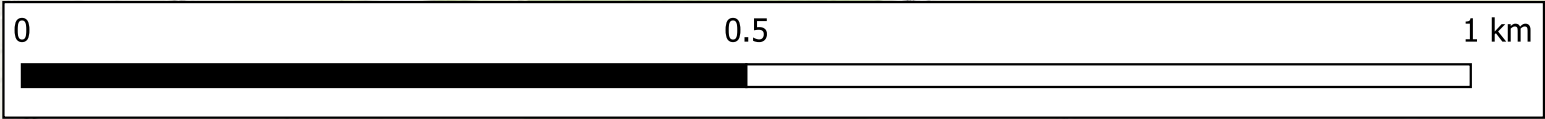


East Tilbury

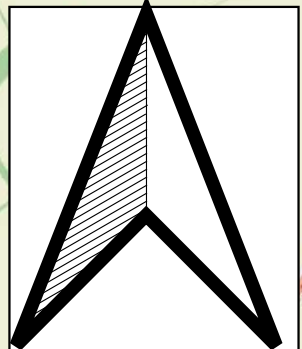
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Thurrock Boundary

Allocated Available Employment Sites

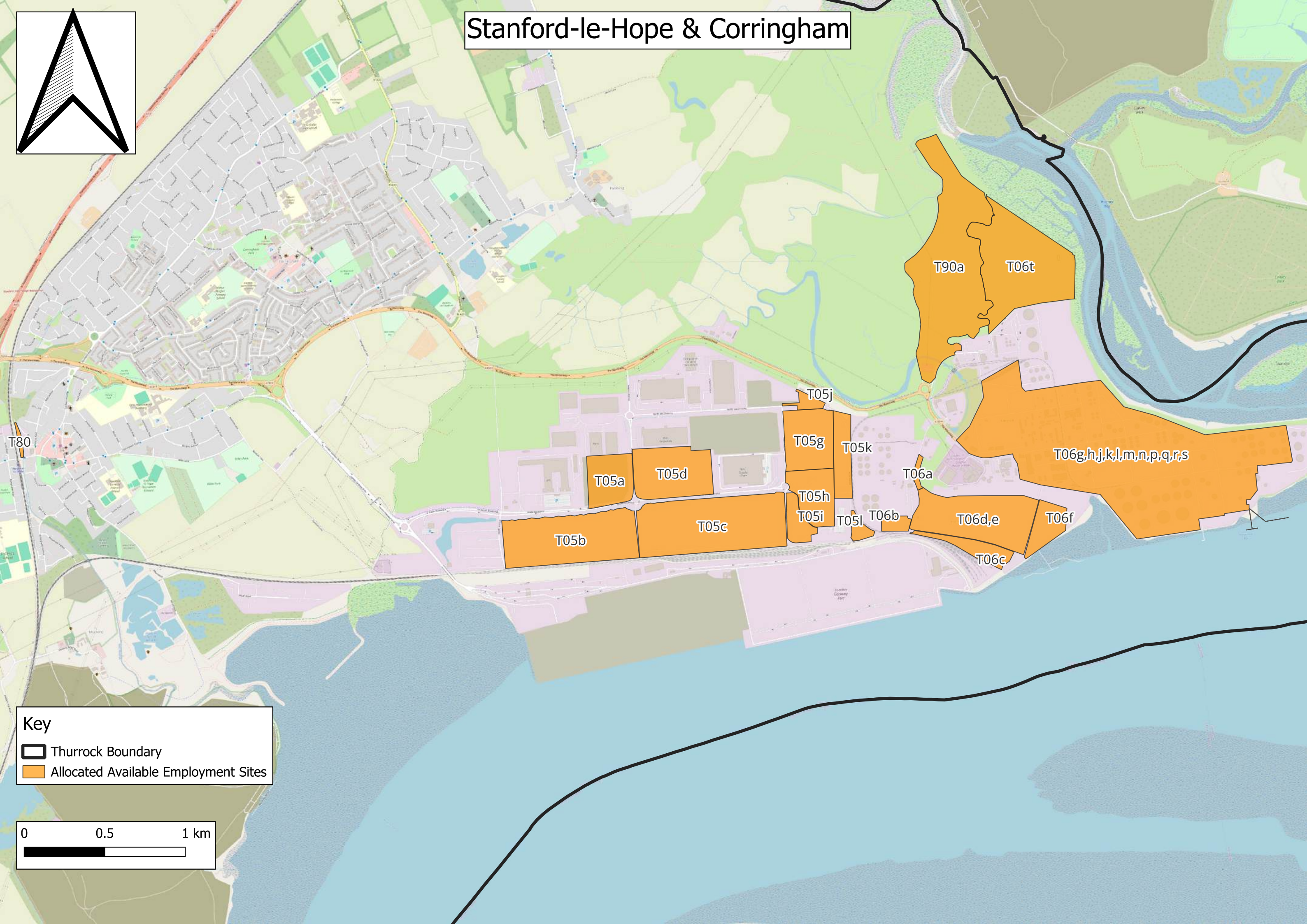
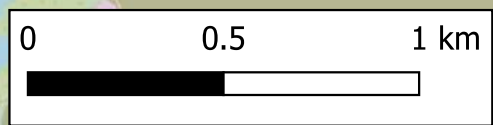


Stanford-le-Hope & Corringham

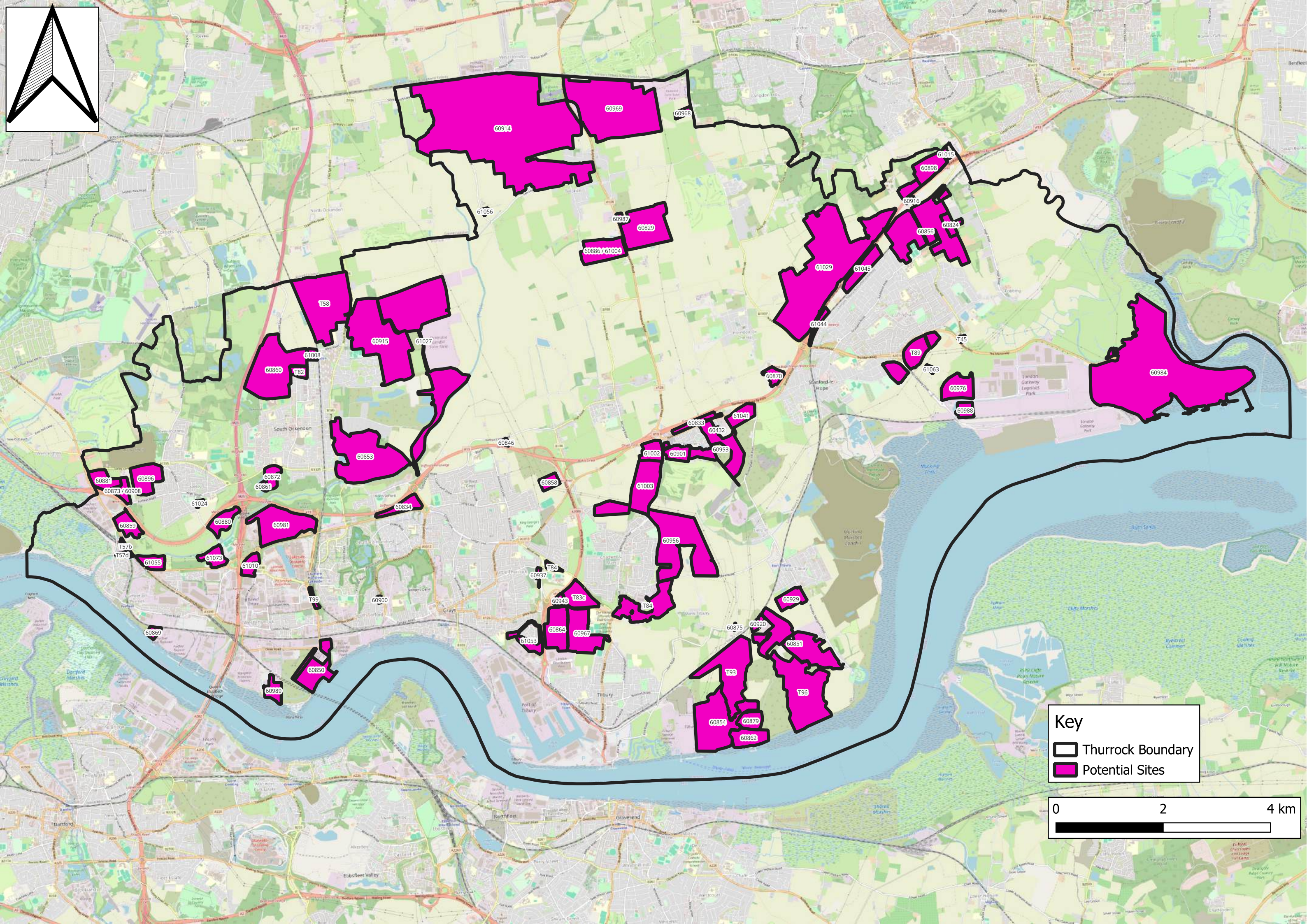


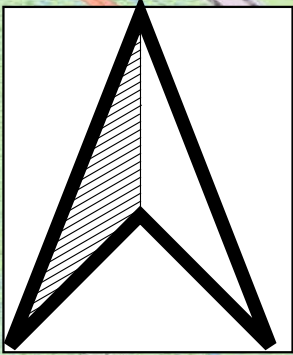
Key

- Thurrock Boundary
- Allocated Available Employment Sites



Appendix 3 – Potential Sites GIS Map

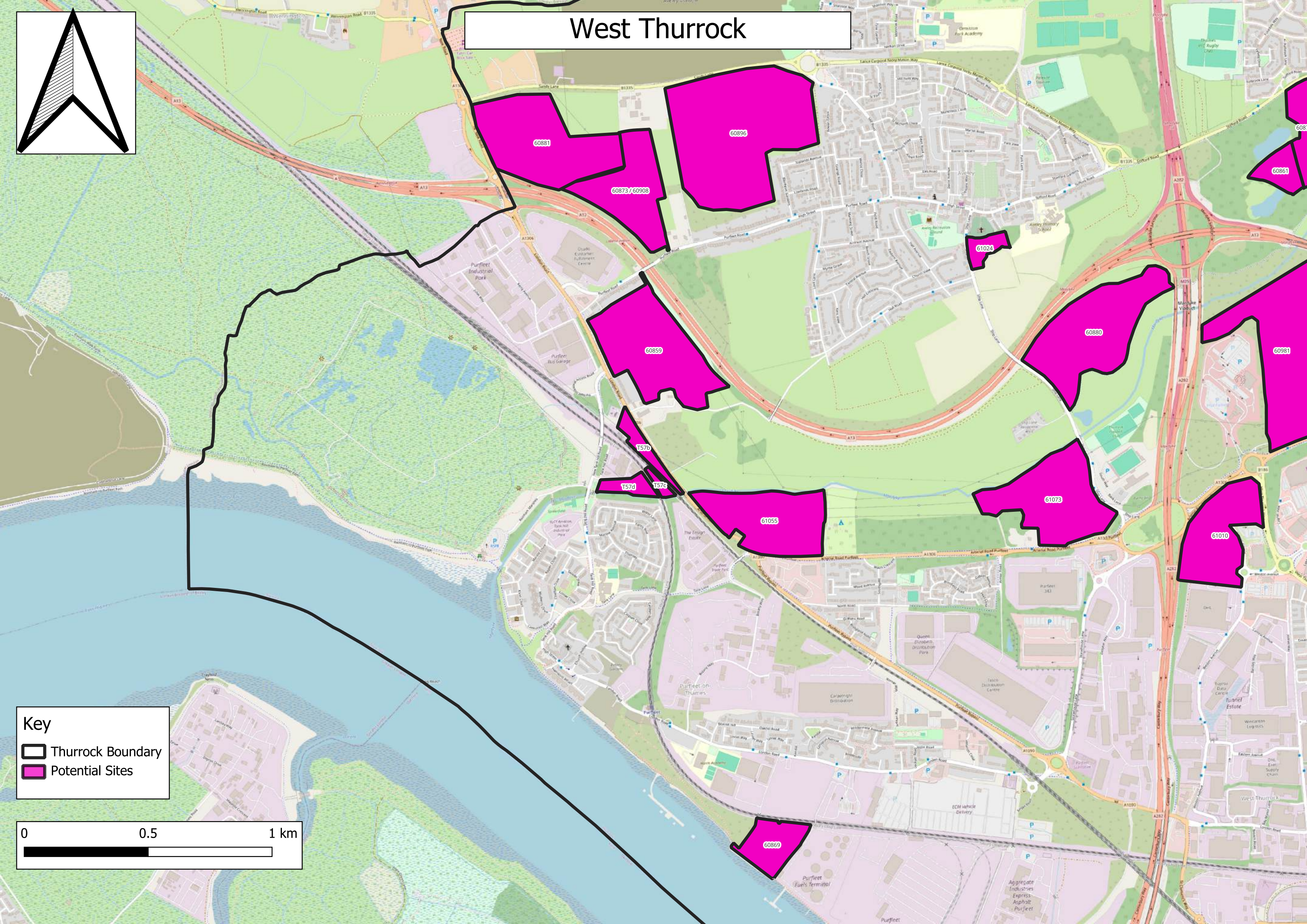
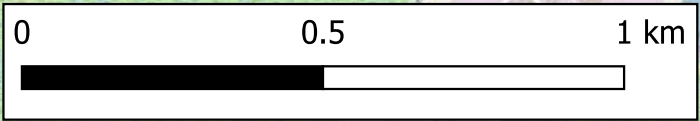




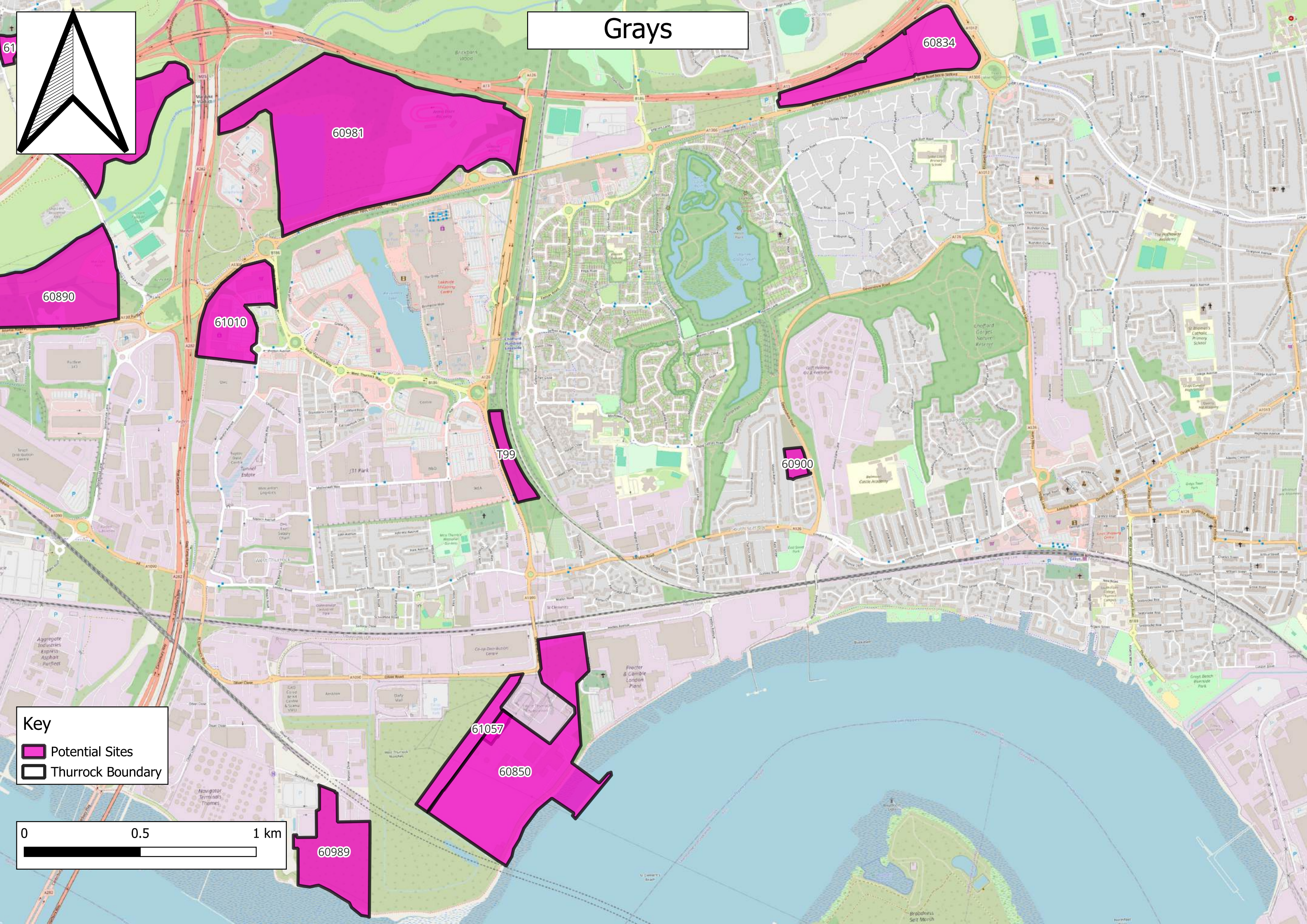
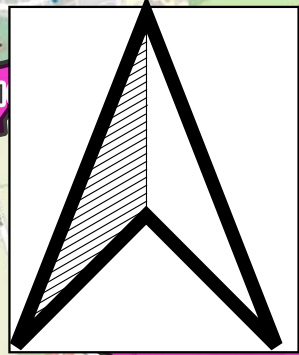
West Thurrock

Key

- Thurrock Boundary
- Potential Sites

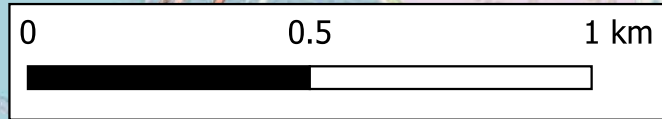


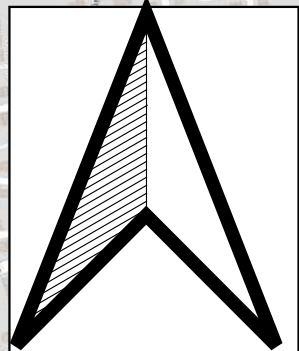
Grays



Key

-  Potential Sites
-  Thurrock Boundary

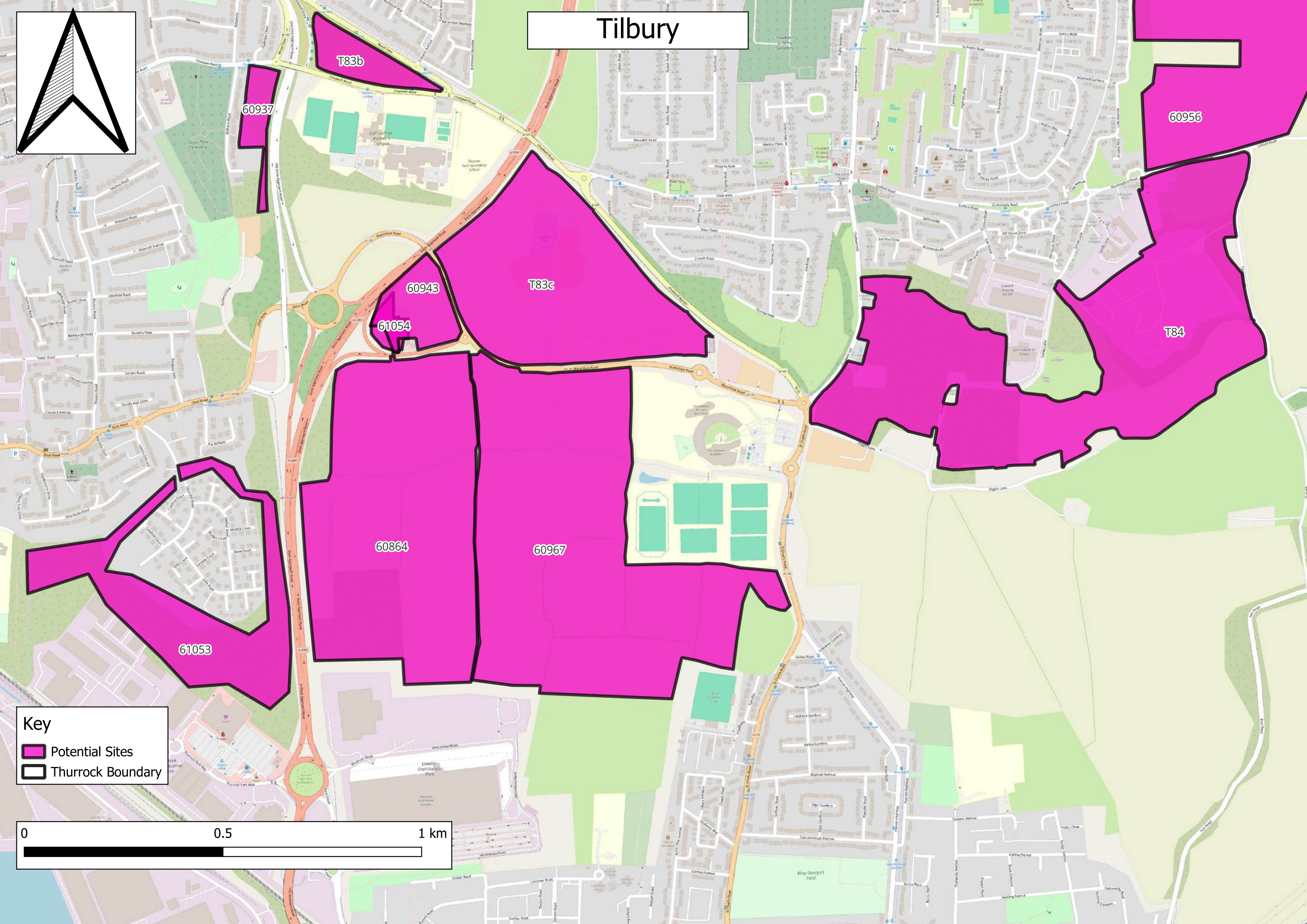
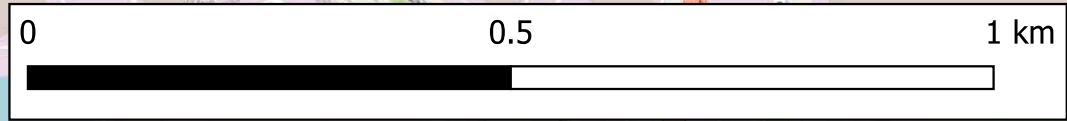




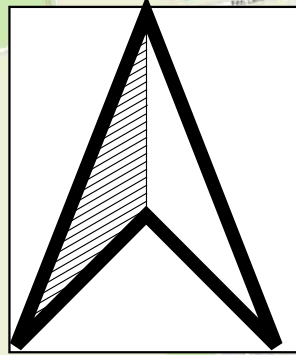
Tilbury

Key

- Potential Sites
- Thurrock Boundary

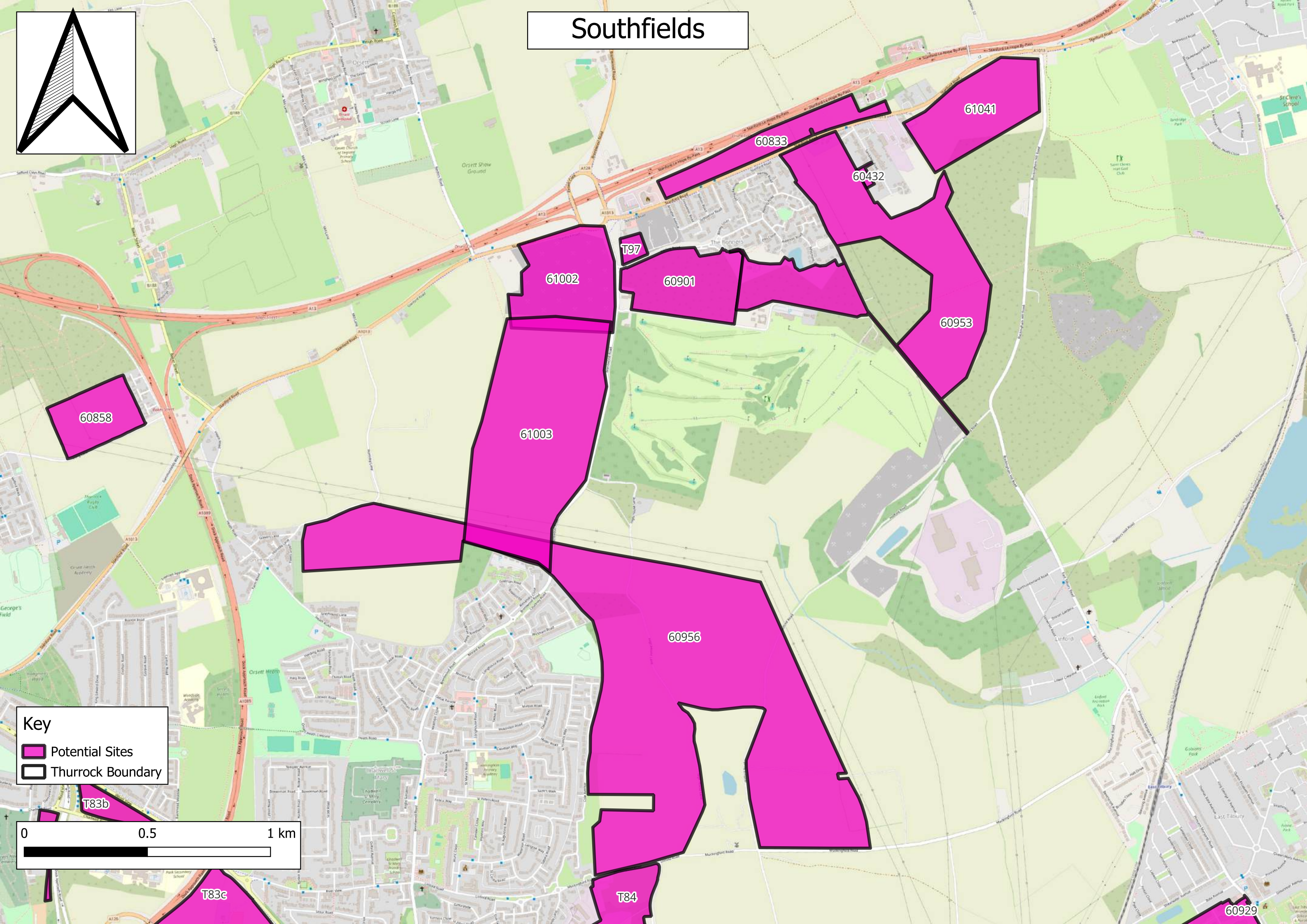
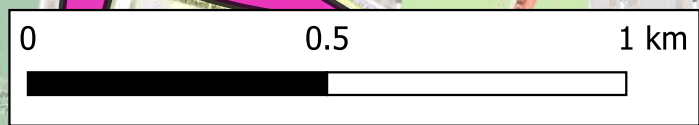


Southfields

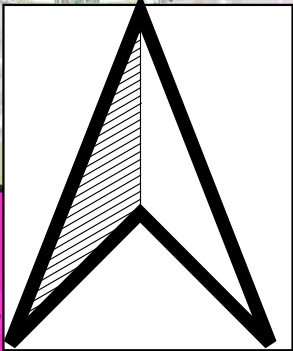


Key

-  Potential Sites
-  Thurrock Boundary

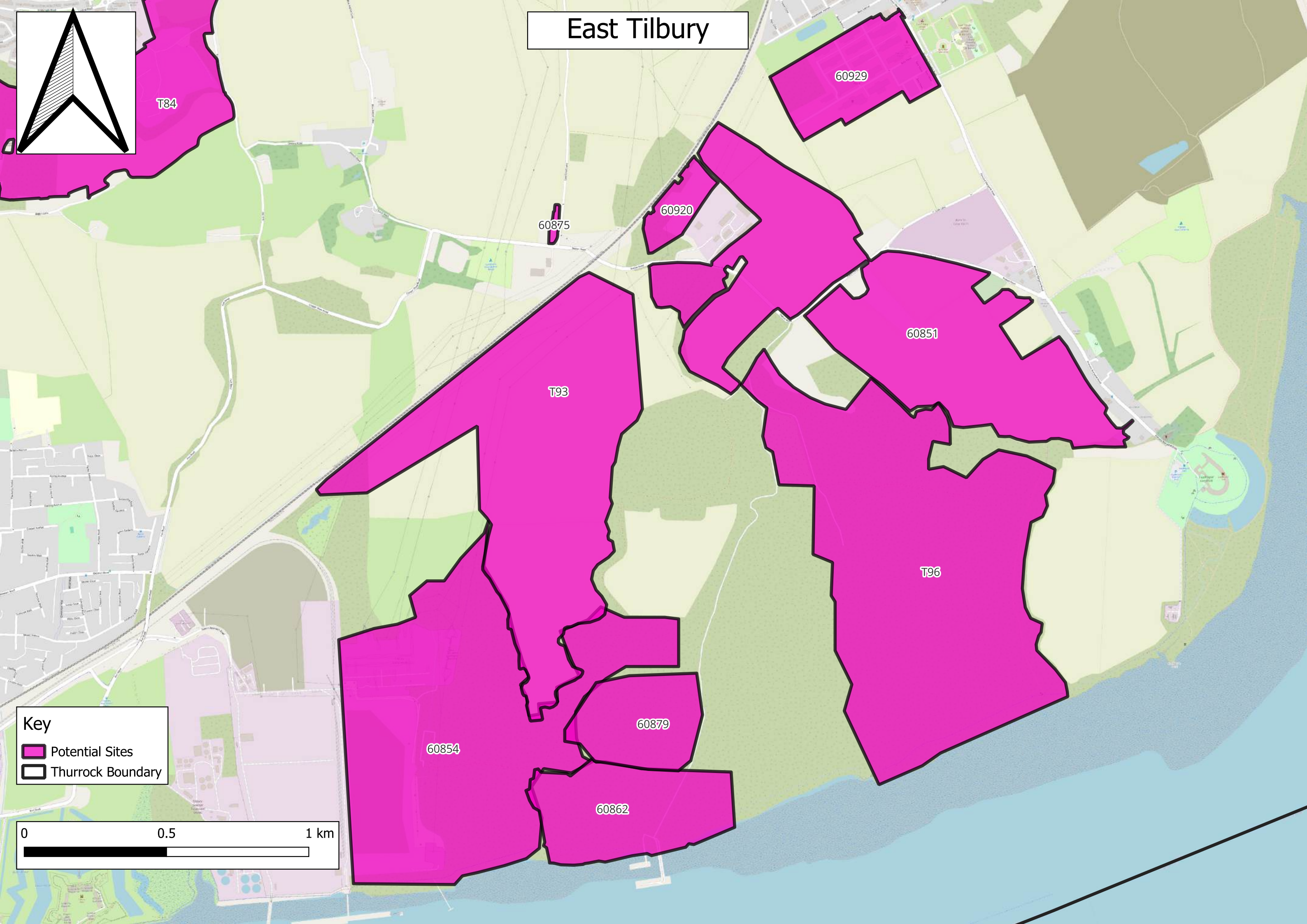
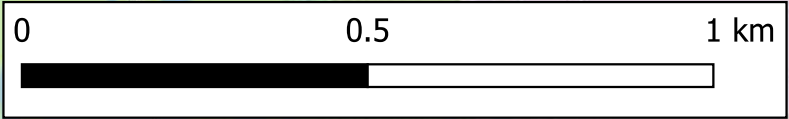


East Tilbury

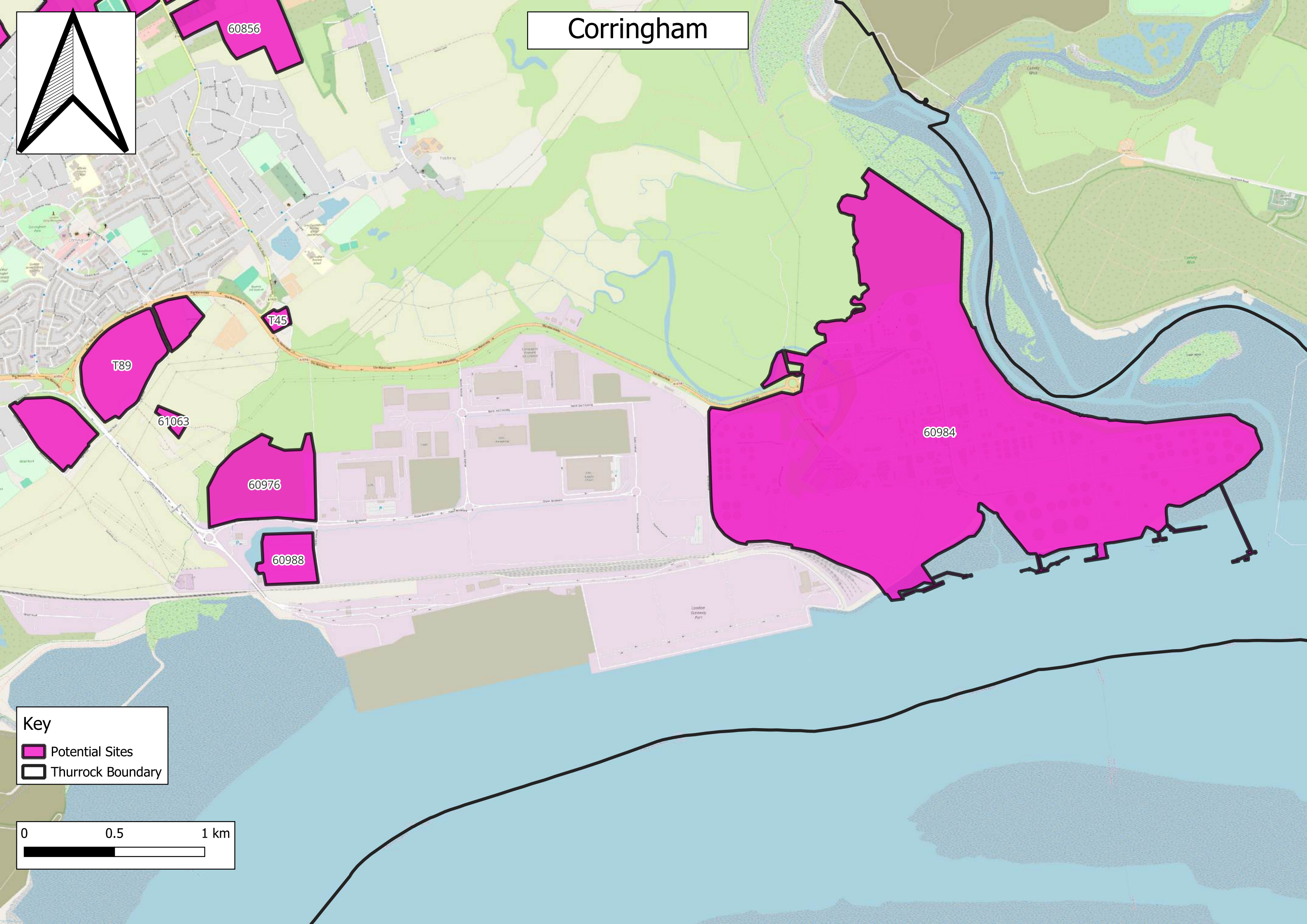
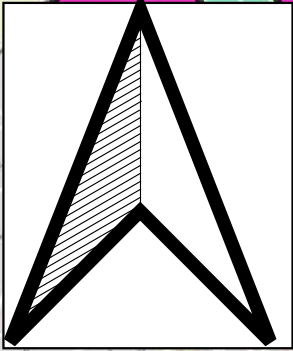


Key

-  Potential Sites
-  Thurrock Boundary

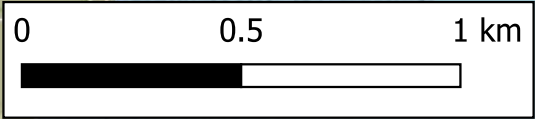


Corringham

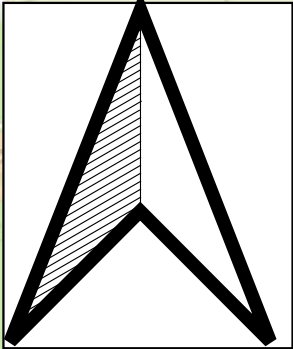


Key

-  Potential Sites
-  Thurrock Boundary

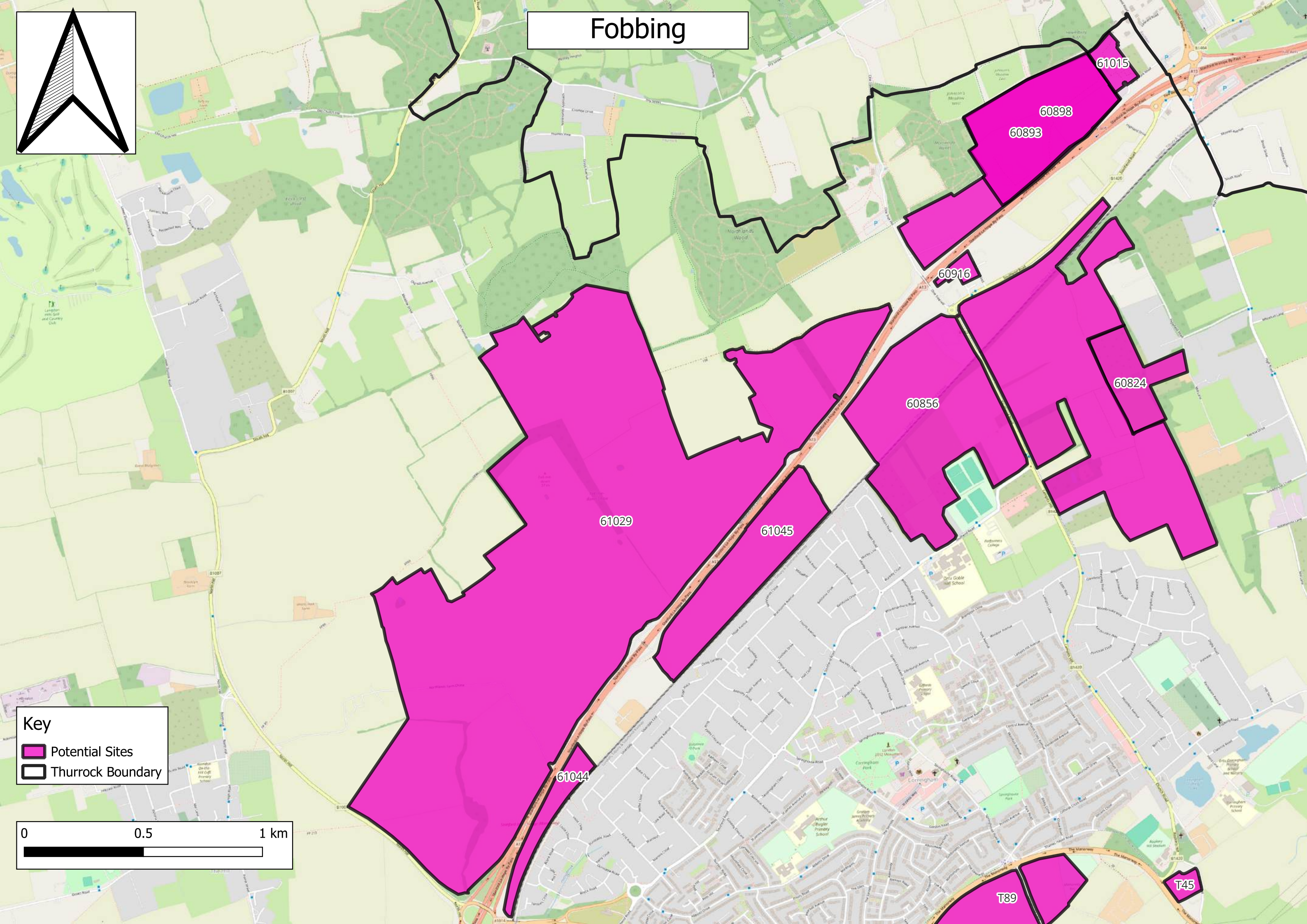
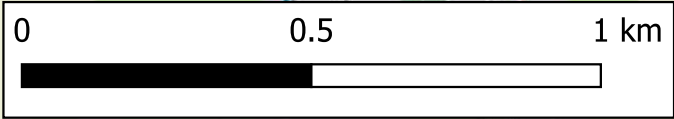


Fobbing



Key

- Potential Sites
- Thurrock Boundary



Appendix 4 – Commercial Market Review (Full)

Accessible Report



Thurrock Employment Land Availability Assessment

Commercial Market Paper

April 2025

Private and Confidential

Quality Assurance

Date of Report	April 2025
Version	V2
Filename and path	L:_Client Projects\2412 Thurrock Employment Land Study_Thurrock Council_Reports\2501 Market Report\250512 Thurrock Employment Land Study Market Paper_v2.1.docx
Prepared by:	Cory Tomlinson, Consultant Tom Melbourne, Consultant
Checked by:	Matthew Olive MRICS, Associate Director
Authorised by:	Parminder Dosanjh MRICS MRTPI, Executive Director
Date:	11 th April 2025

Limitation

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Appendices

Appendix A – Postcode Boundary Map

1 Introduction

- 1.1 AspinallVerdi have been appointed by Thurrock Council to undertake an updated Employment Land Availability Assessment (ELAA). The ELAA will sit as part of the evidence base supporting the emerging Local Plan (2024 – 2044), scheduled for Regulation 19 consultation in early 2026, and will also be used to inform other technical work in support of the plan such as the Economic Development Needs Assessment (EDNA).
- 1.2 The updated ELAA will include a commercial property market review, assessment of existing employment land / sites and a review of available and potential employment sites. This paper considers the first of those components, providing an analysis of the office and industrial property markets in Thurrock.
- 1.3 We begin by providing a summary of the wider market trends experienced in each sector (i.e. office & industrial). This provides an overarching context which frames the area-specific research. We then consider the existing stock within the study area by reference to the latest Valuation Office Agency data and CoStar Market Analytics. This provides a baseline understanding of the extent of the existing employment market in comparison to the surrounding submarket areas, including the total floorspace, number of units and vacancy rates.
- 1.4 To allow for a finer-grain analysis of the supply and demand across Thurrock, we have obtained market data from recorded transactions and available properties through databases such as CoStar and other property marketing portals. This allows us to consider the take up trends across both the sales and lettings markets, as well as current availability and sales / rental values. We have also undertaken consultations with commercial agents to understand the local market characteristics and verify the trends identified from the market data. This also provides insight and first-hand experience into how the market operates 'on the ground'.
- 1.5 Each market sector is then concluded with a summary of key observations. This will be used in our assessment of the existing employment areas and those which have been submitted for consideration through the Call for Sites process.

Limitations

- 1.6 Given the dynamic nature of commercial real estate markets, the reliability of the data considered in our research is dependent upon the accuracy of the database inputs and the frequency of updates. As such, there is potential for slight discrepancies in the data collected when compared with other sources.
- 1.7 We have approached local agents as part of our research to gain an insight into demand characteristics, key trends and market sentiment across the study area. This has been undertaken on a confidential basis and their comments have been shared on this understanding. The views and opinions disclosed within this report should therefore be treated as commercially sensitive and should not be repeated for any other purpose outside of this report.
- 1.8 Our agent consultations were undertaken during February – March 2025. Any comments or suggestions may therefore be subject to change in future. This is pertinent given the changes experienced in some market sectors over the past few years. However, for the purposes of this research, the data provides a reliable basis that can be used in support of the emerging Local Plan.

2 Office Market

- 2.1 This section provides an overview of the office market nationally and locally, while also providing evidence on take-up and availability of office space within Thurrock.

National Market Overview

- 2.2 Before the pandemic, national demand for offices was being driven by flexible workspace providers who increased their take-up by 25.00% in 2018; a similar rate to the preceding year.¹ This sector was expected to continue to grow, with flexible space projected to account for 8.50% of total office stock by 2023. Market commentators also reported a noticeable increase in requirements for fitted office space as occupiers sought to avoid initial capital expenses on fitting out spaces when entering new leases.
- 2.3 The nationally-imposed instruction to work from home meant that the dependence on office environments through 2020 - 2021 was significantly reduced, with remote working and home offices providing the replacements. Just as employers were contemplating a return to the office in late summer 2020, the second wave of COVID-19 brought tighter restrictions which remained in place for the remainder of the year and continued into mid-2021.²
- 2.4 The pandemic forced office occupiers to rethink their workplace requirements and strategies, with a continued shift towards more flexible arrangements. Alongside a change in how commercial real estate is used, consumer preferences also evolved, shifting priorities from quantity to quality of space. LSH reported in 2021 that office requirements in the south-east were 10 – 15% smaller than existing footprints, with approximately 25% of occupiers seeking out-fitted and flexible options instead.³ Although office take-up in 2022 remained 6% below the five-year national average, take-up increased 39% on 2020 showing positive signs of recovery⁴.
- 2.5 Moving into 2023, consumer preferences for quality over quantity remained, with 70% of the total lease volume in 2023 comprising grade A space. This sat above the average of 57% over the past five years. As demand for best-in-class assets continued to increase, supply in the market became constrained along with a decreasing pipeline of development. Furthermore, the increased costs of construction and capital meant that additional speculative developments were further curtailed.⁵
- 2.6 As demand and supply imbalances persisted, the market was characterised by a high level of pre-lets, with 37% of the pipeline in 2024 being acquired in advance of completion. The depletion of the development pipeline led to significant competitive tension, with rental growth reaching 3% across all markets in 2024 and new record headline rents.⁶

¹ JLL, 2019. Disruption or Distraction, Flex Space.

² Cluttons, 2020. UK Office Market Review Q3 2020.

³ Lambert Smith Hamilton, 2021. South East Office Market Report 2021.

⁴ CBRE, 2022, UK Office Market Figures Report.

⁵ Cushman and Wakefield, 2023, Office Market Report 2023.

⁶ CBRE, 2024, UK Real Estate Market Outlook 2024.

- 2.7 As many predicted during the pandemic, the way in which offices are used has changed significantly with c. 60% of the workforce now having flexible arrangements. Where offices were once seen simply as a space for people to work, many employers are now using their physical workplaces as selling points to attract employees. Offices must now offer dynamic spaces with additional amenities and opportunities for collaboration and networking. Design is becoming increasingly important, with occupiers looking to incorporate elements of sustainability, wellness and technology. Furthermore, in line with the increased desire for flexibility, demand for rental office spaces is shifting towards short-term arrangements. The serviced model has become increasingly popular and demand is expected to continue due to its ability to adapt to changing market conditions and employee preferences for a hybrid work environment.⁷
- 2.8 Recent data shows that take up in H1 2024 was 45% greater than H1 2023, resulting in continued pressure on existing supply levels. The development pipeline has been limited, particularly across regional markets, resulting in rental growth for prime and Grade A space.⁸ Over a third of office space currently under construction in regional areas have been pre-let, and the final quarter is forecast to see more deals completed.⁹
- 2.9 Looking forward, a recent KPMG study has suggested there will be a full reversion to pre-pandemic office trends with 83% of CEOs surveyed expecting a full return to the office over the next 3 years. Therefore, it is predicted that prime rents will continue to rise across regional cities through to 2028, due to an increase in demand. There may also be an increase in development of office supply to offset demand. Albeit this is likely to be focussed on high-quality office space with strong environmental credentials.¹⁰

Local Market Overview

- 2.10 Table 2.1 shows a comparison between the existing office stock in Thurrock and nearby local authorities, as per the VOA data on Non-Domestic Rating: Business Floorspace (NDR). The data shows Thurrock has the third lowest office stock out of the nine listed local authorities; both in terms of overall unit numbers and floorspace. Comparatively, the average size of office stock in Thurrock is the fourth largest amongst the data set gathered.

Table 2.1 - Office Units and Floorspace

Local Authority	County	Floorspace ¹¹ (sqm)	No. Units	Avg. Size (sqm)
Thurrock UA	Essex	77,000	480	160
Southend-on-Sea UA	Essex	164,000	830	198
Basildon	Essex	177,000	900	197

⁷ Knight Frank, 2024, 'Predictions for Office and Workspace Trends in 2024.

⁸ Savills 2024, Market in Minutes: UK Commercial

⁹ BNP 2024, UK Regional Office Market Report Q3, 2024.

¹⁰ Savills 2024, Market in Minutes: UK Commercial

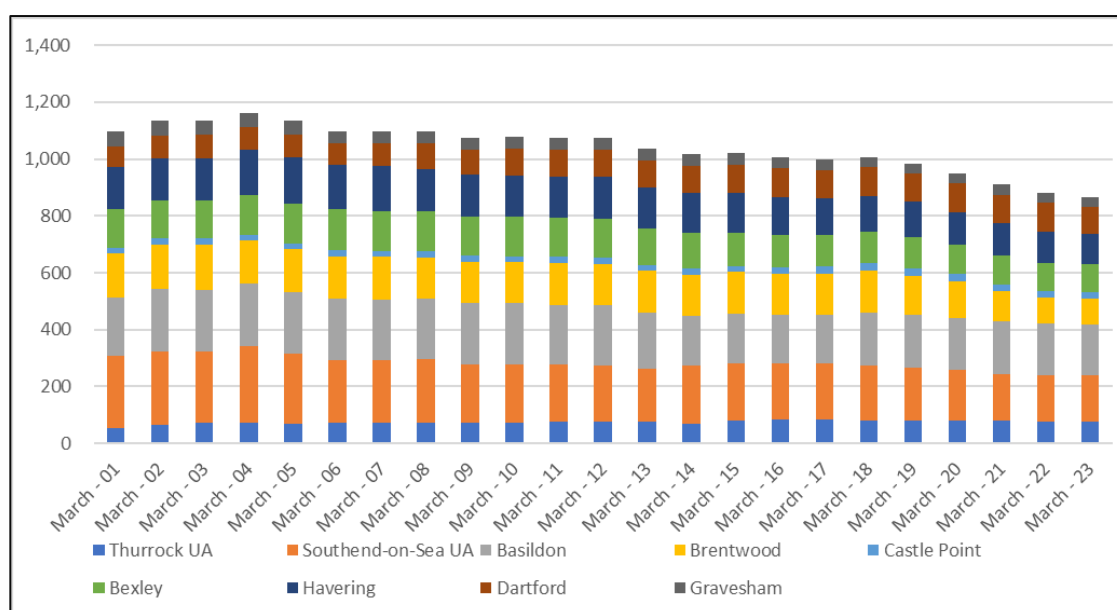
¹¹ Please note – the VOA has not published the NDBR floorspace for 2024, so we have reported the results from the latest sample collected in 2023.

Local Authority	County	Floorspace ¹¹ (sqm)	No. Units	Avg. Size (sqm)
Brentwood	Essex	90,000	650	138
Castle Point	Essex	25,000	200	125
Bexley	Outer London	96,000	500	192
Havering	Outer London	108,000	860	126
Dartford	Kent	96,000	710	135
Gravesham	Kent	34,000	320	106

Source: VOA, 2025.

- 2.11 Figure 2.1 shows the changes in office floorspace in Thurrock and the neighbouring areas from March 2001 to 2023. The data shows a continued downward trend in terms of total floorspace, however Thurrock, Dartford and Castle Point have experienced marginal increases in floorspace between the start and end dates of the sample.

Figure 2.1 – Changes in Office Floorspace



Source: VOA, 2025.

Thurrock Office Market

- 2.12 As of January 2025, CoStar data indicates a total inventory of 66,611 sqm within the Thurrock office submarket across, 96no. buildings. It is expected that the latter does not account for multi-occupancy buildings with several different office spaces contained within a single block or premises, hence the disparity when compared with the VOA data.
- 2.13 The existing stock is characterised by older office buildings, with 75% of the total floorspace contained in buildings constructed pre-2000. Further, a mere 5.9% of the total floorspace is provided in buildings delivered within the past 5 years. Whilst some

offices contained in older buildings will have been refurbished during this time, it nonetheless demonstrates that the development of new-build office space in Thurrock has been limited.

- 2.14 Table 2.2 summarises the identified existing office stock by size. We note that some discrepancy exists between the inventory figure stated by the VOA and the number given by CoStar. However, we find the CoStar data to be suitable in providing an indication of existing office stock sizes in Thurrock.

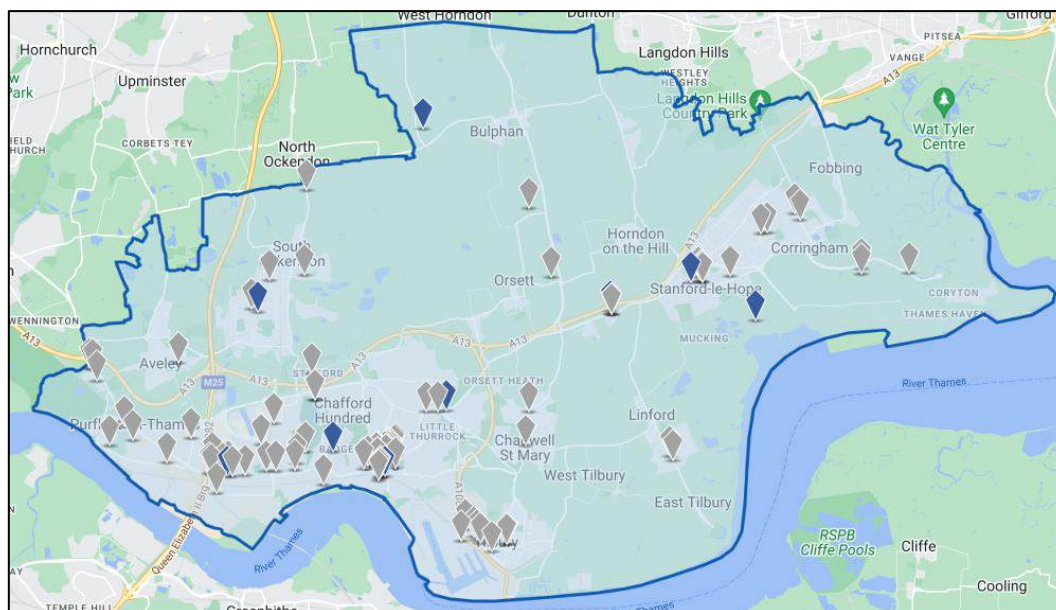
Table 2.2 - Existing Office Stock by Size

Size Range (sqm)	No. Units	Split (%)
0 - 49	8	8.3%
50 - 99	10	10.4%
100 - 249	25	26.0%
250 - 499	20	20.8%
500 - 999	11	11.5%
1,000 – 1,999	12	12.5%
2,000 – 5,000	10	10.4%
5,000 +	-	-
Total	96	100.0%

Source: CoStar, 2025.

- 2.15 Table 2.2 shows the majority of existing office stock to be between 100 and 249 sqm in size (26% of the sample), with the lowest proportion of stock residing within the 0 to 49 sqm size bracket (8.3% of the sample).
- 2.16 Across the sample, an average unit size of 694 sqm was seen. No office space above 5,000 sqm in size was identified, with the largest office unit being the Council Offices at New Road. It can be deduced that the majority of existing office stock in Thurrock consists of smaller-sized units.
- 2.17 Figure 2.2 shows the distribution of stock across the authority area. The majority of office spaces registered on CoStar are located on the western side of the authority area around Purfleet-on-Thames, Chafford Hundred and Grays. Smaller concentrations of office stock can be found in South Ockendon and Stanford-le-Hope.
- 2.18 For illustrative purposes, the pins seen in Figure 2.2 (and all remaining figures to follow) represent the locations of properties registered for particular uses (e.g. offices or industrial). The blue-coloured location pins represent a property that is available for sale or lease and the grey-coloured pins represent an off-market property.
- 2.19 We provide a separate map showing the postcode areas across Thurrock in Appendix 1.

Figure 2.2 – Thurrock Office Stock Map



Source: CoStar, 2025.

- 2.20 We have separated the CoStar data to distinguish between the postcode areas across Thurrock, as summarised in Table 2.3.
- 2.21 We note that due to various limitations experienced when using CoStar, the locations of current office stock existing within the CM13 (West Horndon) postcode area, but also within Thurrock's local authority boundary, were not available to view. As such, we have relied upon VOA data (where available) in order to locate the relevant existing office stock.

Table 2.3 – Office Inventory by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	3	204	0.3%
Bulphan and the rural north	RM14	1	68	0.1%
South Ockendon and Aveley	RM15	9	4,954	7.4%
Chafford Hundred	RM16	13	6,916	10.4%
Grays	RM17	30	19,620	29.5%
Tilbury and East Tilbury	RM18	10	6,397	9.6%
Purfleet-on-Thames	RM19	4	8,269	12.4%
West Thurrock	RM20	12	7,746	11.6%

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
Standford-le-Hope	SS17	14	12,436	18.7%
Total		96	66,611	100.0%

Source: CoStar, 2025.

- 2.22 Whilst Figure 2.2 shows a smaller concentration of pins around Standford-le-Hope, in reality the postcode area accounts for a significant proportion of the overall floorspace inventory in Thurrock. Here, along with the RM19 postcode area, the units are also observed to be larger on average than elsewhere across the authority area. Grays has the highest concentration of existing stock, both in terms of unit numbers and overall floorspace, with the majority positioned along the A126 (Orsett Road).
- 2.23 The latter is consistent with observations made in the 2023 ELAA, where Grays was recognised as a ‘dominant office location’, both in the town centre and in some surrounding industrial areas. Here, the Council offices and Thameside complex are located and account for a significant proportion of the total office floorspace.

Office Leases

Take-up

- 2.24 A total of 33no. lease transactions were recorded across the Thurrock office submarket since January 2020, amounting to 7,055 sqm.¹² Table 2.4 summarises the activity by year.

Table 2.4 – Thurrock Office Leasing by Year

Year	No. Units	Floorspace (sqm)	Split (%)
2020	2	1,407	19.9%
2021	8	1,907	27.0%
2022	1	34	0.5%
2023	6	885	12.5%
2024	16	2,821	40.0%
Total	33	7,055	100.0%

Source: CoStar, 2025.

¹² Please note that CoStar does not always include spaces which are let on more flexible arrangements.

- 2.25 There is no clear trend observed across the sample period, with variations in terms of both the number of transactions and corresponding floorspace on an annual basis. However, the data suggest that occupiers in Thurrock are transitioning towards smaller premises, with a gradual decline in the average space taken per transaction from 2020 (704 sqm) to 2024 (176 sqm). This aligns with the trends observed in the national market, with occupiers trading quantity of space for quality.
- 2.26 Figure 2.3 shows the location of the office lease transactions. The map shows the majority of transactions have been located to the south west of the authority area towards Grays and Chafford Hundred.

Figure 2.3 – Office Lease Locations



Source: CoStar, 2025.

- 2.27 Table 2.5 separates the office lease transactions by postcode area.

Table 2.5 - Office Lease Distribution by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	-	-	-
Bulphan and the rural north	RM14	1	34	0.5%
South Ockendon and Aveley	RM15	6	116	1.6%
Chafford Hundred	RM16	4	780	11.1%
Grays	RM17	10	2,517	35.7%
Tilbury and East Tilbury	RM18	1	20	0.3%

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
Purfleet-on-Thames	RM19	1	204	2.9%
West Thurrock	RM20	8	2,339	33.2%
Standford-le-Hope	SS17	2	1,045	14.8%
Total		33	7,055	100.0%

Source: VOA, 2024.

- 2.28 The data shows the majority of lease transactions since 2020 have been located towards West Thurrock (RM20) and Grays (RM17), accounting for 69% of the total floorspace and over half of the number of transactions. This further strengthens the findings of the 2023 ELAA, which identified the Grays postcode as a key area of activity. Other active locations for office leasing include both South Ockendon & Aveley and Stanford-le-Hope, with the latter holding a total of 1,045 sqm of office space.

- 2.29 Table 2.6 below shows the leased units by size and average rent (where available).

Table 2.6 – Office Lease Take Up by Size

Size Range (sqm)	No. Units	Split (%)	Avg. Rent (psm)
0 - 49	14	42.4%	£141.88
50 - 99	3	9.1%	£305.12
100 - 249	9	27.3%	£101.06
250 - 499	3	9.1%	£141.76
500 - 999	3	9.1%	-
1,000 – 1,999	1	3.0%	£47.68
2,000 – 5,000	-	-	-
5,000 +	-	-	-
Total	33	100.0%	£252.01

Source: CoStar, 2025.

- 2.30 Table 2.6 shows that the majority of transactions were small and medium sized office units, providing up to 50 sqm of space. Spaces between 0 – 49 sqm in size accounted for c. 42% of the sample, suggesting that most demand has been from occupiers with smaller space requirements. These may be SMEs, start-ups or independent businesses with smaller workforces. We note that this is consistent with the findings

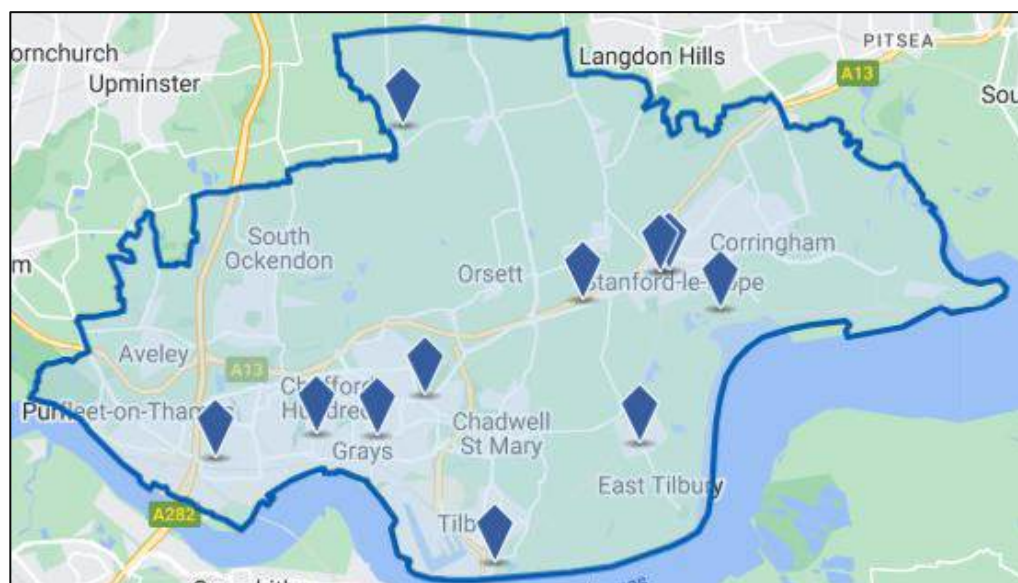
identified by LSH in their 2023 review and also substantiates the shift towards quality over quantity.

- 2.31 Only 1no. office over 1,000 sqm was recorded within the sample. We note that this space was located in Grays. The property was leased in October 2024 and was let on a 9-year term.
- 2.32 Rents identified for office space across Thurrock have an average of £252.01 psm across the sample gathered. We note that this range comprises achieved, effective and asking rents. As with general trends, the highest rent identified (£419.04 psm) was for a comparatively unit of a smaller size (40 sqm), relative to the other known lease transactions identified within the sample. Conversely, the largest unit let (1,175 sqm) achieved the lowest psm rent (£47.68 psm).
- 2.33 The majority of premises within the sample which were observed to achieve the highest rents (i.e. over £300 psm) were located in the RM16 and RM17 postcodes. There was no consistency within the transactional evidence to suggest which locations or postcode areas have typically achieved the lowest rental values.

Lease Availability

- 2.34 As of January 2025, CoStar report a vacancy rate within the Thurrock office submarket of 11.1% - an increase upon the previous year of +3.3% and the three-year average of 5.6%. The submarket has expanded during this time, with significantly higher volumes of new-build floorspace than that which has been demolished or converted, which may explain why the vacancy rate has increased proportionately.
- 2.35 At the time of our review, a total of 9no. office premises were listed as available to let across the study area, amounting to 3,604 sqm of space. Based on the average annual take up observed between 2020 – 2024, this equates to c. 2.6-years' worth of supply. The locations of the units available are shown in Figure 2.4.

Figure 2.4 – Office Lease Availability



Source: CoStar, 2025.

- 2.36 Table 2.7 shows the distribution of the identified office listings by postcode area.

Table 2.7 - Office Lease Listings Distribution by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	-	-	-
Bulphan and the rural north	RM14	1	34	0.9%
South Ockendon and Aveley	RM15	-	-	0.0%
Chafford Hundred	RM16	2	577	16.0%
Grays	RM17	2	1,068	29.6%
Tilbury and East Tilbury	RM18	-	-	0.0%
Purfleet-on-Thames	RM19	-	-	0.0%
West Thurrock	RM20	1	319	8.9%
Stanford-le-Hope	SS17	3	1,607	44.6%
Total		9	3,604	100.00%

Source: VOA, 2024.

- 2.37 Whilst the sample size is small, and may therefore lessen the reliability of the data, it is noted that the locations where lease transactions have previously proven popular account for a significant proportion of current availability – namely Grays, Chafford Hundred and Stanford-le-Hope (78% of availability by unit / 90% of availability by floorspace).
- 2.38 Table 2.8 shows the obtained lease listings by size range and asking rent.

Table 2.8 – Office Lease Availability by Size

Size Range (sqm)	No. Units	Split (%)	Avg. Rent (psm)
0 - 49	3	33.3%	£99.10
50 - 99	1	11.1%	£101.93
100 - 249	1	11.11%	-
250 - 499	1	11.11%	£187.83
500 - 999	1	11.11%	£107.64
1,000 +	2	22.2%	-

Size Range (sqm)	No. Units	Split (%)	Avg. Rent (psm)
2000 - 5000	-	-	-
Total	9	100%	£173.68

Source: CoStar, 2025.

- 2.39 The data shows c. 33% of space available as being between 0 – 49 sqm in size, suggesting that current availability is well-placed to meet demand based on previous take up trends. This sample of current listings did not show any space available over 1,500 sqm in size.

Office Sales

Sales Transactions

- 2.40 Over 6,000 sqm of office space has sold in the study area since 2020 across 10no. transactions. The sales activity by year is summarised in Table 2.9, with the corresponding locations of the transactions shown in Figure 2.5.

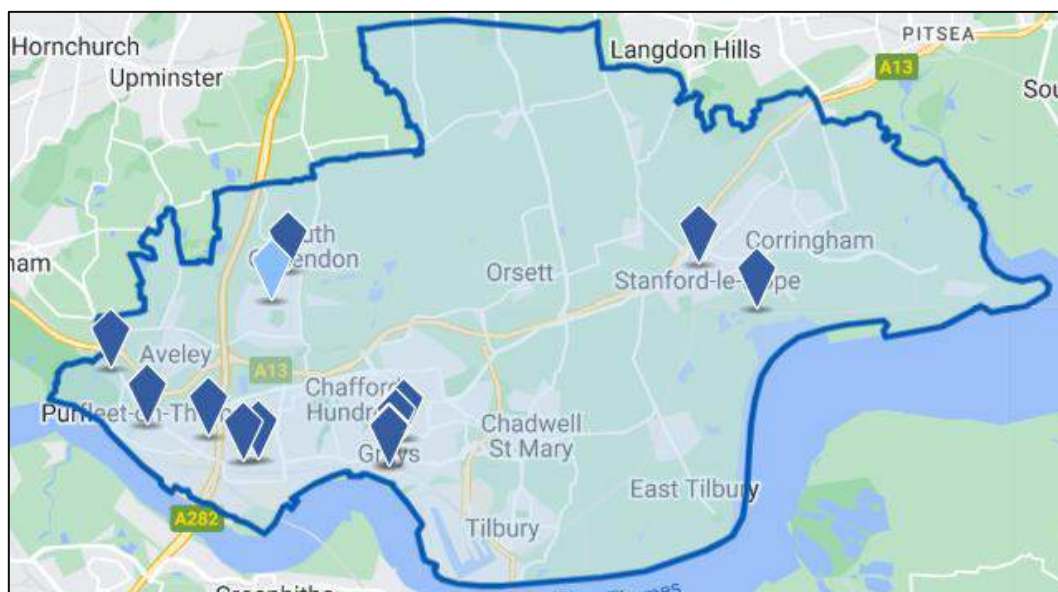
Table 2.9 – Thurrock Office Sales by Year

Year	No. Units	Floorspace (sqm)	Split (%)
2020	1	229	3.8%
2021	4	1,563	25.9%
2022	1	142	2.4%
2023	2	3,271	54.2%
2024	2	836	13.8%
Total	10	6,040	100.0%

Source: CoStar, 2025.

- 2.41 Like the leasing data, there is no clear pattern observed across the sales transactions on an annual basis in terms of the unit numbers or corresponding floorspace. The vast majority of sales were categorised as investment transactions, with only one owner-occupier. Buyers have been dominated by real estate and investment management companies both nationally and overseas.

Figure 2.5 – Office Sales Transactions



Source: CoStar, 2025.

- 2.42 As with the leasing data, the map shows that the majority of office sales have been concentrated in the south-west corner of the authority area. We note there has been a higher proportion of activity near Purfleet-on-Thames, within the area contained by the A13 to the north and M25 to the east. Table 2.10 shows the distribution of the obtained office sales transactions by postcode area.

Table 2.10 - Office Sales Distribution by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	-	-	-
Bulphan and the rural north	RM14	-	-	-
South Ockendon and Aveley	RM15	1	298	4.9%
Chafford Hundred	RM16	-	-	-
Grays	RM17	4	1,305	21.6%
Tilbury and East Tilbury	RM18	-	-	-
Purfleet-on-Thames	RM19	1	716	11.9%
West Thurrock	RM20	2	607	10.0%

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
Standford-le-Hope	SS17	2	3,115	51.6%
Total		10	6,040	100.00%

Source: VOA, 2024.

- 2.43 Over half of the office floorspace sold since January 2020 has been located in Standford-le-Hope, despite this being distributed across just 2no. transactions. Sales activity was also observed to be higher in the Grays postcode area. Table 2.11 shows the range of unit sizes sold across Thurrock during the sample period.

Table 2.11 - Office Sales by Size

Size Range (sqm)	No. Units	Split (%)	Avg. Sold Price (psm)
0 - 49	-	-	-
50 - 99	-	-	-
100 - 249	4	40.0%	£1,757.51
250 - 499	3	30.0%	£3,124.92
500 - 999	2	20.0%	£4,161.96
1,000 +	1	10.0%	-
Total	10	100.00%	£2,957.10

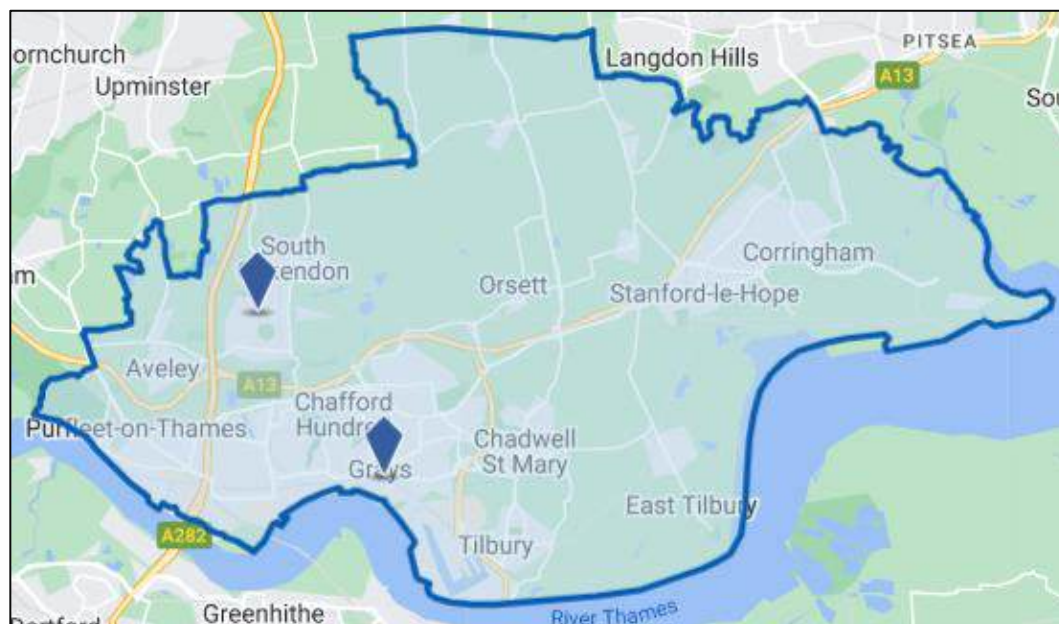
Source: CoStar, 2025.

- 2.44 In contrast to the leasing data, the office sales transactions are shown to be larger premises of 100 sqm and above. Notably, there were no office sales for premises of less than 100 sqm, whereas the equivalent size band accounted for over half of the lease transactions. This is consistent with trends identified elsewhere, with sales transactions often being driven by investors who favour larger assets which can be let to tenants with stronger covenants and drive more competitive returns.
- 2.45 As with the office lease transactions, only 1no. sale was recorded as being over 1,000 sqm. The space totalled 2,973 sqm and was sold in September 2023 as part of a two-property portfolio. We note that this space was the newest out of the sample gathered, built in 2017.
- 2.46 As noted in our review of the lease transaction data, the offices with the highest sales values (i.e. over £3,000 psm) were observed in the RM17 postcode boundary. This further strengthens the observation that local office demand is highest in and around Grays. Again, there was no clear location elsewhere which was observed to be the lowest value area.

Sales Availability

- 2.47 In terms of sales availability, two office spaces were listed for sale on CoStar. The location of these can be seen in Figure 2.6.

Figure 2.6 - Office Sales Availability



Source: CoStar, 2025.

- 2.48 Table 2.12 summarises the current sales listings.

Table 2.12 – Office Sales Availability

Address	Size (sqm)	Asking Price	£ / psm
Building CO1, New Road, Grays, RM17 6SL	4,426	£4,000,000	£884
Former Police Station, Darenth Lane, South Ockendon, RM15 5EH	1,131	£1,000,000	£904

Source: CoStar, 2025.

- 2.49 We note that Building CO1 comprises the Council's former civic office. The marketing particulars for the office note it having development potential and this could have an influence on the asking price. Both buildings appear relatively dated, built in 1988 and 1990 respectively, with EPC ratings of E. Owing to proposed changes to the Minimum Energy Efficiency Standards for commercial buildings, any incoming purchaser intending to use the space as offices may need to invest in the building to comply with standards by 2030. As such, there may not be a great level of demand for either of the listings in their existing uses. Therefore, most of the interest from investors in either of these properties will likely be for redevelopment to alternative uses.

Key Submarket Indicators

2.50 To supplement the leasing and sales activity, we have reviewed the data published by the VOA and CoStar in respect of inventory, availability, market rents and net absorption rates.

Table 2.13 – Thurrock Office Submarket Indicators

Year	VOA NDR Stock	VOA NDR Floorspace (sqm)	CoStar Inventory (sqm)	CoStar Availability (sqm)	CoStar Net Absorption (sqm)
2020	480	80,000	62,467	4,750	-6,041
2021	470	79,000	64,618	3,626	20,083
2022	460	76,000	64,618	2,310	20,569
2023	480	77,000	66,406	5,809	-20,895
2024	480	n/a	66,406	7,691	-22,210

Source: VOA, 2023 & CoStar, 2025.

2.51 We note the following in respect of the data in Table 2.13:

- There are contrasting trends between the VOA floorspace inventory and that published by CoStar, with the former showing a gradual decline in office space compared to a gradual increase observed by CoStar.
- Availability has increased since 2022, with 2024 recording the highest amount of space across the sample period.
- Net absorption has been in negative territory for the past two years, meaning that more space has been vacated than leased. Negative absorption generally indicates a decline in demand.
- Other key indicators also demonstrate differing trends, with market rents observed to have increased year-on-year since 2020, whilst investment yields have gradually and successively softened.

Development Potential

2.52 In addition to Thurrock's existing stock, we have identified the following developments where consent has been obtained.

Table 2.14 – Thurrock Industrial Development

Location	Size (sqm)	Summary
The Volume, London Gateway	37,160 – 120,800	Largest build-to-suit opportunity in the south east.
Valor Park, London Road	11,500	Industrial / logistics unit and modern office facilities. Consent obtained.
Thurrock Urban Logistics	9,290 – 55,750	Design and build opportunities deliverable by 2026. Consent obtained.

Location	Size (sqm)	Summary
Titan Industrial Estate, Grays	39,700	Redevelopment to provide employment-led mixed-use scheme for SMEs. Consent obtained.
The Manorway, Stanford-le-Hope	20,200 – 202,300	Major redevelopment offering serviced plots, open storage, manufacturing, design & Build, turnkey opportunities. Consent granted.
British Land Site, Grays	59,800 sqm	Consent obtained for multi-storey logistics scheme adjacent to J31 of M25.

Source: CoStar, 2025.

Agent Consultations

- 2.53 To supplement our desktop research, contact was made with a range of local agents currently active in Thurrock. The purpose of this exercise is to verify the trends emerging from the data on inventory, transactions and availability, as well as hearing first-hand insight into how the market operates.
- 2.54 It is clear from our consultations that the industrial market is significantly more prominent in Thurrock than that for offices. Whilst some insight was shared into the typical trends observed, the majority of comments were focussed on agents' experience with B2 & B8 premises. This is supported by the low level of activity seen within the office property market, relative to the higher activity levels seen within the industrial sector.
- 2.55 Anecdotally, reference was made to the following:
- Agents reported that most activity involving office space is driven by primary requirements for B2 & B8 premises, for example those with ancillary accommodation or a mezzanine floor within larger industrial buildings.
 - Thurrock isn't deemed a prominent office location across Essex, with occupiers that aren't attached to port operations often favouring stronger markets in the region such as Chelmsford, Basildon and Brentwood.
 - The continued growth around London Gateway was expected to bring demand from businesses requiring office spaces, however this was not expected to translate into larger needs for new purpose-built office spaces in Thurrock. For this reason, one agent suggested that demand for office space in Thurrock is likely to remain largely and indirectly driven by the performance of the industrial, logistics and warehousing space.
 - It was, however, acknowledged that Grays has a 'small' market for local businesses. The ongoing regeneration and development in areas like Grays and around Lakeside was seen as a driver that could stimulate future demand for office space.

Office Conclusion

2.56 Below, we summarise the main observations arising from our review of Thurrock's office market:

- Overall, there has not been a substantial change in the office market since the 2023 ELAA. The market for office space remains small, as supported by the relatively low levels of activity in both the sales and lettings markets, as well as the limited new development in terms of construction starts and net deliveries.
- There has been a relatively minor contraction in the amount of office floorspace across the submarket, with a concurrent increase in the number of spaces, suggesting that demand in Thurrock may be following wider trends observed in the national market – exchanging quantity for quality. Negative net absorption of office space over the past 2-years suggests that there are no immediate supply pressures.
- This is supported by the breakdown of office lease activity by size, where those falling between 0 – 49 sqm in size accounted for c. 42% of the take-up recorded. This suggests that most of the demand has been from occupiers with smaller space requirements; potentially SMEs, start-ups or independent businesses with smaller workforces.
- Activity in the sales market is also relatively subdued, with the majority of transactions involving real estate or investment management companies as opposed to owner-occupiers. With this, there is an expectation that some premises would've been sold for the purpose of redevelopment to an alternative use.
- We uphold the view that the market data suggests that speculative new-build office development is unlikely, and may also be deterred by viability. Instead, Thurrock has a plentiful supply of smaller offices which appear to meet demand, but are also contained in older buildings of lesser quality. It may be therefore that refurbishment of existing space can account for demand in the short-to-medium term as opposed to a clear need for allocating additional space.

3 Industrial Market

3.1 This section considers the industrial market in Thurrock.

National Market Overview

3.2 The pandemic accelerated growth in the industrial market for a number of reasons, including:

- The rise in e-commerce - E-commerce sales in the UK surged during the pandemic, as consumers increasingly shopped online during lockdowns and social distancing measures. This led to increased demand for warehouse and distribution space.
- Last-mile delivery & logistics - As the growth of e-commerce led to more online deliveries, there was an increased need for facilities located close to major population centres.
- Stockpiling of goods - In response to supply chain disruptions caused by the pandemic, many businesses reserved goods leading to a greater need for storage and warehousing space.

3.3 As a result of the above, take up of UK logistics space totalled a record 42.97 million sqft in 2020, amongst 134no. deals. This continued into the following year, where despite a small decrease, the total take up still amounted to 42.37 million sqft across 140no. deals. In turn, vacancy levels over the past few years have been low, despite a strong pipeline of speculative construction space (11.76m sqft).¹³

3.4 2023 proved a more challenging year for the industrial market, as the UK narrowly avoided entering into recession. The market experienced a rapid swing from record-breaking to subdued levels of activity. Take-up for the year settled at 42.3 million sqft, which is lower than the 60.5 million sqft of space absorbed during 2022. Though this represents the lowest level of take-up since 2017, volumes in 2023 sat squarely in line with the 10-year pre-pandemic average.¹⁴

3.5 In line with general trends across the commercial property market, sector supply issues were reported across the industrial market. However, research by Cluttons notes that the logistics and standard industrial sector continued to outperform the rest of the commercial property markets. Cluttons report that vacancy rates across the industrial property increased to a near 10-year high of 4.70%. The vacancy rate has increased by higher supply, as well as a slowdown in demand. However, compared to other sectors, the vacancy rate is relatively muted.

3.6 Moving forward, it is expected that 2025 will follow a similar pattern to what was experienced throughout 2024, as the industrial market remains in a transitional phase. Savills report that industrial units located in Freeport areas may outsize growth in 2025. Occupier demand has been limited in these locations, but due to changes in national insurance and business rates, they expect that position to change as occupiers get to grips with the financial implications of locating in one.¹⁵

13 CBRE, 2022. UK Logistics Take-up for 2021.

14 Lambert Smith Hampton, 2024. Industrial & Logistics Market Report 2024: Box Clever.

15 Savills, 2025. UK Industrial and Logistics Market Outlook, January 2025.

Local Market Overview

- 3.7 Thurrock's strategic position along the River Thames and excellent infrastructure connectivity make it a highly attractive location for industrial uses. The road network positioned towards the west of the authority area provides direct connections to the M25, A13 and Dartford Crossing, and access across wider Essex, neighbouring Kent and London. Meanwhile, the ports positioned along the southern boundary of the authority area make it a key location for international trade, bringing benefits and financial incentives to certain industries.
- 3.8 The dominance of Thurrock's industrial market is clear when benchmarked against data from neighbouring authorities. Table 3.1 compares the industrial inventory in Thurrock against the same authority areas considered in the previous chapter, by reference to the VOA NDR data. Thurrock has the highest amount of industrial floorspace and the second highest number of industrial units, behind Basildon with 1,990no. units. We note that the same trends were observed in the previous ELAA, albeit Thurrock's average unit size is no longer the largest across the sample.

Table 3.1 - Industrial Units and Floorspace

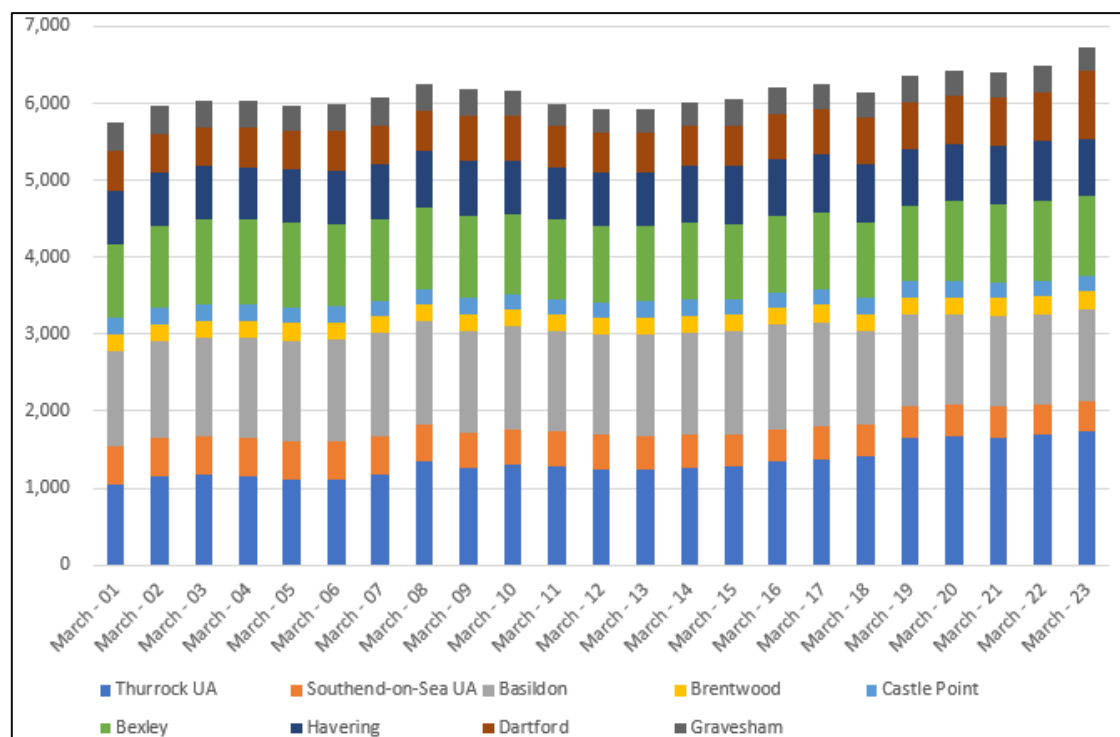
Local Authority	County	Floorspace ¹⁶ (sqm)	No. Units	Avg. Size (sqm)
Thurrock UA	Essex	1,745,000	1,670	1,045
Southend-on-Sea UA	Essex	392,000	1,120	350
Basildon	Essex	1,187,000	1,990	596
Brentwood	Essex	235,000	650	362
Castle Point	Essex	200,000	700	286
Bexley	Outer London	1,032,000	1,480	697
Havering	Outer London	750,000	1,530	490
Dartford	Kent	882,000	820	1,076
Gravesham	Kent	312,000	570	547

Source: VOA, 2025.

- 3.9 Table 3.1 shows the changes in distribution of industrial floorspace across the authorities between March 2001 to 2023. The data illustrates a positive upward trend in the total inventory, with Thurrock accounting for the largest increase in stock during that time. Notably, since the time of the previous ELAA and the VOA data used therein, Thurrock's industrial inventory has further increased from 1.66m sqm to 1.75m sqm, with a corresponding uplift in the number of units from 1,650 to 1,670.

¹⁶ Please note – the VOA has not published the NDBR floorspace for 2024, so we have reported the results from the latest sample collected in 2023.

Figure 3.1 – Industrial Floorspace Changes



Source: VOA, 2025.

Existing Industrial Stock

- 3.10 CoStar Market Analytics report a total industrial inventory of c. 2.08m sqm across 511no. buildings. As before, there is a large difference between the number of units reported by the VOA and those identified on CoStar. It is unclear why this discrepancy exists, but may again relate to those buildings in multiple occupancy.
- 3.11 The existing stock is generally observed to be older, with 12.8% of the total floorspace built from 2020 onwards, and 33% within the last 10 years. However, when benchmarked against the equivalent dataset for office space in Thurrock, there has been significantly more new-build industrial development in recent years than there has been for office space. Further, there appears to have been a greater level of investment into the refurbishment of older industrial stock when compared to office uses.
- 3.12 Table 3.2 summarises the existing industrial stock by size. It is again noted that a discrepancy exists between the number of existing industrial units stated by the VOA and the figure given by CoStar.
- 3.13 The majority of existing industrial stock was found to be between 200 and 999 sqm in size, accounting for a combined c. 41% of the sample. The lowest proportion of stock sits within the 4,000 to 4,999 sqm size bracket (3% of the sample). Across the sample, an average unit size of 4,070 sqm was found.

- 3.14 A sizable proportion of industrial spaces of 5,000 sqm and over were found (91no.), with the largest identified unit being a B2/B8 use property operated by Amazon, with a size of 201,900 sqm. It can be deduced that whilst a sizable number of large industrial units exist within Thurrock, the majority of property sits within the small to medium size range.

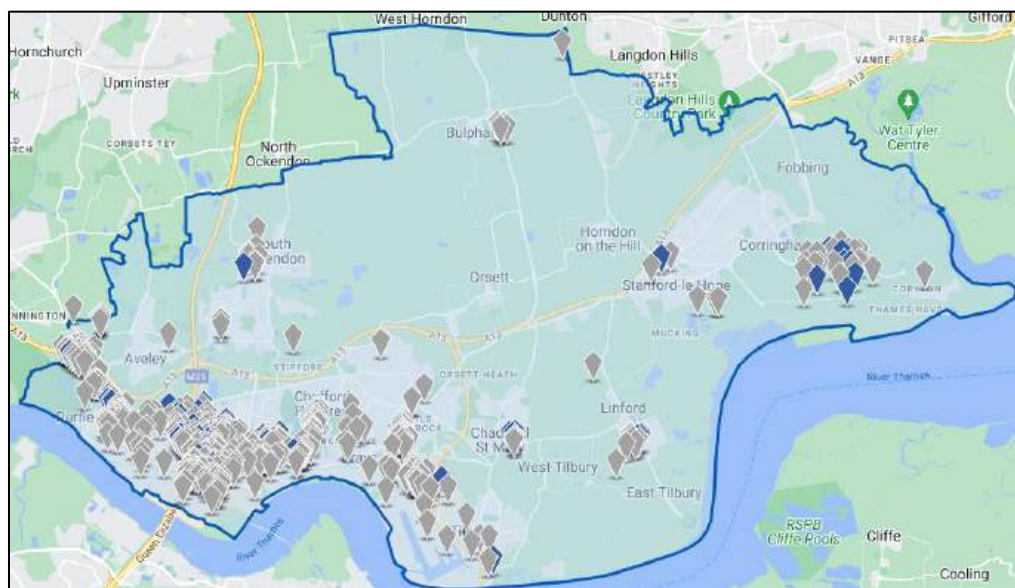
Table 3.2 - Existing Industrial Stock by Size

Size Range (sqm)	No. Units	Split (%)
0 – 199	49	9.6%
200 – 499	111	21.7%
500 – 999	101	19.8%
1,000 – 1,999	70	13.7%
2,000– 2,999	53	10.4%
3,000 – 3,999	20	3.9%
4,000 – 4,999	16	3.1%
5,000 +	91	17.8%
Total	511	100.0%

Source: CoStar, 2025.

- 3.15 Figure 3.1 shows the distribution of the stock across the authority area.

Figure 3.1 – Thurrock Industrial Stock Map



Source: CoStar, 2025.

- 3.16 The map shows a similar pattern and distribution to the existing office space in Thurrock, with a clear concentration in the south-western corner which extends eastwards along the River Thames. It is noted that the areas which had smaller concentrations of office stock such as South Ockendon and Stanford-le-Hope appear to have a greater number of industrial units. Corringham is also seen to account for a number of existing industrial units.
- 3.17 Table 3.3 separates the stock by postcode area. We again note that due to various limitations experienced when using CoStar, the locations of current industrial stock existing within the CM13 (West Horndon) postcode area, but also within the Thurrock local authority boundary, was not available to view. As such, we have relied upon VOA data (where available) in order to locate the relevant existing industrial stock.

Table 3.3 – Industrial Inventory by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	17	7,197	0.3%
Bulphan and the rural north	RM14	6	14,474	0.7%
South Ockendon and Aveley	RM15	69	164,428	7.9%
Chafford Hundred	RM16	17	35,434	1.7%
Grays	RM17	70	76,469	3.7%
Tilbury and East Tilbury	RM18	43	407,486	19.6%
Purfleet-on-Thames	RM19	72	369,116	17.7%
West Thurrock	RM20	191	642,179	30.9%
Stanford-le-Hope	SS17	26	362,971	17.5%
Total		511	2,079,756	100.0%

Source: CoStar, 2025.

- 3.18 The vast majority of stock, both by unit numbers and overall floorspace, is located across Purfleet-on-Thames (RM19) and West Thurrock (RM20), accounting for over half of the unit inventory (c. 49% of space). The Tilbury postcode area holds the second highest amount of stock, although it is expected that much of this is attributed to the port sites – Tilbury Docks & Tilbury 2. Similarly, a significant portion of the stock located in Stanford-le-Hope is expected to be associated with the London Gateway port site.

- 3.19 The 2023 ELAA recognised that whilst there is a spread of industrial units across individual settlements, there are four key clusters across the authority area:
- Purfleet-on-Thames – as contained by the A13 (north) and M25 (east).
 - Grays & West Thurrock – on the eastern side of the M25 and south of the A13, extending along the river
 - Tilbury – extending further west from Grays and bound to the south by the river. Also includes the Port of Tilbury and the expansion to the east through the Tilbury 2 development.
 - Stanford-le-Hope – located at the eastern end of the Borough, including the London Gateway port.
- 3.20 Our review of the latest data on existing stock and inventory across Thurrock has demonstrated that these four clusters remain.

Existing Stock Types

- 3.21 Data sourced from the latest VOA NDR data (March 2024) has been used to understand the types of industrial property existing in Thurrock. The property type headings used by the VOA have been maintained in this assessment. Please note that not all units included in the VOA inventory data have been assigned a specific use category and hence the difference in the total number of units (-50).

Table 3.4 - Industrial Property Types

Description	No. Units	Split (%)
Business Units	40	2.5%
Factories, Workshops & Warehouses	1,090	67.3%
Vehicle Repair Workshops & Garages	10	0.6%
Exhaust & Tyre Centres	10	0.6%
Land Used for Storage	290	17.9%
Large Distribution Warehouses	30	1.9%
Storage Depots	10	0.6%
Stores	140	8.6%
Total	1,620	100.0%

Source: VOA, 2024.

- 3.22 The sample shows the 'Factories, Workshops and Warehouses' category as holding the majority of industrial unit types, accounting for c. 67% of the sample. 'Land used for storage' follows behind with c. 18%. 'Stores', as a category, hold some 140no. units despite only accounting for c. 8.6% of the total.

- 3.23 CoStar data is also categorised into secondary uses, albeit the headings do not align precisely with those used by the VOA. However, the CoStar sample shows a similar outcome in that the majority of existing stock is for warehousing (67.3%), followed by 'Service' uses (24.6%) and then manufacturing (4.4%).
- 3.24 Broadly, across the two samples, the data suggests that warehousing, storage and manufacturing are the most dominant functions of industrial property in Thurrock. We note that this aligns with the results of the previous 2023 ELAA.

Industrial Leases

Take-up

- 3.25 Our search identified 158no. industrial lease transactions across Thurrock since January 2020, amounting to c. 467,000 sqm of floorspace. Table 3.5 separates the data by year.

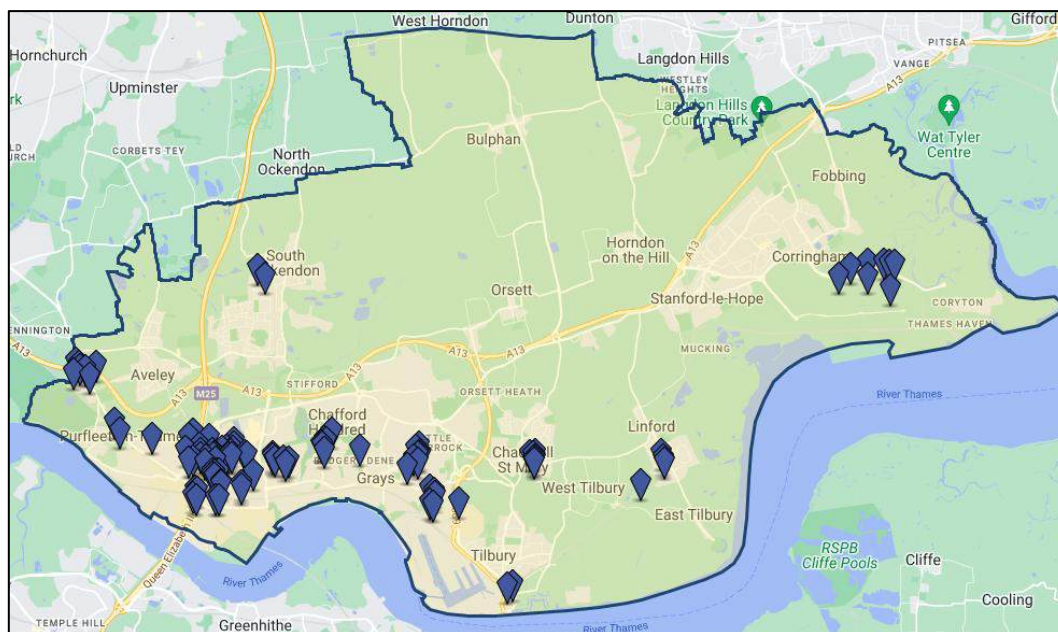
Table 3.5 – Thurrock Industrial Leasing by Year

Year	No. Units	Floorspace (sqm)	Split (%)
2020	30	219,545	47.0%
2021	39	101,296	21.7%
2022	38	55,242	11.8%
2023	23	37,886	8.1%
2024	28	53,522	11.4%
Total	158	467,492	100.0%

Source: CoStar, 2025.

- 3.26 Industrial leasing activity has been notably more consistent year-to-year when compared to the equivalent data set for offices, particularly in the years from 2021 onwards. It is clear that the quantum of floorspace let in 2020 has not since been repeated, and this is partly explained by a number of higher-profile lets of premises providing over 10,000 sqm during this year. The average amount of space taken per transactions between 2021 – 2024 was lower and more consistent at between c. 1,500 – 2,500 sqm, which may instead show a more compelling indication of 'typical' demand.
- 3.27 Figure 3.2 shows the location of the lease transactions over the sample period. Evidently, there is a clear correlation to the data shown in Figure 3.1 and the distribution of existing industrial stock across Thurrock.

Figure 3.2 – Industrial Lease Locations



Source: CoStar, 2025.

3.28 Table 3.6 shows the spread of industrial lease transactions by postcode area.

Table 3.6 - Industrial Leases by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	1	5,110	1.1%
Bulphan and the rural north	RM14	-	-	-
South Ockendon and Aveley	RM15	15	51,024	10.9%
Chafford Hundred	RM16	17	7,645	1.6%
Grays	RM17	16	8,562	1.8%
Tilbury and East Tilbury	RM18	17	42,862	9.2%
Purfleet-on-Thames	RM19	13	20,075	4.3%
West Thurrock	RM20	69	112,010	24.0%
Standford-le-Hope	SS17	10	220,204	47.1%
Total		158	467,492	100.0%

Source: CoStar, 2025.

- 3.29 The data provides an indication of the nature of existing stock in Thurrock and how this influences demand across the authority area. For example, the West Thurrock postcode area (RM20) recorded the highest number of transactions (43.7%) but a proportionately lower amount of space, resulting in an average take up per transaction of 1,623 sqm. This is notably lower than that observed in the SS17 postcode area (Standford-le-Hope) where the average take up per transaction amounted to 22,020 sqm. At the other end, Chafford Hundred (RM16) and Grays (RM17) recorded much smaller averages of between c. 500 – 550 sqm per transaction.
- 3.30 The high floorspace take up seen in Standford-le-Hope is consistent with the large industrial units seen at London Gateway. Table 3.7 summarises lease take up by size.

Table 3.7 – Industrial Lease Take Up by Size

Size Range (sqm)	No. Units	Split (%)	Avg. Rent (psm)
0 – 199	38	24.1%	£116.92
200 – 499	46	29.1%	£104.95
500 – 999	24	15.2%	£76.96
1,000 – 1,999	15	9.5%	£92.38
2,000 – 2,999	4	2.5%	£105.14
3,000 – 3,999	5	3.2%	£44.09
4,000 – 4,999	2	1.3%	£135.14
5,000 +	24	15.2%	£53.34
Total	158	100.0%	£136.48

Source: CoStar, 2025.

- 3.31 Most lease activity has been for industrial spaces of between 200 - 499 sqm, followed by those within the smallest size bracket up to 199 sqm. This suggests that despite the influence of the large port sites across Thurrock, the majority of activity across the authority area over the past 5 years has instead focussed on smaller premises. This is consistent with the findings from the 2023 ELAA, but also follows typical market trends, in that there is a higher turnover of occupiers in smaller units when compared with larger warehouses.
- 3.32 The size brackets within the middle of the range considered have been least active, with those between 2,000 – 4,999 sqm accounting for c. 7.0% of both the total number of transactions and floorspace let.

- 3.33 The leases identified across the sample have an average rent of £136.48 psm. The premises which achieved the highest industrial rents were generally located in the RM20 postcode, in locations such as Askew Farm Lane and Breach Road. Conversely, the lowest rents (<£100 psm) were generally observed in locations such as Motherwell Way, Oliver Close and Thurrock Park Way. It should be noted that achieved, effective and asking rents were all considered when gathering the above rental price benchmarks.

Lease Availability

- 3.34 As of January 2025, CoStar report a vacancy rate of 8.9% which reflects a minor uplift of 0.3% upon the previous year. At the time of our search, we identified 66no. industrial spaces available to let on CoStar, as shown in Figure 3.3.

Figure 3.3 – Industrial Lease Availability



Source: CoStar, 2025.

- 3.35 The units amount to 432,166 sqm of available space across Thurrock. Based on the average annual take up observed across the past 5-years, this equates to c. 4.7-years worth of supply. Table 3.8 shows the distribution of the sourced office lease listings by postcode area.

Table 3.8 - Industrial Lease Availability by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	-	-	-
Bulphan and the rural north	RM14	-	-	-
South Ockendon and Aveley	RM15	4	3,042	0.7%

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
Chafford Hundred	RM16	4	5,819	1.4%
Grays	RM17	5	2,331	0.5%
Tilbury and East Tilbury	RM18	8	14,275	3.3%
Purfleet-on-Thames	RM19	7	39,217	9.1%
West Thurrock	RM20	31	142,325	32.9%
Standford-le-Hope	SS17	7	225,156	52.1%
Total		66	432,166	100.0%

Source: CoStar, 2025.

- 3.36 The availability data is consistent with a number of the trends identified from the inventory and lease transactions in terms of the distribution of stock, size differences and demand characteristics. The vast majority of units are found in the south-western corner of Thurrock or towards Stanford-le-Hope in the east. The latter provides a lower number of units with larger floorspaces, whilst the likes of Chafford Hundred and Grays have a proportionately higher availability of smaller-sized units. Table 3.9 summarises lease availability by size.

Table 3.9 - Industrial Lease Availability by Size

Size Range (sqm)	No. Units	Split (%)	Avg. Rent (psm)
0 – 199	9	13.6%	£131.14
200 – 499	12	18.2%	£71.36
500 – 999	15	22.7%	£36.35
1,000 – 1,999	8	12.1%	£55.06
2,000 – 2,999	8	12.1%	£22.43
3,000 – 3,999	-	-	-
4,000 – 4,999	2	3.0%	-
5,000 +	12	18.2%	£10.32
Total	66	100.0%	£151.16

Source: CoStar, 2025.

- 3.37 Availability differs slightly compared to the achieved leasing data, with the majority of units available being upwards of 500 sqm. The 500 – 999 sqm size bracket holds the biggest proportion of units currently on the market (c. 23%) of the sample. Based on previous leasing trends, it could be said that the current availability is reflective of previous demand, in that the unit sizes which have proven least popular remain on the market.
- 3.38 The asking rents identified across the sample range from £61.03 - £269.10 psm, with an average of £151.16 psm across the sample. We note that several of the listings identified did not disclose an asking rent.
- 3.39 Within the sample, 3no. industrial units proposed for 2026 are currently available on the market for lease. These schemes are noted in Table 3.10.

Table 3.10 - Proposed Industrial Delivery

Scheme	Size (sqm)
The Volume (London Gateway) Stanford-le-Hope, SS17 9DY	120,774
Weston Avenue, Grays, RM20 3LP	23,305
726 London Avenue, Grays, RM20 3JT	11,361

Source: CoStar, 2025.

Industrial Sales

Sales Transactions

- 3.40 In the sales market, a total of 78no. transactions completed since January 2020 accounting for 296,307 sqm of space. The activity by year is shown in Table 3.11.

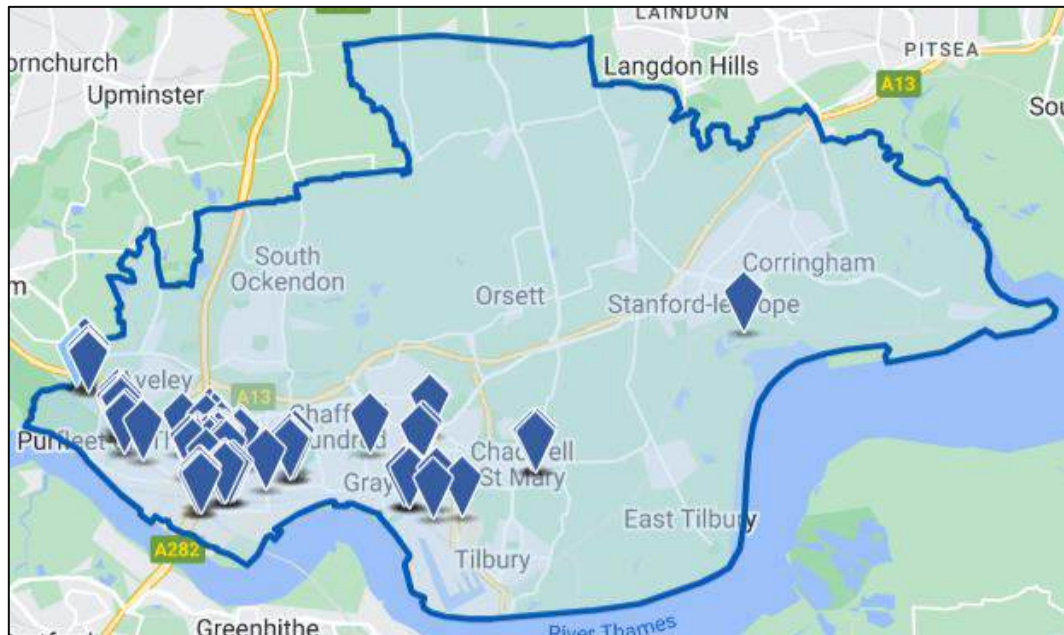
Table 3.11 – Thurrock Industrial Sales by Year

Year	No. Units	Floorspace (sqm)	Split (%)
2020	10	60,095	20.3%
2021	18	78,105	26.4%
2022	15	111,978	37.8%
2023	26	38,014	12.8%
2024	9	8,115	2.7%
Total	78	296,307	100.0%

Source: CoStar, 2025.

- 3.41 There is less consistency in the sales data when compared with the industrial leases over the sample period, both in terms of the total take up (sqm) and number of transactions. There has been a year-on-year decline in the amount of space sold in Thurrock since 2022, which was particularly pronounced in 2024. The distribution of sales activity is shown in Figure 3.4 and summarised by postcode area in Table 3.12.

Figure 3.4 – Industrial Sales Locations



Source: CoStar, 2025.

Table 3.12 - Industrial Sales by Postcode Area

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
West Horndon	CM13	-	-	-
Bulphan and the rural north	RM14	-	-	-
South Ockendon and Aveley	RM15	7	6,881	2.3%
Chafford Hundred	RM16	4	14,935	5.0%
Grays	RM17	9	34,702	11.7%
Tilbury and East Tilbury	RM18	3	11,482	3.9%
Purfleet-on-Thames	RM19	11	73,577	24.8%
West Thurrock	RM20	43	152,025	51.3%

Area	Postcode	No. Units	Floorspace (sqm)	Split (%)
Stanford-le-Hope	SS17	1	2,705	0.9%
Total		78	296,307	100.0%

Source: CoStar, 2025.

- 3.42 The location of the sales transactions differs to the leasing data, with the largest change observed in Stanford-le-Hope where just 2,705 sqm of space was sold compared to 220,204 sqm let. Purfleet-on-Thames and West Thurrock also demonstrate large changes in demand when benchmarked against the leasing take up, however these areas show the opposite trend in that sales demand has been higher than leasing, with uplifts of between 40,000 – 54,000 sqm in take up.
- 3.43 The majority of sales have again involved smaller industrial units up to 500 sqm, which when combined with those up to 999 sqm account for almost half of the sample. The sales data has also shown a greater level of demand for the mid-size industrial units, with 27% of sales being for units between 2,000 – 4,999 sqm. A summary of the transactions by unit size is shown in Table 3.13.

Table 3.13 – Industrial Sales by Size

Size Range (sqm)	No. Units	Percentage of Units	Average Sale Price (psm)
0 - 199	4	5.1%	£343.99
200 – 499	15	19.2%	£1,348.50
500 – 999	16	20.5%	£1,863.22
1,000 – 1,999	10	12.8%	£1,872.61
2,000 – 2,999	12	15.4%	£994.65
3,000 – 3,999	5	6.4%	£649.03
4,000 – 4,999	4	5.1%	£2,586.53
5,000 +	12	15.4%	£2,021.13
Total	78	100.0%	£2,398.43

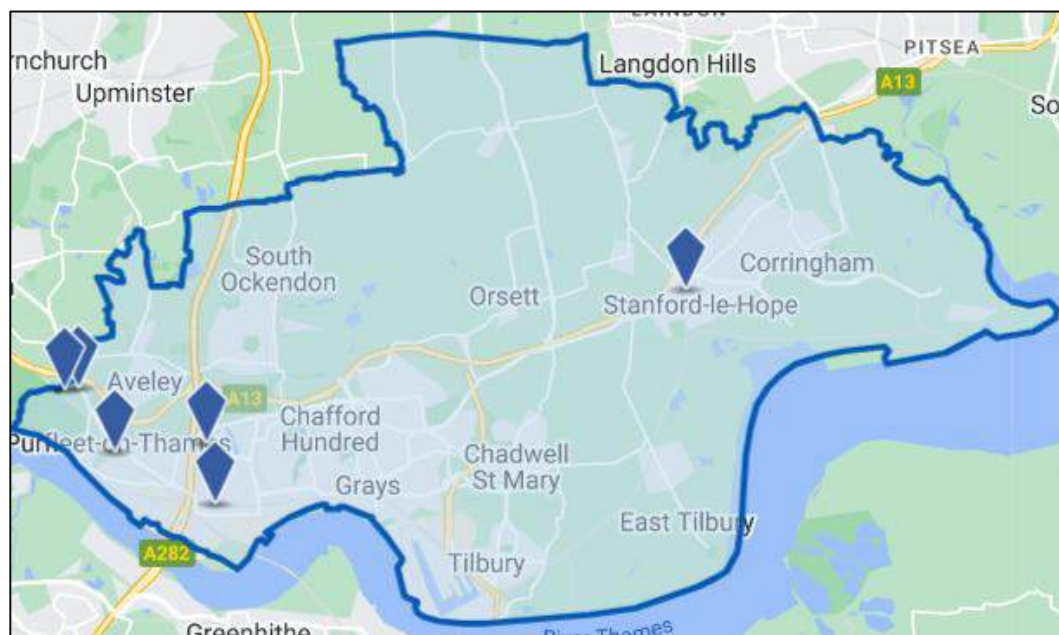
Source: CoStar, 2025.

- 3.44 The average sales value across the sample is £2,398.43 psm, however we again note that several transactions did not disclose a sold price. The highest sales prices of over £3,000 psm were generally concentrated in the RM20 postcode area along London Road and Purfleet Bypass. Lower values were observed across the RM16, RM17 and RM19 postcode areas in locations such as Botany Way and Linford Road.

Sales Availability

- 3.45 In the sales market, there are 6no. industrial units listed either for sale or with sales pending. Based on the average sales take up observed over the past 5-years, this equates to just over 1-year's worth of supply. The locations are shown Figure 3.5.

Figure 3.5 – Industrial Sales Availability



Source: CoStar, 2025.

- 3.46 The industrial sales listings identified are listed in Table 3.14. Unit sizes range from 574 to 55,742 sqm in size. We note that two of the six comparables did not display a sale price figure.

Table 3.14 - Industrial Sale Availability

Address	Size (sqm)	Asking Price	£ / psm
Baryta Close, Standford-le-Hope, SS17 0JE	3,703	£7,000,000	£1,890
Kerry Avenue, South Ockendon, RM15 4YA	1,603	£3,100,000	£1,934
Weston Avenue, Grays, RM20 3LP	55,742	-	-
Botany Way, Purfleet, RM19 1SR	906	£2,075,000	£2,290
Oliver Road, Grays, RM20 3ED	664	£1,950,000	£2,938
Juliette Way, South Ockendon, RM15 4YD	574	-	-

Source: CoStar, 2025.

3.47 CoStar Market Analytics report the following statistics for the industrial submarket in Thurrock, as of January 2025:

- Market Rent: £14.12 psf
- Market Value: £163 psf
- Market Yield: 5.60%

Key Submarket Indicators

3.48 As with the office market, we have reviewed the data published by the VOA and CoStar in respect of inventory, availability, market rents and net absorption rates for industrial property in Thurrock.

Table 3.15 – Thurrock Industrial Submarket Indicators

Year	VOA NDR Stock	VOA NDR Floorspace (sqm)	CoStar Inventory (sqm)	CoStar Availability (sqm)	CoStar Net Absorption (sqm)
2020	1,640	1,673,000	1,850,098	78,370	68,541
2021	1,650	1,659,000	1,856,962	50,108	24,276
2022	1,640	1,669,000	1,941,195	122,785	-5,694
2023	1,660	1,745,000	2,015,595	177,195	8,901
2024	1,670	n/a	2,069,765	198,762	36,652

Source: VOA, 2023 & CoStar, 2025.

3.49 We note the following in respect of the data in Table 3.15:

- Despite differences in the total volume of floorspace, both the VOA and CoStar data sets show an overall increase in inventory over the sample period.
- There have been year-on-year increases in the availability rate across the Thurrock submarket since 2021. However, with the exception of 2022, net absorption has been positive meaning more space has let than has become vacant.
- Other key indicators also demonstrate differing trends, with market rents observed to have increased year-on-year since 2020, whilst investment yields have gradually softened.

Agent Consultations

3.50 To supplement our research of the commercial property market within Thurrock, we have consulted a range of local agents currently active within the study area. This provides insight into general market considerations and trends. We summarise the key comments from our agent consultations in the bullet points below:

- Agents reported strong demand for industrial premises within Thurrock, highlighting the geographical location of the borough and the existence of port areas as being key reasons for steady take-up rates. The consultations revealed

warehouse and logistics properties as being the most popular / frequental uses in the area.

- Particular demand was observed for small to medium sized industrial units, although the area also hosts larger, new-build warehouse units such as Purfleet 343, offering approximately 340,000 sqft of warehouse space.
- Agents reported that whilst supply remains steady, additional supply is required / is capable of being accommodated within the market. The age and condition of existing industrial stock was noted as being varied across the area, with some reference being made to previous gas / oil-related uses and the potential impact of this on existing stock conditions.
- There is a noticeable shortage of modern, high-specification (Grade A) industrial units available, leading to competitive bidding when such properties come to market. Sustainability was said to be an increasingly important factor for occupiers, with growing interest in properties offering energy efficiency and other green credentials.
- Agents reported that, as expected, industrial rental values in Thurrock fall behind markets located on the opposite side of the River Thames and closer to London. However, agents mentioned that rental values in Thurrock are considered to be at a premium within the Essex area and when compared to nearby local areas such as Basildon.
- Reference was also made to the continued interest from institutional investors and property funds seeking long-term growth and stable returns in the logistics and distribution sectors. This was expected to continue in light of forthcoming infrastructure investments such as the Lower Thames Crossing. Road upgrades were also deemed crucial for supporting future industrial growth in the region.

Industrial Conclusion

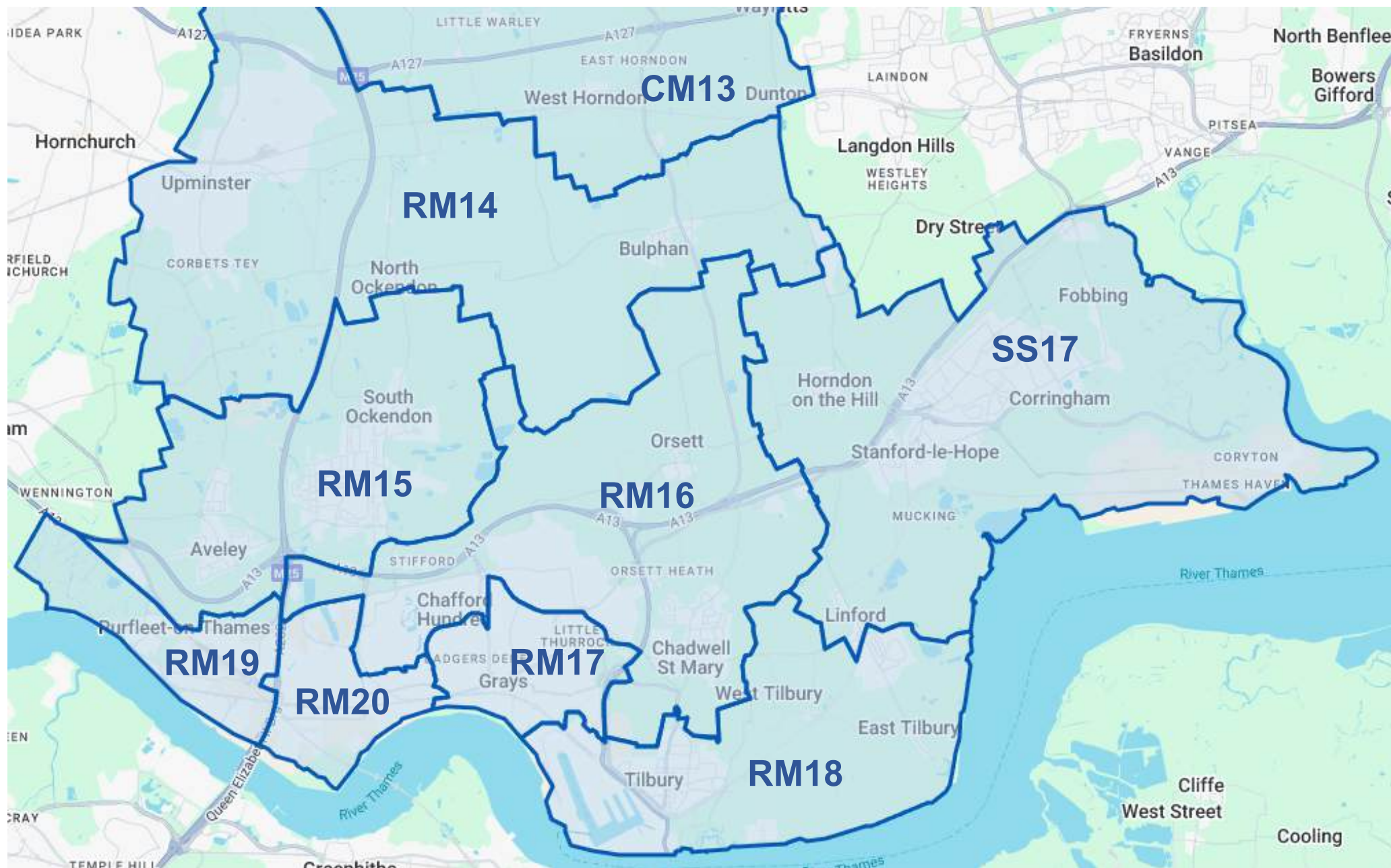
3.51 Below, we summarise the main observations arising from our review of Thurrock's industrial market:

- Our review of the industrial inventory and stock across Thurrock has shown that it is a market which has continued to grow, with both the VOA and CoStar datasets showing uplifts from the previous ELAA. This is supported by positive net absorption over the past 2 years which demonstrates that more space is being let than vacated. Whilst vacancy rates and availability have increased, they remain healthy.
- A similar trend was observed in respect of how demand for unit sizes across Thurrock is polarised. The vast majority of lease transactions involved units providing up to 500 sqm (c. 53%), however there was also a significant proportion of activity for units providing over 5,000 sqm. Whilst there was some activity for mid-box sized units, this was less frequent. We note that this was also identified as part of the 2023 ELAA.
- Activity in the sales market was dominated by investment transactions, with a small number of owner-occupiers (9%). This included a range of institutional and private equity investors, as well as real estate investment trusts and a small number public sector purchases. This further supports the buoyancy of the

industrial market in Thurrock, with investment recognising its importance as a strategic employment location.

- The demand characteristics are likely to mean that speculative development will continue in Thurrock, with values at a level where financial viability is less likely to be a constraint when compared to speculative office development. It is observed that smaller estates are now becoming subject to applications for alternative uses (e.g. residential application on former industrial site along Broadway / Manor Road, Grays), however this is expected to relate to quality of sites rather than a lack of demand.
- The new Local Development Order (LDO) granted for the Thames Gateway will unlock employment development and growth, with the potential to attract further investment. London Gateway LDO 2 grants permission for up to c. 774,000 sqm of commercial space, of which c. 412,000 sqm already been completed or committed under LDO1 and LDO1.5.
- Our consultation process with local agents revealed that Thurrock's industrial property market is buoyant, with a steady demand and supply of property; albeit additional supply is likely to be well received into the market. Small to medium sized industrial units were recorded as being the most popular with occupiers. Stock age and condition was recorded as being varied across the area and rental values were said be at the higher end of the spectrum, when compared to nearby local authority areas.

Appendix A – Thurrock Postcode Boundary Map



London | Leeds | Liverpool
Newcastle | Birmingham

Property | Infrastructure | Planning
Development | Regeneration

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Appendix 5 – Existing Site / Area Assessment Matrix

Appendix 5 - Existing Site / Area Assessment Matrix

2023 ELAA REF	Site Name	Market Area	Site Area (ha)	Urban / Green Belt	Quantified / Brownfield	Type	Location	Employment Designation	Occupancy	Health Use Classes	Major Use Classes	Estimated Age of Buildings	Quality of Buildings	On site Amenities	Quality of Environment / Context	Presence of non-employment related occupancies?	Neighbouring Uses	Access to Strategic Highway Network	Nearest Circulation Corridor	Issues to note	Recent Development	Potential for Alternative Use	Available Land (ha)	Overall Site Grade		
T02	Purfleet Industrial Park, Aveley	Purfleet	25.01	Urban	Brownfield	General	Industrial	Primary Industrial & Commercial Area	Local & regional	B2, B8, Su Geners	Truck wash, automotive repairs, plant hire, MOT centre, general industrial, building materials, food wholesalers, storage	1950s - 2020s	Variable - poor to good	Cafe	Average / poor	Sains Cafe	Industrial, residential & open space	Very good. Adjacent to A13.	Average / poor	Vacancies observed during site visit. Three listed online.	Yes. New unit built in 2023.	Limited	-	Limited development opportunities. Several pylons noted on site which could pose as a constraint for any new or redevelopment proposals. Could incorporate land located in the northern corner currently used for steel fabrication. Otherwise constrained by road network. Previous study identified 0.722 hectares of space (T42), however this falls outside of the T02 boundary. Uphold that estate investment strategy required. Designation and site area remain appropriate (Tier 1).	Average	
T03	Mithams Industrial Estate, Purfleet	Purfleet	1.36	Urban	Brownfield	General	Industrial	Secondary Industrial & Commercial Areas	Local	B2, B8 & E(g)	Tyre sales, manufacturing, clothes recycling, storage	1960s	Poor	None identified	Poor	Caravans noted on site	Rail line, roads and overgrown land	Very good. Within 1 mile of A13 via A-roads.	Poor	None identified	None identified	Limited	-	Land located to the south was considered within the previous assessment as a potential site (T576). Not resubmitted through CFS process in 2025. Expansion potential to the south but constrained by existing pylons. Appeared very overgrown. Uphold that investment strategy is required. Representation received requesting consideration as employment allocation in Local Plan. Council to consider designation as Tier 1 employment area. Boundaries remain appropriate.	Average	
T04	Hargraves Wood Industrial Estate, Stifford Road, South Oxendon	South Oxendon & Aveley	8.51	GB	Brownfield	General & distribution	Edge of settlement	Major Developed Site in Green Belt	Local & national	B2 & B8	Predominantly storage and distribution for plant and machinery. Trade counter also on site.	1980s	Good	None identified	Average	Trade counter present (BT Club)	Residential, school, woodland	Good - 2 miles to A13 via B-roads	Good	None identified	None identified	Limited	-	Possible expansion in south-west corner of the site which has been submitted through CFS process (00818) Boundary otherwise constrained by dense woodland / vegetation and existing residential uses to the north. Designation may need to be reviewed if further development comes forward on potential sites submitted through CFS (00861 & 00874). Consider Tier 1 is more appropriate than Tier 2.	Good	
T05	London Gateway (former Shell Haven site)	Stanford-Le-Hope	247.9	Urban	Brownfield	Industrial	Bad neighbour	ESA - Oil Refineries	National & international	B8	Distribution & logistics	2015 - 2024	Very good	None identified	Very good	None identified	Port & oil depot	Good. Within 3.5 miles of the A13 via A-roads.	Good	Yes. Vacancies observed and listed online. Some build to suit opportunities also.	Yes.	Limited	111.04	Build to suit opportunities remain listed on the market. Some evidence of development commencing during site visit on parcels located south of Ocean Boulevard. We would recommend the designation is reviewed to reflect newly delivered uses (i.e. no longer oil refinery). Tier 1 employment.	Average / poor	
T06	Thames Enterprise Park	Stanford-Le-Hope	286.14	Urban	Brownfield	Industrial	Bad neighbour	ESA - Oil Refineries	National	SuI generis	Distribution, ancillary services, logistics, chemical storage	1960s	Average / poor	None identified	Average / poor	None identified	River & agricultural land	Average. Within 4.5 miles of the A13 via A-roads.	Average / poor	No vacancies. Some vacant land available on the site.	None identified	Limited	176.48	Access through the site was limited but some areas appeared vacant or under utilised. Opportunities for development may be constrained by existing / previous use and potential need for remediation. Strategy proposes next generation manufacturing, logistics and energy hub (3.7m sqft). An outline planning permission for up to 345,000 sqs of energy, commercial industrial, and open storage uses (ref. 1801404/COUT) was approved on site in 2022. Tier 1 employment designated.	Average / poor	
T07	Thames Industrial Estate, Princess Margaret Road, East Tilbury, RM18 9WV	Tilbury	12.89	Urban	Brownfield	General	Edge of settlement	Secondary Industrial & Commercial Areas	Local & regional	B2, B8, E	Storage, manufacturing, food wholesaler, machinery & tool hire, offices	1930-1980s	Variable - average to good	None identified	Average	None identified	Residential, school, open space	Poor. Within 3 miles of the A13 via local road network.	Average / poor	Vacant land observed during site visit. Three listings for other units shown online.	None identified	Mixed Use	2.89	Cleared land located towards the rear (west) of the site but within the boundary. Some evidence of clearance works at the time of site visit. Surrounding land is in green belt. Some buildings may have heritage constraints (LEP). Secondary designation remains appropriate (i.e. Tier 2), although occupation could be consolidated if demand falls. Site has been promoted for mixed use.	Average	
T09	Durox Works, Lifford	Tilbury	14.50	GB	Brownfield	Specialist	Greenbelt	Major Developed Site in Green Belt	National	B2, B8	Manufacturing and distribution	1950s	Average	None identified	Good	None identified	Woodland, residential	Average. Within 2.5 miles from A13 via local road network.	Good	None identified	None identified	Limited	-	Limited development opportunities on site at present. Potential contamination considered from existing operations on site. Located within the Green Belt. Access restricted to entrance road. Single occupier remains. Uphold that continued operation in employment use to be tested via marketing if located in future. Designation as major developed site in green belt remains appropriate.	Good	
T12	Grays Town Centre North	Grays	0.77	Urban	Brownfield	Royal Mail Delivery Office	Industrial	Secondary Industrial & Commercial Areas	National & local	SuI Generis & F2	Royal Mail Delivery Office and ScoutArmy Cadet Centre.	2010s	Good	None identified	Good	Community use	Industrial & residential	Good. Within 1.5 miles of the A13 via A-roads.	Good	None identified	None identified	Limited	-	Limited development opportunities site although no obvious constraints. Potential for boundary to be revised to exclude community use. Designation remains appropriate (Tier 1).	Good	
T14 & T16	Manor Way Industrial Estate, Curzon Drive, Grays	Grays	2.30	Urban	Brownfield	General	Residential / port	Secondary Industrial & Commercial Areas	Local	B2, B8	Manufacturing, automotive repairs & parts, building supplies, electrical services	1950-1990s	Poor	None identified	Average	None identified	Residential, rail & port	Poor. Within 2.5 miles of A13 via local road network.	Poor	Land located at the eastern end of the site appeared available	None identified	Residential / mixed use	0.72	Opportunities for development to the rear (east) of the site identified. If demand falls then site may present an opportunity for residential development.	Poor	
T15	Globe Works, Little Thurrock	Grays	11.25	Urban	Brownfield	General	Commercial & residential	Secondary Industrial & Commercial Areas	Local & national	B8	Vehicle sales, automotive repairs & parts, manufacturing, boxing gym, builders merchant, tyre shop, removals & logistics	1970s-2010s	Poor	Cafe	Poor	Cafe on site. The Venue Boxing Gym	Residential & commercial	Poor. Within 2.2 miles of the A13 via local road network.	Poor	Some vacancies observed during site visit. None listed online.	Construction underway on site for new unit.	Limited	-	Uphold that estate investment strategy is required. Potential station in close proximity could serve as a development constraint. Some evidence of non-employment uses but may be difficult to revive boundary to exclude. Considered to remain a secondary area (Tier 2) although redevelopment may change prominence.	Good	
T17	New Warehouse, Aveley Industrial Estate, South Oxendon	South Oxendon & Aveley	3.71	Urban	Brownfield	Distribution	Commercial & residential	Secondary Industrial & Commercial Areas	National	B8	Distribution centre	2000s	Good	None identified	Good	None identified	Residential, rail & land	Good	None identified	None identified	Limited	-	Single occupier - New Distribution South East Regional Service Centre. This site has been resubmitted as part of the call for sales proposals (01008) with a large employment incorporating residential units located to the south along Windsor Drive. Boundary of existing designation captures residential / mixed-use development to the south, so could be revised. If the site becomes vacant, we recommend demand for employment use be tested via marketing exercise. We are aware the site was once promoted for mixed-use development however site observations note that the site is occupied with limited opportunities for alternative uses. More likely Tier 2 to this region.	Poor		
T18	Wick Place Farm Industrial Estate, Brentwood Road, Baptham, RM14 3TL	Baptham	4.14	GB	Brownfield	General	Rural	n/a - no employment designation	Local	B2, B8, suI generis	Manufacturing, material sales, plant hire, automotive parts & repairs	1950s-2000s	Poor	None identified	Poor	None identified	Agricultural, commercial & residential	Poor. Within 3 miles of the A13 via local road network.	Poor	None identified	None identified	Limited	-	Overhead powerlines running through the site which may pose as a constraint. Plan could look to designate site as a secondary employment area (Tier 2) along with nearby sites submitted through CFS process, depending on grading. Noted that it is within the green belt. Investment in existing areas likely to be required.	Poor	
T20	Starhope Industrial Park, Stanford-Le-Hope	Stanford-Le-Hope	12.36	Urban	Brownfield	General	Rural	Secondary Industrial & Commercial Areas	Local & national	B2, suI generis	General industrial, tool shop, scaffolding, building materials, scrap, car lift & carry	1950s-2010	Mostly poor, some evidence of more recent development	Food van, Coffee Shop	Poor	Food Van, Coffee shop	Agricultural in green belt	Very Poor. Within 2 miles of the A13 via local road network.	Poor	Appears to be vacant units. No marketing online.	None identified	Limited	-	Expansion limited given physical constraints to the site, the existing road network and location within green belt. Most units observed to be in poor / dated condition. Uphold previous recommendation for investment strategy. Designation and boundary remain appropriate (Tier 2).	Poor	
T21	Thurrock Park, Little Thurrock	Tilbury	22.38	Urban	Brownfield	General	Industrial / commercial	Primary Industrial & Commercial Area	International & local	B2, B8	Distribution & logistics, automotive repairs, MOT centre, toolies recycling	1980s-2000s	Average / good	Food van	Good	Food van	Port & supermarket	Good. Within 3 miles from A13 via A-roads.	Good	None observed although 1 unit currently being marketed online.	None identified	Limited	4.45	Greenfield land to the rear of the site poses as a good development opportunity for expansion & for new uses on the site (T21a in previous ELAA - remains available). The site also runs adjacent to the river and therefore potential for flood risk. Land designated as open space to the north may prevent further expansion. Primary employment designation considered to remain appropriate (Tier 1).	Good	
T22	Tilbury South	Tilbury	26.07	Urban	Brownfield	General	Port	Primary Industrial & Commercial Area	International & local	B2, B8, E	Storage land & parking, logistics, scaffolding hire, business centre & offices	2000s-2010s	Good	None identified	Good	None identified	Port & fort	Good. Within 4 miles of the A13 via A-roads.	Good	None identified although 2 units being marketed currently. Two sites still seen as available (T22a & T22b).	None identified	Limited	1.87	Large areas of the site are used as parking as part of the car terminal. Development opportunities may exist if the site ceases to exist, although it appeared very active during site visit. Two available sites remain (T22a & T22b). Designation and boundary appropriate (Tier 1). Majority of the site is used for parking/storage relating to the car terminal. If land use requirement to change, there is potential for the land to be reallocated.	Good	
T23	Esken Renewables/Seras.	Tilbury	7.31	Urban	Brownfield	Specialist - temporary fuel	Industrial / port	n/a - no employment designation	National	B8	Biomass fuel storage	n/a	n/a - no buildings on site	None identified	n/a	None identified	Port, sewage treatment, undeveloped land	Good. Within 3 miles of the A13 via A-roads.	Poor	None identified	None identified	Limited	-	Site is used for storage for biomass fuel with temporary structures. If this use ceases to exist then the site could present development opportunities for further port-related activities or ancillary employment. May present contamination issues. Unlikely to come forward for alternative use, so designation to be reviewed for inclusion as employment use. Boundary likely appropriate.	Poor	
T24	Motherwell Way, West Thurrock	West Thurrock	5.58	Urban	Brownfield	General	Commercial	Primary Industrial & Commercial Area	National & local	B2, B8, E	Building materials, automotive parts & repairs, commercial vehicle hire, crane services	1970s-2000s	Average / good	Cafe	Good	Realt Master Grid Café	Retail, residential & industrial	Good. Within 1 mile of the A13 via W. Thurrock Way.	Average	To Let board observed, nothing online.	None identified	Limited	-	Site falls within larger designation within existing Local Plan for employment uses. Wider designation to be reviewed to exclude non-employment uses. Site boundary submitted through CFS seems more appropriate. Tier 1 suitable.	Good	
T25	Engrish Industrial Estate, Tank Lane, Purfleet	Purfleet	6.59	Urban	Brownfield	General	Industrial	Primary Industrial & Commercial Area and Land For New Development in Primary Areas	National & local	B2, B8	Primary industrial, distribution, manufacturing and waste management facilities	1950s-2022	Good	None identified	Good	None identified	Industrial, rail, residential	Good. Within 1 mile of A13 via A-roads.	Good	Several to let signs identified. Two sites being marketed online.	None identified	Limited	-	Expansion limited given physical constraints prevented by the road network. Reasonable site coverage means no evident areas to develop. Remains appropriate as primary use for Tier 1.	Good	
T27	London Road, Purfleet	Purfleet	53.07	Urban	Brownfield	General / bad neighbour	Industrial	Primary Industrial & Commercial Area and Land For New Development in Primary Areas	International & national	B2, B8, suI generis	Oil depot, distribution, vehicle storage, research centre	1960s	Average (access restricted)	None identified (access restricted)	Average (access restricted)	None identified (access restricted)	Industrial, residential	Average. Within 1 miles from the M25 via A-roads.	Average (access restricted)	None identified (access restricted)	None identified (access restricted)	Limited	19.19	Large T28, T29, T27 all available sites in existing T27 boundary. Potential evidence of development passing in or through presence of construction vehicles, but may be to do with road improvements. Alternative uses likely to be limited, however potential to deliver additional commercial / industrial use on the site. Potential for contamination from oil depot. Uphold previous recommendation for estate investment strategy. Any land designated for new development to be submitted to employment if it has since been built out. Tier 1 most suitable.	Average / poor	
T29	Dolphin Estate/Lafage, West Thurrock	Purfleet	61.95	Urban	Brownfield	General & distribution	Industrial	Primary Industrial & Commercial Area	Local, regional & national	B2, B8	Building supplies, logistics, distribution, warehouse, tool hire, scrap, car lift & carry	1950s to 2010s	Good & average	Food van	Good	Premier Inn Hotel, food van	Industrial, residential, road	Very Good. Adjacent to J30 of the M25.	Good	Several vacant units identified. 9 units being marketed online.	None identified, potential for some refurbishment works	Limited	-	Completion of neighbouring site (T41) may lend itself to become one single employment site or designation. Boundary could be revised to exclude Premier Inn hotel at northern end. Further expansion could be provided through site submitted through CFS (00850) on the opposite side of Avenal Road, subject to review. Designation as primary area remains appropriate. Tier 1.	Good	
T31	Lakeside Watergate Industrial Estates, West Thurrock	West Thurrock	45.38	Urban	Brownfield	General & distribution	Industrial & commercial	Primary Industrial & Commercial Area	Local, national & international	B2, B8, E, suI generis	Building materials, logistics, business park, vehicle sales, vehicle parts, warehousing, depot	1950s to 2000s	Good & average	Good	B&B Hotel, beauty / hair salon, food van / cafe	Industrial, residential, road	Very Good. Adjacent to J30 of the M25.	Good	Several vacancies identified including some larger units. 7 units being marketed online.	None identified, potential for some refurbishment works	Limited	-	Part of wider employment designation which captures T65, T66 & T24b. Could be revised into single designation as per the boundaries submitted in the 2023 ELA. Site to the north submitted through CFS (01010) however this is largely retail, with limited employment use (representations received). Evidence of non-employment uses to be monitored. Still considered a primary employment area.	Good		
T33	Magnet Industrial Estate, 434-436 London Road, West Thurrock	West Thurrock	10.56	Urban	Brownfield	General	Industrial & commercial	Secondary Industrial And Commercial Areas	Local, national & international	B2, B8, suI generis	Storage land, distribution, general industrial, car hire, bus depot, plant hire, building supplies	1950s-2000s	Good & average	None identified	Good	Enterprise Car Hire	Residential, rail, school	Average. Within 2 miles of the A13 via A-roads.	Good	Some units suspected to be vacant during site visit. None listed online.	None identified	Limited	0.61	Vacant land observed towards the north of the estate boundary, at the top of the eastern branch of Magnet Road. Potential available site is updated ELAA as likely to exceed 0.20ha. Boundary and designation otherwise remain appropriate (Tier 2).	Good	
T35	ICL West Thurrock Works	West Thurrock	33.04	Urban	Brownfield	Specialist	Industrial	n/a - no employment designation	International	B2, B8	Chemical & fuel companies, open storage, truck park, pylons	1970s-2010s	n/a - access restricted	None identified	n/a - access restricted	n/a - access restricted	Industrial	Average. Within 1.5 miles of the A13 via A-roads.	n/a - access restricted	n/a - access restricted	n/a - access restricted	Limited	4.82	Limited opportunities due to prevalent access issues. Includes T35a which appeared available from passing view. Site has been resubmitted through CFS process (00850). Not presently an employment designation, to be reviewed - could be for oil / chemical storage if development is being made in emerging plan (i.e. also in ES in adapted plan). Otherwise Tier 1 appropriate.	Poor (access restricted)	
T36	Harris Commercial, Former Burns Oil Depot, 606 - 512 London Road, West Thurrock	West Thurrock	1.29	Urban	Brownfield	General	Commercial	n/a - no employment designation	National	B8, suI generis	Motor vehicle dealership, testing facility and storage land	2000	Good	None identified	Average	None identified	Altkemets, residential, industrial	Average. Within 1.5 miles of the A13 via A-roads.	Average	None identified	None identified, potential for some refurbishment works	Commercial	-	-	Two large electricity pylons occupy a central position within the site which may prevent other development. Location could be revisited for opportunities for commercial or mixed use development if employment use ceased to exist. Consideration to be given to likelihood of longer term employment uses on the site, or whether existing occupier could be relocated. If so, designating as employment may present barrier to future alternative use. Otherwise Tier 2 suitable.	Good
T37	Star Industrial Estate, Lifford Road, Chadwell St Mary	Chadwell St Mary	3.99	GB	Brownfield	General	Edge of settlement / green belt	Secondary Industrial And Commercial Areas	Local	B2, B8	Logistics / distribution, warehousing, recycling, automotive repairs, metalworks	1960s	Average	None identified	Average	None identified	Industrial, residential, green belt	Very Poor. Within 3.5 miles of the A13 via local road network.	Average	None identified although 2 units currently being marketed online.	None identified	Residential	-	Access to the site may present restriction on the type of use and also the potential to expand. Surrounding land in green belt presents further constraint. Site has consent for residential development. Depending on likelihood of alternative use coming forward, Council may want to consider whether it is in the longer term benefits to designate the site as employment in emerging plan.	Average	
T38	Fiddlers Reach, Woudham Road, South Tilbury	West Thurrock	9.42	Urban	Brownfield	General	Industrial	Primary Industrial & Commercial Area	Local & regional	B2, B8	Truck wash, open storage, automotive repairs & maintenance	n/a	n/a - access restricted	Cafe	Average	John's Cafe	Industrial, rail, river	Average. Within 2 miles of J30 of M25 via local road network.	Good	None identified	None identified	Limited	-	Access to the site largely restricted. Existing road and rail infrastructure prevents further expansion. Appears to have good coverage and is well utilised. If truck park / wash ceases to exist then there may be development potential for industrial uses in limited presence of existing buildings (mostly hardstanding / parking). Could be combined with T65a to create single site. Otherwise designation and boundary remain appropriate (Tier 1). Note that site is subject of a planning application (24/07009/FUL) for new B1 warehouses, B1a bridge, HGV parking and road realignment.	Good	
T44	Goodmans, Bladlands (West), Purfleet	Purfleet	7.75	Urban	Brownfield	Distribution	Commercial	Land For New Development in Primary Areas	n/a - vacant	B8	Vacant logistics / distribution space	2022	Very good	None identified	Very good	None identified	Industrial, residential	Very Good. Adjacent to J30 of the M25.	Very good	Entire unit is vacant, to let board witnessed, shown online.	Building was constructed in 2022.	Limited	-	Designation within emerging plan to be updated to reflect the fact the site has since been developed. Potential for the site to be recombined into single employment area with neighbouring T29 (as combined Tier 1 site), which would become a primary industrial and commercial area.	Very good	
T46	Aspenium Business Park, Chafford Hundred	Chafford Hundred	0.36	Urban	Brownfield	Business Park	Residential	n/a - no employment designation	Local & regional	E	Offices (adjoining), handwashing	1990s	Good	None identified	Good	Handdressers / salon	Residential, rail	Average. Within 1.5 miles of the A13.	Good	None identified	None identified	Commercial / mixed use	-	Site is amongst mostly residential surroundings, with other commercial uses located on the western side of Planning Road. Neighbouring rail line and presence of electricity pylon may present alternative uses. Car parks observed to be full during site visits. Constraints mean potential for residential use is unlikely, but commercial may present an alternative given surroundings. Could introduce designation if allows for alternative use.	Good	
T53	Ocado, Ponds Farm, London Road, Purfleet	Purfleet	8.21	Urban	Brownfield	Distribution	Industrial	Secondary Industrial And Commercial Areas	National	B8	Distribution centre	2020	Very good	None identified	Very good	None identified	Industrial, residential, road	Very good. Adjacent to A13.	Very good - mixed / mixed	None identified	None identified	Limited	-	Expansion limited as site is contained by A13 and local road network. No new development since previous assessment, although premises has been constructed recently. Appears to be in single occupancy. Suggest that designation could be upgraded to primary from secondary (Tier 1). Boundary appropriate.	Very good	
T54	London Distribution Park	Tilbury	28.66	GB	Brownfield	Distribution	Industrial	Employment Broad Location - Urban Extension, CSDSP - Sustainable Employment Growth, CSDSP - Green Belt	International	B8	Distribution centre	2017	Very good	None identified	Very good	None identified	Industrial, commercial, green belt land	Good. Within 3 miles of the A13 via A-roads.	Very good	One vacant unit observed during site visit, no listing online.	None identified	Limited	-	Employment designation could be updated now that development is complete (Tier 1). Site is in Green Belt so expansion limited.	Very good	
T59a	Bluehouse Farm, Brentwood Road, West Horndon	Baptham	6.05	GB	Brownfield	General	Rural	n/a - no employment designation	National	B2, B8, E	Manufacturing, automotive repairs, warehousing, embroidery, music studio	1960s	Variable - poor to average	None identified	Poor	Music studio	Agricultural	Good. Within 1.5 miles of the A13 via A-roads.	Poor	Several to let signs observed. No sites currently being marketed online.	None identified	Limited	-	Eastern part of the site falls within much larger boundary submitted through CFS (00898). Potential to expand to the east but this may be influenced by level of demand for employment space in this location. Green Belt designation also presents constraint. Units generally observed to be in poorer quality, with some to let signs visible. Potential for employment uses to be consolidated if demand is low. Could keep this site undeveloped to allow flexibility in future.	Poor	
T60	East of Sandy Lane, Chadwell St Mary, RM16 4LL	Chadwell St Mary	2.26	Urban	Brownfield	General	Edge of settlement	Secondary Industrial And Commercial Areas	Local	B2, B8	Adhesives removal services, automotive repairs / MOT centres, electronics, open storage land	1960s	Very poor	None identified	Poor	None identified	Residential, green belt	Very Poor. Within 3.5 miles of the A13 via light roads.	Very poor	Observed vacant units and underutilised parcels of land. Site is marketed for sale.	None identified, along appears a parcel within the site has been cleared	Residential	-	Appears that the site is currently listed on the market for sale. Opportunities for redevelopment on site although access is restricted which could pose as a constraint. Land to the south / west is in green belt. To investigate likelihood and potential for alternative use, if high then designating as employment may inadvertently hinder alternative uses. If not, Tier 2 more suitable given future.	Very poor	
T61a	Carpetright, Purfleet Bypass, Purfleet	Purfleet	13.84	Urban	Brownfield	Distribution	Industrial	Primary Industrial & Commercial Area (Sites of Special Scientific Interest)	Local (mostly vacant)	B8, suI generis	Previously Carpetright warehouse, now vacant distribution. Truck dealership in north-western corner	2007	Good	None identified	Good	None identified	Residential, industrial, road	Good. Within 1.5 miles of the A13 via A-roads.	Good	Former Carpetright building remains vacant and was observed to be listed online in early April 2025.	None identified	Limited	-	Land located in the north-western corner of the site may present opportunity for expansion if truck dealership could be relocated. Dense woodland / vegetation which would need to be cleared. Could former a cluster with neighbouring T61b. Whilst vacant, designation remains appropriate and is considered a primary employment area (Tier 1). Boundary also appropriate.	Good	
T61b	Purfleet Centre (north quadrant)	Purfleet	27.15	Urban	Brownfield	General	Industrial	Primary Industrial And Commercial Areas, Land For New Development in Primary Areas and E9B - Oil and Chemical Storage Expansion Areas	Local	B2, B8, suI generis	Warehousing, open storage, truck park, automotive repair, tyre shop, distribution	1950s-1990s	Variable - poor to average	Food van	Poor	None identified	Residential, industrial, rail	Good. Within 1.5 miles of the A13 via A-roads.	Poor	None identified	None identified	Limited	0.92	T47 remains available at the northern end of the site. Remainder of the site appears well occupied. There is an area within the existing boundary at the southern end which could be available for expansion, depending on ownership (contained by Rodney Way and London Road). Query whether land for expansion and oil storage designations in core strategy are still relevant. Consent searches for the redevelopment and creation of a new town centre, residential and non-residential uses which includes this site and sites T61b and T67. Designation to be kept under review subject to development and uses delivered through remaining phases of the masterplan.	Average / poor	
T63b	Purfleet Centre (east quadrant)	Purfleet	9.07	Urban	Brownfield	Distribution	Industrial	Primary Industrial & Commercial Area	National	B8, E	Warehousing, distribution centre, offices	1970s	Average (access restricted)	None identified (access restricted)	Average (access restricted)	None identified (access restricted)	Rail, industrial, school	Average. Within 2 miles of the A13 via local road network.	Average (access restricted)	None identified (access restricted)	None identified (access restricted)	Residential & commercial mixed use	-	Access restricted to entrance area and car park before security barriers. Observations largely limited. Nonetheless, designation expected to remain appropriate. Consent searches for the redevelopment and creation of a new town centre, residential and non-residential uses which includes this site and sites T61b and T67. Designation to be kept under review subject to development and uses delivered through remaining phases of the masterplan.	Average	
T65	Juncton 31 Park, Motherwell Way	West Thurrock	6.57	Urban	Brownfield	General	Commercial	Primary Industrial & Commercial Area	National & local	B2, B8, E	Distribution centre, truck shop, vehicle hire, logistics, barriers, bakery	1970s-2000s	Average	None identified	Average	Gym, bakery, clothing shop, barbers	Industrial, residential	Good. Within 1 miles of the A13 via local road network.	Average	Newly constructed/refurbished unit appears to be vacant	Possible, although may have benefited from recent refurbishment	Limited	-	Presence of a number of non-employment uses at the site. Locations of non-employment uses do not tend themselves to adjust the site boundary easily. Surrounding prevent further expansion in all directions. Newer developments on the neighbouring sites give example of what could be provided with investment strategy. Still considered primary area (Tier 1). Boundary could be combined with T66 & T24b to create single site.	Average / good	
T66	South of Motherwell Way	West Thurrock	5.54	Urban	Brownfield	General	Commercial	Primary Industrial & Commercial Area	National & local	B2, B8	Distribution centre, builders warehouse, trade counters, tool shops, decorating centres, building materials	2000s-2010s	Good	Cafe	Good	Cafes, building materials, trade counters	Industrial, residential	Good. Within 1 miles of the A13 via local road network.	Good	None observed during site visit although 1 unit appears to be marketed online.	None identified	Limited	-	Potential for boundary to be reviewed depending on use classes operating from the site, particularly the eastern side. Several trade counter / decorating centre / site shops which may not be employment use. Expansion otherwise constrained by neighbouring uses. Could be combined with neighbouring sites to form single Tier 1 site.	Good	
T67 + T68	Purfleet Centre Regeneration (south quadrant)	Purfleet	12.47	Urban	Mixed	General	Industrial	Land For New Development in Primary Areas & ESA - Oil and Chemical Storage	Local & regional	B2, B8	Storage land for plant / machinery at the western end of the site. Otherwise greenfield land.	n/a - no permanent structures observed.	n/a - no permanent structures observed.	None identified	Good	None identified	Industrial, residential, river, rail	Average. Within 2 miles of the A13 via local road network.	Poor	None identified	None identified	Residential & commercial mixed use	1.16	T19a site is largely unoccupied and comprises a mix of uses and is a primary employment area (Tier 1). Boundary also appropriate. Designation remains appropriate and is considered a primary employment area (Tier 1). Boundary also appropriate.	Average	
T71	Esso Petroleum, Purfleet	Purfleet	16.59	Urban	Brownfield	Bad																				

Appendix 6 – Available Site Assessment Matrix

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2023 ELAA REF	Market Area	Site Name	Site Prop Expected?	Site Designation	Greenfield / Brownfield?	Total Site Area (hectares)	Ratio %	Estimated Net Developable Area	Status (Existing Use)	Planning	Potential / Alternative Uses	Spatial Context (Adjacent Uses)	Landowners	Land Registry Titles	Suitable	Available	Achievable	Development Opportunities	Nature of current and potential market appeal to occupiers	Existing evidence of and/or potential for clustering effect	Estimated occupancy of existing / neighbouring employment area	Prominence	Building Age	Condition of premises	Ground condition	Utilities Connections	External Environment	Strategic Access	Local Access	Public Transport	Proximity to urban areas and access to labour and services	Total Rating	Notes	Overall Site Grade	Policy Off Site Grade
																		(#/5)	(#/4)	(#/4)	(#/5)	(#/5)	(#/5)	(#/4)	(#/3)	(#/3)	(#/5)	(#/5)	(#/4)	(#/3)	(#/5)	(#/60)			
T05a	Stanford Le Hope	East of UPS	N	Available land within existing employment site	GF	8.69	100%	8.69	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.	Very Good	Very Good	
T05b	Stanford Le Hope	South of Ocean Boulevard and west of Atlantic Avenue (LG873)	N	Available land within existing employment site	GF	24.85	100%	24.85	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.	Very Good	Very Good	
T05c	Stanford Le Hope	South of Ocean Boulevard and east of Atlantic Avenue (LG1301)	N	Available land within existing employment site	GF	30.68	100%	30.68	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.	Very Good	Very Good	
T05d	Stanford Le Hope	North of Ocean Boulevard and east of Atlantic Avenue (LG784)	N	Available land within existing employment site	GF	14.80	100%	14.80	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.	Very Good	Very Good	
T05g	Stanford Le Hope	West of Baltic Avenue (LG715)	N	Available land within existing employment site	GF	11.34	100%	11.34	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.	Very Good	Very Good	
T05h	Stanford Le Hope	West of Ocean Boulevard (LG576)	N	Available land within existing employment site	GF	8.43	100%	8.43	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.	Very Good	Very Good	
T05i	Stanford Le Hope	Between Baltic Avenue and Ocean Boulevard	Y	Available land within existing employment site	GF	3.51	100%	3.51	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Smaller site than others in London Gateway so may be more suitable for a mix of B2, B8 & office space.	Very Good	Very Good	
T05j	Stanford Le Hope	South of Manorway House	N	Available land within existing employment site	GF	1.48	100%	1.48	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Smaller site than others in London Gateway so may be more suitable for a mix of B2, B8 & office space.	Very Good	Very Good	
T05k	Stanford Le Hope	Eastern edge of London Gateway Logistics Park	Y	Available land within existing employment site	GF	5.80	100%	5.80	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Smaller site than others in London Gateway so may be more suitable for a mix of B2, B8 & office space.	Very Good	Very Good	
T05l	Stanford Le Hope	South East corner of London Gateway Logistics Park	Y	Available land within existing employment site	GF	1.48	100%	1.48	Cleared land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	3	4	5	4	1	3	5	2	4	1	4	49	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Smaller site than others in London Gateway so may be more suitable for a mix of B2, B8 & office space.	Very Good	Very Good	
T06a	Stanford Le Hope	Master Plan Plot A	N	Available land within existing employment site	BF	0.69	70%	0.48		Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	2	3	5	4	1	3	2	1	4	1	2	41	8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Smaller site than others in Thames Enterprise Park, expected to be more suitable for B2.	Good	Good	
T06b	Stanford Le Hope	Master Plan Plot B	N	Available land within existing employment site	BF	1.64	100%	1.64	Cleared land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	2	3	5	4	1	3	2	1	4	1	2	41	8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Smaller site than others in Thames Enterprise Park, expected to be more suitable for B2.	Good	Good	
T06c	Stanford Le Hope	Master Plan Plot C	N	Available land within existing employment site	BF	4.47	100%	4.47	Cleared land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	2	3	5	4	1	3	2	1	4	1	2	41	8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Could provide mix of B2 & B8.	Good	Good	
T06d,e	Stanford Le Hope	Master Plan Plot D, E	N	Available land within existing employment site	BF	20.65	50%	10.33	Cleared land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	2 Few	Y	Y	Y	5	4	4	2	3	5	4	1	3	2	1	4	1	2	41	8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Larger site in Thames Enterprise Park so could suit storage, distribution and logistics uses (B8) as well as general industrial.	Good	Good	
T06f	Stanford Le Hope	Master Plan Plot F	N	Available land within existing employment site	BF	5.22	40%	2.09	Cleared land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Single	Y	Y	Y	5	4	4	2	3	5	4	1	3	2	1	4	1	2	41	8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Could provide mix of B2 & B8.	Good	Good	
T06g,h,j,k,l,m,n,p,q,r,s	Stanford Le Hope	Master Plan Plot G, H, J, K, L, M, N, P, Q, R, S	Y	Other	BF	113.72	55%	62.55	Employment	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	2 Multiple	Y	Y	Y	3	4	4	2	3	1	2	1	3	2	1	4	1	2	33	8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Larger site capable of accommodating mix of employment uses aligned with ambitions of Thames Enterprise Park (manufacturing, green energy, logistics).	Good	Good	
T06t	Stanford Le Hope	Land North of Thames Oil port	Y	Available land within existing employment site	BF	30.06	90%	27.05	Greenfield land	Thames Estuary SPA Zol, Local Wildlife Site (Coringham & Fobbing Marshes), LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial	1 Few	Y	Y	Y	5	4	4	2	3	5	4	1	3	2	1	4	1	2	41	8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Coringham & Fobbing Marshes). Larger site capable of accommodating mix of employment uses aligned with ambitions of Thames Enterprise Park (manufacturing, green energy, logistics).	Good	Good	
T07a	Tilbury	NW corner of Thames Industrial Estate, East Tilbury	Y	Available land within existing employment site	GF	2.57	90%	2.32	Greenfield land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Bata/Thames Industrial Park, East Tilbury	Limited	Light Industrial / Residential	1 Single	Y	Y	Y	5	2	3	4	3	5	4	2	3	3	1	2	3	2	42	5.8km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Listed buildings nearby. Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses. Could suit B2, E(g)(ii) or offices given proximity to residential areas. B8 deemed less likely / suitable.	Good	Good	
T07b	Tilbury	Southern edge of Thames Industrial Estate, East Tilbury	N	Available land within existing employment site	GF	0.32	100%	0.32	Greenfield / mostly cleared land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Bata/Thames Industrial Park, East Tilbury	Limited	Light Industrial / Residential	1 Single	Y	Y	Y	5	2	3	4	3	5	4	2	3	3	1	2	3	2	42	5.8km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Listed buildings nearby. Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses. Could suit B2, E(g)(ii) or offices given proximity to residential areas. B8 deemed less likely / suitable.	Good	Good	
T14a	Grays	Eastern end of Manor Way Industrial Estate	N	Available land within existing employment site	BF	0.72	100%	0.72	Cleared land - initial works observed	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Grays South - Manorway	Limited	Light Industrial / Industrial / Residential / Rail	1 Single	Y	Y	Y	5	2	2	4	1	5	4	1	3	3	2	2	2	5	41	Works appeared underway, assumed to relate to 17/01350/DM1. Involves demolition of former structures for redevelopment. 4.4km from A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses.	Poor	Poor	
T21a	Tilbury	Land to NW of Thurrock Park	Y	Available land within existing employment site	GF	4.45	90%	4.00	Greenfield land	Thames Estuary SPA Zol, Local Wildlife Site (Little Thurrock Marshes), LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Light Industrial / Residential / Greenfield.	1 Single	Y	Y	Y	5	4	3	5	2	5	4	1	3	3	2	3	2	4	46	4.8km from A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Little Thurrock Marshes). Also allocated as 'Land for New Development in Primary Areas' within Core Strategy. Uses could relate to neighbouring employment area - B2, B8 and E(g)(ii).	Very Good	Very Good	
T22a	Tilbury	NE nib, Tilbury South	Y	Available land within existing employment site	GF	1.12	100%	1.12	Greenfield land	Thames Estuary SPA Zol, Local Wildlife Site (Tilbury Marshes), LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial / Residential / Rail / Greenfield.	1 Single	N	Y	N	5	4	2	4	4	5	4	1	2	5	1	3	2	3	45	6.5km from the A13. No Access. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Tilbury Marshes). This was discounted within the previous assessment as it was not expected to come forward for employment use.	Average	Average	
T22b	Tilbury	SE corner of Tilbury South	N	Available land within existing employment site	GF	0.74	100%	0.74	Greenfield land	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial / Port / Fort / Business Centre	1 Single	Y	Y	Y	5	4	4	4	3	5	4	1	3	3	1	2	2	3	44	6.8km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Irregular shape may influence uses, more likely B2 than B8. Could be port-related but B8 considered less likely owing to shape and size of site.	Good	Good	
T27	Purfleet	North of ADM Pura Foods, London Road, Purfleet	N	Available land within existing employment site	BF	0.95	95%	0.90	Cleared land with some employment uses	LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Industrial / Storage Land / Distribution / Oil Depot	1 Single	Y	Y	Y	5	4	3	4	3	5	4	1	2	3	4	2	3	3	46	Boundary needs to be revised to exclude the recent development in the north eastern corner. Remaining site assumed to be available although access restricted. 2km from the Junction 30 of the M25. Could provide mix of B2 and B8, including open storage.	Very Good	Very Good	
T28	Purfleet	Lafarge Jetty site, west of Quarry Road	Y	Available land within existing employment site	BF	1.71	100%	1.71	Greenfield / mostly cleared land	LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas, LDF 2011 - CSSP2/CSTP6 Employment - Land For New Development in Primary Areas - Lafarge Jetty Site, West Thurrock	Limited	River / Road / Storage / Aggregates	1 Single	Y	Y	Y	5	4	3	3	3	5	4	1	2	3	3	2	2	3	43	Access restricted to site. Appears to be occupied to the northern end by plant machinery although unable to identify actual use. 2.6km from the M25. Could provide mix of B2 and office space. B8 less likely owing to shape and size of the site, although could be used for open storage.	Good	Good	
T33a	West Thurrock	North of Magnet Road	N	Available land within existing employment site	BF	0.61	100%	0.61	Cleared land	LDF 2011 - CSSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - 434																									

Appendix 6 - Available Site Assessment Matrix

Appendix 6 - Available Site Assessment Matrix															PPG Tests			Market Signals				Physical Signals						Sustainability signals						Notes	Overall Site Grade	Policy Off Site Grade
2023 ELAA REF	Market Area	Site Name	Site Prep Expected?	Site Designation	Greenfield / Brownfield?	Total Site Area (Hectares)	Ratio %	Estimated Net Developable Area	Status (Existing Use)	Planning	Potential / Alternative Uses	Spatial Context (Adjacent Uses)	Landowners	Land Registry Titles	Suitable	Available	Achievable	Development Opportunities	Nature of current and potential market appeal to occupiers	Existing evidence of and/or potential for clustering effect	Estimated occupancy of existing / neighbouring employment area	Prominence	Building Age	Condition of premises	Ground condition	Utilities Connections	External Environment	Strategic Access	Local Access	Public Transport	Proximity to urban areas and access to labour and services	Total Rating				
																		(#/5)	(#/4)	(#/4)	(#/5)	(#/5)	(#/5)	(#/4)	(#/3)	(#/3)	(#/5)	(#/5)	(#/4)	(#/3)	(#/5)	(#/60)				
T52	Purfleet	East of Quarry Road	Y	Available land within existing employment site	GF	1.61	100%	1.61	Greenfield / mostly cleared land	LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Commercial / Mixed Use	Roads / Storage / Rail / General Employment	2	Multiple	Y	Y	Y	5	4	3	3	5	5	4	1	2	3	4	3	3	4	49	Access restricted during site visits. 1.6km from the M25. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.	Very Good	Very Good	
T54b	West Thurrock	South of Oliver Road	Y	Available land within existing employment site	GF	12.86	85%	10.93	Greenfield / mostly cleared land	Local Wildlife Site (West Thurrock Brownfields), tree preservation orders	Limited	Industrial	2	Few	Y	Y	Y	5	4	4	4	3	5	4	1	2	3	3	2	2	3	45	2.5km from the M25. Designated as a Local Wildlife Site on TBC planning map (West Thurrock Brownfields). Large enough to provide mix of both B2 and B8 uses, including open storage.	Very Good	Very Good	
T67 & T68	Purfleet	West of Purfleet Station	Y	Available land within existing employment site	GF	6.16	75%	4.62	Cleared land	Local Wildlife Site (Purfleet Thameside),LDF 2011 - CSSP2/CSTP6 Employment - Land For New Development in Primary Areas - Former Coalyard Site, Purfleet, LDF 2011 - E9A/CSSP2/CSSP4 Employment - Powell Duffryn Terminal, Purfleet	Residential / Expansion Land	Rail / Residential / Train / River / Storage Land	1	Multiple	N	Y	N	5	3	2	2	2	5	4	1	2	3	3	3	3	3	41	Available site boundary to be revised, exclude area of the western end occupied by Skyline, Flood Zone 3. 2.5km from A13. Designated as a Local Wildlife Site on TBC's planning map. This was discounted within the previous assessment as it was not expected to come forward for employment use.	Average	Average	
T80	Stanford Le Hope	West of Barya Road	N	Available land within existing employment site	BF	0.46	100%	0.46	Cleared land	Thames Estuary SPA Zol	Limited	Light Industrial / Commercial / Residential	1	Single	N	Y	N	5	2	2	4	4	5	4	2	3	2	4	3	3	5	48	No access. Site is constrained due to its physical appearance being thin. 1.7km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. This was discounted within the previous assessment as it was not expected to come forward for employment use.	Poor	Poor	
T81a	West Thurrock	Burnley Road (off eastern tip)	Y	Available land within existing employment site	GF	10.77	85%	9.16	Cleared land	Local Wildlife Site (West Thurrock Brownfields), LDF 2011 - E9B/CSSP2/CSSP4 Employment -	Limited	Industrial / Oil Depot / Storage / Greenfield Open Space.	1	Single	Y	Y	Y	5	4	4	2	2	5	4	1	2	3	3	2	2	3	42	3km to the M25. Designated as a Local Wildlife Site on TBC planning map (West Thurrock Brownfields). Large enough to provide mix of both B2 and B8 uses, including open storage.	Good	Good	
T85e	West Thurrock	South of Flint Street	Y	Available land within existing employment site	GF	0.38	100%	0.38	Cleared land	LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas	Limited	Residential / School / Storage / Rail	1	Single	N	Y	N	5	3	2	5	1	5	4	1	3	2	3	3	3	4	44	2.6km to the A13. No access. This was discounted within the previous assessment as it was not expected to come forward for employment use. Previously subject to residential application (23/00411/FUL), yet to be determined.	Average	Average	
T90a	Stanford Le Hope	Croyton Oil Refinery Expansion Land (north of existing refinery)	Y	Other	GF	44.23	90%	39.80	Mostly greenfield land, works appeared underway	Thames Estuary SPA Zol, Local Wildlife Site (Coringham & Fobbing Marshes)	Non-oil refinery related employment / commercial	Industrial / Port / Open Space	1	Single	Y	N	N	4	4	4	4	2	5	4	1	2	5	1	3	1	2	42	As per the definition of the "available land", it excludes expansion land. Reviewed on the basis that the Council may wish to remove expansion land designation. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Coringham & Fobbing Marshes). Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses. Could accommodate uses related to those proposed at Thames Enterprise Park (B2 & B8).	Average	Average	

Appendix 7 – Potential Site Assessment Matrix

Appendix 7 - Potential Site Assessment Matrix

2023 Call for sites REF	2023 ELAA REF	Market Area				Source		Greenfield/ Brownfield?	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Status / Most Recent Use		Planning	Proposed / Alternative Uses	Spatial Context / Adjacent Uses	Landowners	Land Registry Titles	Suitable	Available	Achievable	Development Opportunities	Nature of current and potential employment opportunities	Existing evidence of and/or potential for clustering effect	Estimated occupancy of existing / neighbouring employment area	Prominence	Building Age	Condition of premises	Ground condition	Utilities Connections	External Environment	Strategic Access	Local Access	Public Transport	Proximity to urban areas and access to labour and services	Total Rating	Notes	Overall Site Grade for Employment	Policy Off Site Grade for Employment
																						(#15)	(#14)	(#14)	(#15)	(#15)	(#14)	(#13)	(#13)	(#15)	(#15)	(#14)	(#13)	(#15)	(#160)				
60432	-	Southfields	Land off Sandown Road			Call for sites (2025)	GF		0.3	90%	0.3	Cleared land - other		Green belt	Residential	Residential / Open Spaces	1 Single		N	Y	Y	1	1	1	5	1	5	4	3	3	5	4	4	3	3	43	Site is currently the subject of a planning application for 6no. Bungalows (24/01077/FUL), awaiting determination as of March 2025. CFS submission estimates development could start in the next 5 years. Located behind existing residential properties along predominantly residential road. Small site unable to create critical mass. Better suited to residential development. Other factors more of a limitation than GB designation.	Very poor	Very poor
60824	-	Corringham	Land to the West Mill Lane, Fobbing, Essex			Call for sites (2025)	GF		8.4	CIS	8.2	Cleared land - agricultural	Green belt, Thames Estuary SPA Zol	Residential & employment	Residential / Open Spaces	3 Multiple		N	Y	Y	5	1	1	1	1	2	5	4	3	2	5	5	3	3	4	44	Site located in Flood Zone 3. Multiple titles under different ownerships for a relatively small site. CFS submission estimates development could start in the next 5 years. Not existing market to form cluster, expected it could form part of larger residential-led development with neighbouring submissions. GB a limitation.	Poor	Average
60829	-	Bulphan & rural north	Land to the East of A128 (Brentwood Road)			Call for sites (2025)	GF		56.9	CIS	40.0	Agricultural	Green belt, Thames Estuary SPA Zol	Residential & employment	Open Space / Commercial / Light Industrial	1 Single		N	Y	Y	5	2	2	4	2	5	4	3	2	5	3	4	1	2	44	Site located in Flood Zone 1. CFS submission estimates development could start in the next 6 - 10 years. Good size with potential to deliver large amount of employment space, but location further from main transport nodes. Otherwise under single ownership so delivery not expected to be overly complex bar green belt. Info shared for consideration limited to a site plan & boundary map.	Poor	Average	
60833	T41	Southfields	Land North of Stanford Road			Call for sites (2025)	GF		8.3	85%	7.1	Agricultural	Green belt, Thames Estuary SPA Zol	Employment - general, Elg(w), truck park	Residential / Road	2 Few		N	Y	Y	5	1	1	1	1	5	5	4	3	3	5	3	4	3	3	46	Previously the subject of pre-app discussions. Reps state that site is capable of providing new homes or supporting economic growth. Opportunities include last mile logistics and medium scale warehousing, up to 25,500 sqm in total. Supported for Tier 2 employment. CFS submission states sole owner but LR titles suggest otherwise. No information on estimated completion. Lack of existing employment influences scoring, but otherwise prominent and accessible location. In the GB which influences grading however sandwiched between two roads which prevents sprawl. Consultation confirmed no significant updated following Reg 18 reps and submissions. Seeking further engagement with the Council.	Good	Very Good
60834	T100	Chafford Hundred	Land North of A1306			Call for sites (2025)	GF		13.2	85%	11.2	Cleared land - agricultural	Green belt	None submitted	Residential / Road	1 Single		N	Y	Y	5	1	1	1	1	5	5	4	3	3	5	3	3	3	3	45	Assessed as potential in 2023 ELAA. Boundaries appear the same. No information submitted to indicate when development could be delivered in CFS, but reps state that site could contribute to housing requirement in first 5 years of plan period. Lack of existing employment influences scoring, but otherwise prominent and accessible location. In the GB which influences grading however sandwiched between two roads which prevents sprawl. Reps suggest development would be suited to employment because of electricity cables, gas mains and noise from A13.	Average	Good
60846	-	West Thurrock	Land on the south east side of Stifford Clays Road, Orsett			Call for sites (2025)	BF		1.0	CIS	0.9	Cleared land - leisure	Green belt, Thames Estuary SPA Zol	Residential & employment	Residential / Open Space	1 Single		N	Y	Y	3	1	1	4	5	1	2	3	2	3	4	4	1	2	36	CFS submission estimates development could start in the next 5 years. Small site with limited potential. Adjacent to A13 but not immediately accessible. Isolated without any neighbouring related uses which prevents critical mass of land. GB further limitation.	Very Poor	Poor	
60850	-	West Thurrock	West Thurrock Works, Stoneness Road			Call for sites (2025)	BF		30.0	95%	28.5	Industrial, logistics, offices	Tree preservation orders	Employment - truck park, general, extension to Titan Works	Light Industrial / Industrial / Bad Neighbour	1 Single		Y	Y	Y	3	4	4	4	4	1	3	1	3	3	2	1	2	3	38	CFS submission estimates development could start in the next 5 years. Within existing employment area. May be a need for remediation and clearance of previous structures, but otherwise appropriate location and reasonable transport links. Single ownership also helps with delivery. Reps request that allocation is combined to show that site is Tier 1 employment and a chemical storage and processing facility. Plan in reps shows division between proposed allocations / designations. Also request jetty is included in allocation as it forms part of operations. Consultation on adjacent site (Titan Truck Park) revealed that land at the northern end of 60850 remains available and there are longer-term ambitions for this to be used for employment, including as part of the consolidation of operations at Titan Works. Estimated capacity of 100,000 - 115,000 sqm.	Very Good	Very Good	
60851	-	East Tilbury	East Tilbury 2			Call for sites (2025)	GF		71.0	CIS	32.0	Agricultural	Green belt, Thames Estuary SPA Zol	Residential, employment, retail	Open Space / Light Industrial / Residential	4 Multiple		N	Y	Y	5	2	2	4	2	1	4	2	2	4	1	2	3	2	36	CFS submission estimates development could start in the next 5 years. Reps state that additional land would provide 500 homes and 50 acres of employment land on top of 1,000 homes in existing application. Concept plan submitted shows employment development concentrated on the western part of the site towards LTC route. North / western part of the site subject an application to provide gas reciprocating energy facility and infrastructure. Large site but disconnected and in largely rural surroundings. Poor transport connections. Occupancy of neighbouring site influenced by T07. Otherwise in multiple ownerships and in green belt. Size is a positive. Location may present potential conflict with proposed LTC route.	Poor	Poor	
60853	-	South Ockendon	Land at the Mardyke Valley Golf Club, South Road, South Ockendon			Call for sites (2025)	Mixed		99.1	CIS	42.5	Industrial, logistics, offices, open space	Green belt, Local Wildlife Sites (Mar Dyke Valley & Great Palmer's Shaw), tree preservation orders	Residential, employment, visitor accommodation	Golf Course / Light Industrial / Popen Space / Residential	Several Multiple		N	Y	Y	5	2	1	1	2	4	4	1	3	5	3	3	3	4	41	CFS submission states that site is controlled by Apex and there are no ownership or assembly issues. LR review identified multiple titles and owners. Assumed to be under option or promotion and considered available. Some heritage constraints and potential contamination although submission is redacted, implies that mitigation may be required. Map shows that it may cover large area of the site, corresponding report suggests that further investigations are required to support planning. Vision document proposes residential-led development, no mention of employment development. CFS submission estimates development could start in the next 5 years. Expected residential-led development may be more appropriate given proximity to South Ockendon. Otherwise good size and reasonable transport access.	Poor	Average	
60854	T91, T92	Tilbury	Land East of Tilbury2			Call for sites (2025)	Mixed		75.8	75%	56.9	Cleared land - other	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (West Tilbury Marshes Complex & Tilbury Riverfront)	Employment, waste management, port-related uses, RoRo expansion	Port / Open Space	1 Single		N	Y	Y	4	3	3	4	1	5	4	1	2	3	2	3	2	2	39	CFS submission suggests that there may be contamination or pollution. Supports the proposed designation of the Port's land interests in the new local plan. Reps include site plan separating site into different areas, including 60879 & 60862. CFS submission estimates development could start in the next 5 years. Site has been the subject of several applications in the past 5 years. Adjacent to Tilbury Port. Part of the designated Freoport Tax Site. Presents natural location for expansion of existing uses and activities. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB. Note comments in reps regarding division of land across port area. Estimated capacity of 200,000 - 225,000 sqm. Consultation confirmed that hybrid application has been validated (with 60862) which seeks full permission for delivery of infrastructure, road and rail services and outline for B2, B8, offices and port-related uses (25/00598/FUL).	Good	Very Good	
60856	-	Corringham	Land northeast of Corringham			Call for sites (2025)	Mixed		101.8	CIS	78.0	Mostly agricultural land with small portion brownfield	Green belt, Thames Estuary SPA Zol	Residential, employment, office, commercial	Open Space / Residential / School	3 Multiple		N	Y	Y	4	1	1	1	5	3	4	3	3	5	4	4	3	4	45	Part of the site is subject to an existing application and supporting technical work (15/00205/OUT). CFS submission estimates development could start in the next 5 years. Planning portal suggests work investigating 525no. Dwellings, primary school, care home, local centre & open space on southern part of the site below railway line. Reps state that employment uses could be delivered on parcels located north of the railway line. No existing employment uses to form cluster which influences scoring. Expected to be more suitable to residential-led development. Otherwise large site with reasonable transport links.	Poor	Average	
60858	-	West Thurrock	Land north of Long Lane			Call for sites (2025)	Mixed		7.7	85%	6.5	Agricultural	Green belt, Thames Estuary SPA Zol	Employment, residential, commercial	Open Space / Static Caravans	2 Few		N	Y	Y	5	1	1	1	5	5	4	3	1	5	1	3	3	2	40	CFS submission from one of the landowners who are jointly promoting the site for employment development. CFS submission estimates development could start in the next 5 years. Close to the A14 but no easy access. Site is within the order limits of the Lower Thames Crossing Lower Thames Crossing - Local refinement consultation - Interactive map. Not existing cluster or surrounding uses to create critical mass. GB influences grading but other limitations more prominent.	Poor	Poor	
60859	-	Purfleet	Arterial Hub, Land north of Arterial Road			Call for sites (2025)	Mixed		14.5	85%	12.3	Vacant buildings	Green belt, tree preservation orders, Local Wildlife Site (Fanns Farm)	Employment - distribution, warehouse, fulfilment centre	Road / Residential / Employment / Open Space	1 Single		N	Y	Y	3	4	3	5	5	1	2	2	3	3	5	4	2	4	46	Reps submitted confirming intention to prepare planning application for c. 43,000 sqm of employment development, including B2/B8 and office space. Consultation confirmed that outline application remains outstanding (24/00332/FUL) for similar proposal. Site was previously the subject of a residential-led outline planning application, initially granted and then later refused by SoS. Reps support allocation as Tier 1 employment site. CFS submission estimates development could start in the next 5 years. Located amongst mostly employment surroundings and close to transport links which positively influence grading. Green belt a limitation, as is existing residential use to the north and south. Due diligence undertaken on air quality, arboriculture, archaeology, ecology, flood risk, noise, topography, utilities. Site confirmed to be viable in completed pro forma. Indicative phasing expects 18-month delivery from start on site. Estimated capacity of 40,000 - 50,000 sqm.	Good	Very Good	
60860	-	South Ockendon	Land at Arisdale Avenue, South Ockendon			Call for sites (2025)	GF		82.7	CIS	10.0	Country park	Green belt, Local Wildlife Site (Little Belhus Country Park)	All options selected	Industrial / Light Industrial / Road / Residential / Open Space	1 Single		N	Y	Y	5	2	3	4	5	5	4	1	3	5	1	2	3	5	48	Site previously filled with household and industrial waste, thin layer of soil over top. Reps state that further investigations and monitoring is required. Vision is for new mixed-use development, up to 500no. Homes and 800 sqm of retail space. Vision document suggests this will be Class E (shops & local businesses) and located at eastern end of the site. CFS submission estimates development could start in the next 5 years. Employment forms very small part of the site and may have contamination which influences grade despite scoring.	Poor	Poor	
60861	T39	South Ockendon	Land south of Stifford Road (west of Hangmans Wood Industrial Estate), RM15 6RL			Call for sites (2025)	GF		2.5	90%	2.2	Cleared land - former quarry	Green belt	Employment - extension to neighbouring uses, storage, trade counter, general	Woodland / Residential / Road / School	1 Single		N	Y	Y	5	3	3	5	5	5	4	1	2	5	2	2	3	4	49	Previously assessed as potential in 2023 study. Boundary in 2025 submission is slightly smaller. CFS submission suggests that there may be contamination or pollution. CFS submission estimates development could start in the next 5 years. Reps agree with proposed allocation as Tier 1 employment. Adjacent to related uses and transport links. Infrastructure may be required and location in GB influences overall grade but should be considered for allocation. Reps also supported by GB review which concludes that the site 'contributes nothing to the green belt'. Estimated capacity of 8,000 - 10,000 sqm.	Good	Very Good	
60862	T94	Tilbury	Land at Goshem's Farm East Tilbury			Call for sites (2025)	GF		20.4	75%	15.3	Cleared land - inert landfill	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (West Tilbury Marshes Complex & Tilbury Riverfront)	Employment	Port / Open Space	1 Single		N	Y	Y	5	1	1	1	1	5	4	1	1	5	2	3	2	1	33	Previously assessed as potential in 2023 study, boundary appears to have changed. CFS submission suggests that there may be land stability constraints. Supports the proposed designation of the Port's land interests in the new local plan. CFS submission estimates development could start in the next 5 years. Site subject of EI screening application in past 5 years. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB. Plan showing boundary submitted within reps but no further info. Consultation confirmed that hybrid application has been validated (with 60854) which seeks full permission for delivery of infrastructure, road and rail services and outline for B2, B8, offices and port-related uses (25/00598/FUL).	Average	Good	
60864	T87 (part)	Tilbury	Land east of Dock Road and south of Marshfoot Road			Call for sites (2025)	GF		31.2	75%	23.4	Agricultural	Green belt, Thames Estuary SPA Zol	Employment	Road / Open Space / Industrial	1 Single		N	Y	Y	5	4	3	5	5	5	4	1	2	5	1	2	2	3	47	Site previously assessed as potential in 2023 study but as a larger area (combined with 60967). This site is the western portion. Reps state that landowner is seeking option agreements with developer after previous agreement expired. Seeks allocation as Tier 1 employment site. Drainage and flood risk management strategy required - located within the Flood Storage Area (functional floodplain) which may also bring abnormal costs. CFS submission estimates development could start in the next 5 years. Otherwise to be considered for allocation.	Average	Good	
60869	-	Purfleet	Former Paper Mills Site, London Road, Purfleet			Call for sites (2025)	BF		4.2	100%	4.2	Cleared land	None.	Employment - port related, storage	Rail / Residential / Train / River / Storage Land	1 Single		Y	Y	Y	5	3	2	4	2	5	4	1	2	1	1	1	1	2	3	36	Site appears covered in handstanding. Site access issues. Flood zone 3. 2.5km from A13. Site benefits from detailed consent (16/01698/FUL) for storage which has been implemented. CFS submission seeks inclusion of the site as Tier 1 allocation. Consultation discussions have confirmed the site is used for Port distribution and storage purposes and there is continued demand for this use. Limited alternative employment uses owing to neighbouring uses. Aspirations for the site to be designated as a Tier 1 Employment allocation and retention of the site for Port distribution and storage uses were supported via consultation discussions. Site is part of 17/01668/OUT permission for regeneration of Purfleet. Scheme has been implemented and part of phase 1 for housing has been delivered elsewhere on the larger site. However delivery of the remaining site is to be reviewed. Estimated capacity of 30,000 - 40,000 sqm.	Very Good	Very Good
60870	-	Stanford-le-Hope	Land to the rear of Downlands, Horndon Road, Horndon on the Hill, Essex, SS17 8PD			Call for sites (2025)	GF		7.6	90%	6.8	Cleared land - leisure	Green belt, Thames Estuary SPA Zol, Local Wildlife Site	Residential & employment	Residential / Open Space / Road	3 Multiple		N	Y	Y	5	1	1	1	1	5	5	4	3	2	5	3	2	2	4	43	CFS submission says sole owner. LR Title info suggests otherwise (albeit may be private ownerships). CFS submission estimates development could start in the next 5 years. No applications within the past 5 years. Greenfield land and location next to A13 influence scoring, but otherwise isolate site with access constraints in multiple ownership. Reps resist identification as potential wildlife site.	Poor	Poor
60872	T04	South Ockendon	Hangmans Wood Industrial Estate, Stifford Road, RM15 6RL (MDS site and Areas 1, 2 and 2a)			Call for sites (2025)	BF		9.4	100%	9.4	Industrial & logistics	Green belt	Employment - as present on site	Open Space / Road / Residential	1 Single		N	Y	N	2	3	3	5	5	3	4	3	3	3	2	2	3	4	45	CFS seeking removal of site from green belt and allocation as Tier 1 employment site. To be considered in conjunction with 60861 which is located to the south-west. No indication on when development could start so not considered achievable. GB influences grading, otherwise already appears to be established employment use at the site. Estimated capacity of 35,000 - 40,000 sqm.	Good	Good	

Appendix 7 - Potential Site Assessment Matrix

2025 Call for sites REF	2023 ELAA REF	Market Area	Site Name	Source	Greenfield/ Brownfield?	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Status/ Most Recent Use	Planning	Proposed / Alternative Uses	Spatial Context / Adjacent Uses	Landowners	Land Registry Titles	Suitable	Available	Achievable	Development Opportunities	Nature of current and potential market appeal to occupiers	Existing evidence of and/or potential for clustering effect	Estimated occupancy of existing / neighbouring employment area	Prominence	Building Age	Condition of premises	Ground condition	Utilities Connections	External Environment	Strategic Access	Local Access	Public Transport	Proximity to urban areas and access to labour and services	Total Rating	Notes	Overall Site Grade for Employment	Policy Off Site Grade for Employment
60875	-	East Tilbury	Land west of Low Street Lane	Call for sites (2025)	BF	0.3	90%	0.3	Vacant buildings		Residential	Open Space / Residential / School	1	Single	N	Y	Y	2	2	1	1	1	1	3	3	2	2	1	2	2	1	24	CFS submission estimates development could start in the next 5 years. No applications registered in past 5 years. Site appeared to be in residential use. Limited by the size, location, transport links, green belt.	Very Poor	Very Poor
60879	-	Tilbury	Land at Goshems Farm (Mott North)	Call for sites (2025)	GF	13.0	CIS	11.0	Cleared land - other	Green belt, Thames Estuary SPA Zol, Local Wildlife Site (West Tilbury Marshes Complex)	Employment	Port / Open Space	1	Single	N	Y	Y	5	1	1	1	1	5	4	3	1	5	2	3	2	1	35	CFS submission supports the proposed designation of the Port's land interests in the new local plan. CFS submission estimates development could start in the next 5 years. Site presents natural location for expansion of existing uses and activities. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB.	Average	Good
60880	-	Purfleet	Land East of Ship Lane, Aveley	Call for sites (2025)	GF	14.7	CIS	7.0	Cleared land - other	Green belt, Local Wildlife Site (Mar Dyke Valley)	Employment	Road / Open Space	1	Single	N	Y	Y	5	1	1	1	5	5	4	1	3	5	4	4	3	3	45	CFS submission suggests that there may be land constraints (stability, landfill, flood risk). Legal / ownership issue also present which may influence availability, and in turn grading. CFS submission estimates development could start in the next 5 years. Delivery statement prepared by promoter support inclusion of the site as Tier 1 employment, with potential to deliver 12,500 sqm office / 20,000 sqm commercial & 50% open space. Lack of existing employment uses influences scoring but otherwise a good size and close to transport links. Green belt influences grading.	Average	Good
60881	T75 (part)	Aveley	Land adjoining A1306 and Sandy Lane (B1335)	Call for sites (2025)	GF	14.6	CIS	10.0	Agricultural	Green belt	Employment - general needs, waste mangement, fulfilment centre	Open Space / Road / Light Industrial	1	Single	N	Y	Y	5	3	3	5	5	5	4	2	3	5	4	3	2	5	54	Assessed as potential in 2023 ELAA. 2025 submission splits previous boundary in two (see 60873) due to different ownerships. This site is north / western portion. Overall combined area with 60873 is smaller than previous submission, excludes area in north-east corner of T75. Division of site associated with former use as landfill and suitability for development. Reps suggest the site has a capacity of 50,000 - 60,000 sqm although consultation discussions suggest recent capacity studies have highlighted opportunity for a capacity of c.70,000-80,000 sqm. CFS submission estimates development could start in the next 5 years whilst this has been confirmed through consultation. Location in the green belt influences grade, but policy off assessment suggests this should be considered for allocation / release from GB. CFS submission suggests that there may be land stability constraints however consultation discussions have confirmed an updated ground condition assessment has been carried out which now determines the site suitable for piling, whilst on-going intrusive ground investigations suggest limited impact for contamination. Potential for clustering should the adjacent land to the east be brought forward.	Good	Very Good
60893	-	Corringham	Corringham Park Farm & Howell Farm	Call for sites (2025)	Mixed	29.4	CIS	6.1	Storage, parking, residential, livery	Green belt, Thames Estuary SPA Zol, Local Wildlife Site (Hawksbury Grasslands)	Employment, special educational needs, outdoor sport, residential	Road / Open Space / Residential	Several	Multiple	N	Y	Y	4	2	2	1	5	1	3	3	3	4	5	4	2	4	43	Site is being promoted for employment land and special needs education provision. Reps open to promoting different uses including residential if considered suitable by the Council. CFS submission states sole owner, however there are a number of separate land registry titles with multiple ownerships. CFS submission states there is an option agreement, so assumed to be available. If this is not the case then availability should be reviewed. CFS submission estimates development could start in the next 5 years. Lack of existing employment presence and ownerships present limitations, along with GB status.	Average	Good
60896	-	Aveley	Closed Landfill Sites, South of Sandy Lane, Aveley	Call for sites (2025)	GF	25.9	100%	25.9	Substation and closed landfill monitoring	Green belt, tree preservation orders	All options selected	Open Space / Road / Light Industrial / Residential	1	Multiple	N	Y	N	5	3	3	5	4	1	3	1	3	5	4	3	2	5	47	CFS submission suggests that there may be land stability constraints. No indication on when development could start so not considered achievable despite reasonable score. Western side of the site would be more appropriate for employment to distance from residential uses and be closer to transport links.	Average	Good
60898	-	Corringham	Howell Farm	Call for sites (2025)	BF	21.2	CIS	19.8	Equestrian livery & employment	Green belt, Thames Estuary SPA Zol, Local Wildlife Site (Hawksbury Grasslands)	Employment, special educational needs, outdoor sport, residential	Road / Open Space / Residential	Several	Multiple	N	Y	Y	4	2	2	1	5	1	3	3	3	4	5	4	2	4	43	As per 60893 but includes eastern portion of the site. Deemed available on the basis that land is held under option, as per CFS submission, however to be reviewed if this is not the case as there are multiple titles and owners. CFS submission estimates development could start in the next 5 years. Lack of existing employment presence and ownerships present limitations, along with GB status. Estimated capacity of 70,000 - 80,000 sqm.	Good	Good
60900	-	Grays	Land at Hillside	Call for sites (2025)	GF	1.1	90%	1.0	Cleared land - outdoor sport	None.	Employment - as proposed, E(g)(ii)	Residential / Road / Industrial	1	Single	Y	Y	Y	5	3	3	4	3	5	4	3	3	5	2	2	2	3	47	Located adjacent to relatively new-build residential development. Restrictive covenant confirmed in CFS submission however consultation revealed that this does not implicate employment uses on the site. Ecological sensitivity relating to potential need to relocate badger sets. Assessments undertaken for residential development to the south will need updating in this regard. CFS submission estimates development could start in the next 5 years. Pre-app has discussed prospect of E(g)(ii) light industrial development, now working on submitting outline application. This would focus on the southern portion first, with a longer-term view of delivering further uses at the northern end if later deemed appropriate (subject to safety zone for NuStar). Location and accessibility a key factor when considered against other options. Main constraint relates to HSE petrol storage. Reps request consideration as Tier 2 employment site on southern portion. Previous proposals included the site as open space however it is noted this is not publicly accessible land. Estimated capacity of 3,000 - 4,000 sqm.	Good	Good
60901	-	Southfields	Welling Road / Land at Orsett Quarry	Call for sites (2025)	GF	11.7	CIS	8.5	Cleared land - other	Green belt, Thames Estuary SPA Zol	Residential, commercial, outdoor sport	Residential / Road / Golfclub	1	Single	N	Y	Y	5	1	1	1	4	5	4	3	3	5	5	4	3	3	47	Reps include framework masterplan which delivers 250 - 350no. Homes with local centres. Limited mention of employment uses, but highlights proximity to Tilbury, Grays and Lakeside. CFS submission estimates development could start in the next 5 years. Expected priority is to deliver residential over employment. Limited existence of employment uses in surrounding area excluding the recycling plant. Good transport links. Lack of cluster limits scoring.	Poor	Average
60914	-	Bulphan & rural north	West Horndon	Call for sites (2025)	Mixed	463.3	CIS	450.0	Agricultural	Green belt, Local Wildlife Site (Lower Shaw), Listed buildings, Thames Estuary SPA Zol	All options selected	Open Space / Industrial / Residential	Several	Multiple	N	Y	Y	4	1	2	4	4	2	2	2	3	4	1	4	1	3	37	Reps state that EA Strategic Land controls the entirety of the site and has held a long term interest for over a decade. Proposals for residential-led development and masterplan of up to 8,000no. Homes. Consultation comments have confirmed that outline planning has been submitted on the northern part of the site for a residential led scheme with 2,100 homes and flexible commercial space (B2 and B8 uses). Deemed available based on reps. CFS submission estimates development could start in the next 5 years. Considered more appropriate for employment than residential given proximity to A13. Access to be considered. Council may own small area at the western end of the site, although this may form part of the adopted road. Estimated capacity of 4,000 - 5,000 sqm.	Poor	Average
60915	-	South Ockenden	Land North East of South Ockenden	Call for sites (2025)	Mixed	109.4	CIS	100.0	Agricultural (arable)	Green belt	Residential, office, mixed use with employment	Residential / Farm / Open Space	5	Multiple	N	Y	Y	4	1	1	1	2	1	2	3	3	4	1	2	3	5	33	Reg 18 reps propose up to 2,500no. Homes, two local centres, co-working spaces. Also promoted by EASL (see 60914), who confirm controlling interest of over 100ha. CFS submission estimates development could start in the next 5 years. Unclear whether there will be any employment land included. Seems better suited to residential-led development. Large area capable of contributing significant land.	Poor	Average
60916	-	Corringham	The Stables, One Tree Hill, Stanford-le-Hope	Call for sites (2025)	GF	1.2	90%	1.1	Agricultural & equestrian	Green belt, Thames Estuary SPA Zol	Residential, employment, BNG offsetting, general or E(g)(ii)	Road / Industrial / Residential	3	Multiple	N	Y	Y	5	2	2	1	5	5	4	3	3	5	2	4	3	3	47	Previously the subject of pre-app discussions. Reps state that site is capable of providing new homes or supporting economic growth. Supported for Tier 2 employment or residential. CFS submission states sole owner but LR titles suggest otherwise. CFS submission estimates development could start in the next 5 years. Considered more appropriate for employment than residential given proximity to A13. Access to be considered. Council may own small area at the western end of the site, although this may form part of the adopted road. Estimated capacity of 4,000 - 5,000 sqm.	Good	Good
60920	-	East Tilbury	Land North of Station Road	Call for sites (2025)	BF	4.0	90%	3.6	Agricultural & open space	Green belt, Thames Estuary SPA Zol	Waste management	Open Space / Light Industrial / Residential	2	Few	N	Y	Y	4	2	2	4	2	5	4	1	2	4	1	1	2	2	36	CFS submission states sole owner. LR title review shows there may be more. CFS submission estimates development could start in the next 5 years. Application for demolition of a building in last 5 years. Within order limits of LTC DCO and part of the site is where the route is proposed. Limited existing uses and constrained access influence grading, along with GB. Reps & attachments confirm that pylons run through the site. Green belt assessment concludes that site makes negligible contribution to the purposes of the green belt. Reps centered around potential for recycling facility which would provide single-occupancy use of the entire site, improves overall grading.	Poor	Average
60927	-	Bulphan & rural north	Portland Lodge, Brentwood Road	Call for sites (2025)	BF	0.3	100%	0.3	Commercial & storage	Green belt, Thames Estuary SPA Zol	Residential	open Space / Industrial / Residential	1	Single	N	Y	Y	3	2	2	4	3	3	3	3	2	3	3	4	1	2	38	CFS submissions states the land has planning for 5no. Dwellings. CFS submission estimates development could start in the next 5 years. Very small site, potential limited in isolation, prospects may improve if combined with neighbouring submissions (60987 & 60829), but location still presents limitation when compared with other options.	Poor	Poor
60929	T07	East Tilbury	Thames Industrial Park	Call for sites (2025)	BF	14.3	CIS	10.8	Factories and outbuildings	Thames Estuary SPA Zol, East Tilbury Conservation Area, Listed Buildings	Residential, employment, commercial - as present on site	Open Space / Road / Light Industrial	Several	Multiple	N	Y	Y	5	2	3	4	4	5	4	1	3	5	1	2	3	2	44	CFS submission suggests that there may be contamination or pollution. CFS submission states sole owner. Boundary includes residential units delivered in south-east corner, but remainder appears to be mostly under control by single owner (considered available). Some heritage considerations in respect of conservation area and listed buildings. Promoted for residential and employment-based development. CFS submission estimates development could start in the next 5 years. Heritage constraints limit grading. Estimated capacity of 35,000 - 45,000 sqm.	Good	Very Good
60937	-	Tilbury	Malvern Road	Call for sites (2025)	GF	1.6	CIS	1.2	Residential & grazing land	Green belt, Thames Estuary SPA Zol	n/a	Residential / road / open space	1	Single	N	Y	N	5	1	1	1	2	5	4	1	3	5	3	3	3	4	41	Caravan present on the site which has been there for 20+ years. CFS states 'unknown' for the type of development that could be proposed, along with the estimated delivery time, influences achievability. Unclear what investigations have been undertaken, if any. Site is located close to other CFS submissions but further from existing areas, making clustering more challenging. Surroundings also mostly residential. Relatively contained site which is positive for sprawl given GB status.	Poor	Average
60943	T83a	Tilbury	Brett's Farm	Call for sites (2025)	Mixed	3.3	90%	3.0	Cleared land & storage	Green belt, Thames Estuary SPA Zol	Employment	Open Space / Light Industrial / Road / Residential	4	Multiple	N	Y	Y	4	1	1	1	5	1	2	2	3	3	1	3	2	2	31	Assessed as potential in 2023 ELAA. New site boundary is larger and extends further to the west. Reps request that site is allocated as Tier 1 employment. Also confirms that part of the site is in established employment use. CFS submission estimates development could start in the next 5 years. Multiple ownerships and GB present limitations. Not expected there will be much value to alternative uses given surrounding roads. Presents reasonable option given that roads will prevent sprawl. Not the largest of sites with multiple ownerships.	Average	Good
60953	-	Southfields	Land at East Quarry, North of Orsett Golf Club and South of the Stanford Road, Southfields	Call for sites (2025)	GF	39.5	75%	29.6	Agricultural (arable)	Green Belt, Local Wildlife Site (Mucking Heath Complex), Zone of Influence for Thames Estuary SPA	Residential, commercial, BNG offsetting	Residential / Road / golf Club	3	Multiple	N	Y	Y	5	1	1	1	4	5	4	3	3	5	3	2	2	3	42	CFS submission states that land is owned by the developer. Multiple titles and other owners identified from LR review. Assumed available on CFS submission. CFS submission estimates development could start in the next 5 years. Site subject of scoping option application (23/00897/SCO) for residential-led development comprising 775no. dwellings, new village centre, school, external amenity, SME employment space (confirmed in reps). Reps state that site has undergone feasibility work and surveys e.g. ecology, ground condition, highways. Lack of existing employment uses limits scoring. Expected to be more suitable for residential development. Otherwise large site with good transport links.	Poor	Average
60956	-	Chadwell St Mary	Land East of Chadwell St Mary	Call for sites (2025)	GF	111.4	CIS	93.3	Agricultural	Green belt, Thames Estuary SPA Zol	Residential, employment, commercial	Residential / Road / Open Space / Quarry	4	Multiple	N	Y	Y	5	1	1	1	2	5	4	3	3	5	1	3	3	2	39	Reps submitted supporting IDP at Reg 18 stage. CFS submission estimates development could start in the next 5 years. No existing market to tap into. Irregular shape in multiple ownerships which presents constraint. Access also limited, along with GB status. Understood that development land should be in single ownership which is under option. Site area as drawn crosses public highway. Proposed LTC route runs to the north of the site, possible conflict around location where the site coincides with 61003. Subject of scoping opinion application in March 2025 (25/00333/SCO) for up to 1,500no. dwellings, a school, retail & healthcare floorspace and neighbourhood uses.	Poor	Average
60967	T87 (part)	Tilbury	Land south of Marshfoot Road, Tilbury (Brett's Farm, Grays)	Call for sites (2025)	GF	39.9	75%	30.0	Agricultural	Green belt, Thames Estuary SPA Zol	Employment & commercial	Open Space / Light Industrial / Road / Residential / School	2	Few	N	Y	Y	5	4	3	5	4	5	4	1	2	5	1	3	2	3	47	Assessed as potential in 2023 ELAA. 60967 covers eastern portion of the previous boundary (T87). Reps request that site is allocated as Tier 1 employment. CFS submission states sole owner but LR titles suggest otherwise. Site is in the Flood Storage Area (functional floodplain) which may require abnormal costs. CFS submission estimates development could start in the next 5 years.	Average	Good

Appendix 7 - Potential Site Assessment Matrix

2025 Call for sites REF	2023 ELAA REF	Market Area	Site Name	Source	Greenfield / Brownfield?	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Status / Most Recent Use	Planning	Proposed / Alternative Uses	Spatial Context / Adjacent Uses	Landowners	Land Registry Titles	Suitable	Available	Achievable	Development Opportunities	Nature of current and potential employment opportunities	Existing evidence of and/or potential for clustering effect	Estimated occupancy of existing / neighbouring employment area	Prominence	Building Age	Condition of premises	Ground condition	Utilities Connections	External Environment	Strategic Access	Local Access	Public Transport	Proximity to urban areas and access to labour and services	Total Rating	Notes	Overall Site Grade for Employment	Policy Off Site Grade for Employment
60968	-	Bulphan & rural north	Red House Farm	Call for sites (2025)	BF	3.7	CIS	2.2	Light industrial & storage	Green belt, Thames Estuary SPA Zol	Employment	Open Space / Residential	1	Single	N	Y	Y	3	2	1	4	2	1	3	3	2	3	3	3	1	1	32	Reps supports allocation of the site for commercial development. Benefits from permission for use as B2 and ancillary B8 & office uses. CFS submission estimates development could start in the next 5 years. Scoring influenced by lack of surrounding uses. Otherwise appears to be in employment use and under single ownership. Application for certificate of lawful use or development submitted in Jan 2025.	Average	Good
60969	T50b	Bulphan & rural north	Land at Blue House Farm	Call for sites (2025)	Mixed	154.1	75%	115.5	Agricultural	Green belt, Thames Estuary SPA Zol	None submitted, capacity of big box units if employment-led scheme comes forward, possible specialist uses (e.g. data centre, labs, R&D)	Open Space / Industrial / Residential	2	Few	N	Y	Y	4	2	2	4	4	1	3	2	2	4	3	4	1	4	40	Assessed as potential in 2023 ELAA. Site boundary is largely the same but incorporates land within existing employment area (T59a). Limited existing employment presence, and demand limitations. Very large site but GB status. Consultees considered site to meet definition of grey belt. New residential development in the locality of the site is being brought forward for c.8,000 units whilst the approved Lower Thames Crossing route will aid connectivity of the site, which has been reflected in our assessment. Consultation discussions have indicated that the land owner seeks to prepare land for development in the near to short term. Expected that site will be for mixed uses although residential led as confirmed through consultation, with a capacity identified for c.438,000 sqm of flexible B2/B8 uses. Deemed reasonable based on benchmarking calcs.	Good	Good
60976	T95	London Gateway	Land at Great Garlands Farm	Call for sites (2025)	Mixed	23.3	CIS	21.9	Agricultural	Green Belt, Local Wildlife Site (Coringham & Fobbing Marshes). Zone of Influence for Thames Estuary SPA	Employment - extension to London Gateway, port-related uses.	Industrial / Development Land / Open Space	1	Single	N	Y	Y	4	4	4	4	4	5	4	1	3	5	1	1	1	3	44	Reps support redesignation of the land for use as Tier 1 employment. Consultation confirmed that previous conflict identified in Reg. 18 reps regarding ecological mitigation is now no longer relevant as boundary has been amended to remove this part of the site. Consultation confirmed extent of investigations undertaken, including utilities, contamination, archaeology, ecology etc. Flagged that there may be some further work / investigations required in respect of power capacity, but nothing significant expected which cannot be overcome. Flood risk to be managed by design and height of floor levels. Masterplan being investigated, previous intention as lorry park now fulfilled by Tongue Land. CFS submission estimates development could start in the next 5 years. GB status influences grading. Suggest site is considered for allocation as employment. Estimated capacity of 75,000 - 85,000 sqm.	Good	Very Good
60981	T102	West Thurrock	Land South of A13 and North of A1306 Arterial Road West Thurrock	Call for sites (2025)	Mixed	54.8	CIS	33.0	Vacant buildings - industrial, logistics, outdoor sport	Green belt, Local Wildlife Sites (Arena Essex & Mar Dyke Valley)	Employment & BNG offsetting, proposals seek delivery of data centre	Road / Open Space / Commercial / Light Industrial	1	Few	N	Y	Y	4	2	3	1	5	2	3	2	3	1	3	1	3	4	37	Assessed as potential in 2023 ELAA. Boundaries appear the same, small addition in north-west corner. Reps support the proposed allocation as Tier 1 employment site. EIA scoping application submitted in 2024 which states proposals involve 128,000 sqm of data centre space across 4no. buildings, along with 4,000 sqm office. CFS submission estimates development could start in the next 5 years. Size presents opportunity for increase in employment land in location which will prevent sprawl because of existing infrastructure. Some elements likely to be retained for open space but otherwise good location and connectivity. GB presents limitation. Single landowner. Potential ground contamination from landfills (x2) and use as racing track. Consultation confirmed that remediation will not be incumbent to development. Application expected to be forthcoming. Assurance provided on viability, not expected to be speculative development. Full suite of investigations undertaken, GB review to follow with application. Estimated capacity of 100,000 - 130,000 sqm.	Good	Very Good
60984	-	Thames Enterprise Park	Thames Enterprise Park	Call for sites (2025)	BF	312.3	CIS	261.0	Cleared land - other (oil port)	Thames Estuary SPA Zol, Local Wildlife Site (Coringham & Fobbing Marshes).	Employment & waste management, green and sustainable industries, R&D, energy-related uses	Industrial / Port	2	Multiple	N	Y	Y	3	4	4	3	3	1	3	1	3	2	1	2	1	2	33	Part of the site has obtained outline permission for B2, B8 and energy related uses (June 2022). Reps support allocation as Tier 1 employment site. Large part of the site has been remediated under previous application (46.3 ha). Reps suggest that further infrastructure is required to support delivery. CFS submission estimates development could start in the next 5 years. Consultation confirmed little change since reps had been submitted, reiterated that development could come forward over 5-10 year period. Further prior approval app submitted for demolition of tankers within the past year. Intention would be to replicate approach to already remediated land in SW corner across wider site. Consultation advocated alignment with wider political ambitions with economic growth and importance for this to be considered broadly across region.	Very Good	Very Good
60987	-	Bulphan & rural north	Portland Lodge, Brentwood Road	Call for sites (2025)	BF	1.8	100%	1.8	Residential, industrial, logistics	Green belt, Thames Estuary SPA Zol	Residential & employment	Open Space / Industrial / Residential	1	Single	N	Y	Y	3	2	2	4	3	3	3	3	2	3	3	4	1	2	38	CFS submission states that the site has planning for 5no. Dwellings, in addition to the existing 4no. Dwellings. CFS submission estimates development could start in the next 5 years. potential limited in isolation, prospects may improve if combined with neighbouring submissions (60987 & 60829), but location still presents limitation when compared with other options.	Poor	Poor
60988	-	London Gateway	Tongue Land, London Gateway	Call for sites (2025)	BF	8.2	100%	8.2	Storage / lorry park	Thames Estuary SPA Zol	Employment - proposed extension to existing temporary use as lorry park	Industrial / Development Land / Open Space	1	Single	Y	Y	Y	2	4	4	4	4	5	4	1	3	4	2	3	1	3	44	Previous application to retain use as lorry park approved, intention for new application to be submitted confirmed in consultation, likely to be for extension of temporary use whilst Local Plan is being developed, after which detailed app expected to come forward. This may involve some temporary structures occupying the site becoming more permanent. Council to consider for allocation. Estimated capacity of 25,000 - 35,000 sqm.	Very Good	Very Good
60989	T81	West Thurrock	Land off Burnley Road, West Thurrock, Essex, RM20 3ED	Call for sites (2025)	GF	10.7	95%	10.2	Cleared land - other	Local Wildlife Site (Thurrock Brownfields)	Employment, waste management, energy-related uses, sustainable / green tech industries	Open Space / Industrial / Road	2	Multiple	N	Y	Y	5	4	4	5	4	5	4	3	2	3	1	1	1	3	45	Reps oppose change in proposed designation to accessible green infrastructure. Intention is to develop a manufacturing, innovation, research and education facility. CFS submission states sole owner but LR titles suggest otherwise. CFS submission estimates development could start in the next 5 years. Council to reconsider existing designation as oil & chemical storage expansion land and potential benefits of other employment uses in this location when compared with other options / submissions. Estimated capacity of 35,000 - 40,000 sqm.	Good	Very Good
61002	-	Southfields	Dansand Quarry, Stanford Road	Call for sites (2025)	BF	15.4	85%	13.1	Quarry / waste management centre	Green belt, Thames Estuary SPA Zol	Residential & employment	Residential / Road / golf Club / Open Space	1	Single	N	Y	Y	4	2	1	1	4	1	2	3	2	1	5	4	3	3	36	Quarry & waste management centre due to cease with restoration of the site by December 2028. Potential for data centre being explored (B8). CFS submission estimates development could start in the next 6 - 10 years. Reps confirm single ownership and ability for several different uses, including resid, employment, hotel, service station, leisure & recreation. Reps confirm client is investigating potential for data centre (B8). Recent applications relate to existing use. Low score influenced by lack of existing related uses, but has potential to be appropriate for employment uses. GB a limitation.	Average	Good
61003	-	Southfields	Land west of Brentwood Road	Call for sites (2025)	GF	42.1	75%	31.6	Agricultural	Green belt, Thames Estuary SPA Zol	Residential, BNG offsetting, outdoor sport	Residential / Road / Golf / Open Space	1	Single	N	Y	Y	5	1	1	1	3	5	4	3	2	5	5	4	2	3	44	CFS submission estimates development could start in the next 6 - 10 years. No applications registered in past 5 years. Good size and connectivity. Scoring influenced by lack of existing cluster or related uses. Green belt limits potential. May be more suitable for residential-led development. Development potential would be significantly impacted should LTC go ahead.	Poor	Average
61008	-	South Ockendon	Distribution Centre, West Road, South Ockendon, RM15 6PD	Call for sites (2025)	BF	3.6	100%	3.6	Industrial, logistics	None.	Residential, employment, commercial	Residential / Road / Open Space	1	Single	Y	Y	Y	1	2	1	1	2	2	4	3	3	4	1	2	3	6	34	Site already in employment use but is relatively isolated. Site has been submitted in the CFS for consideration for mixed use which would suggest a potential loss of employment floorspace. Estimated capacity of 12,500 - 15,000 sqm.	Good	Good
61010	T31a	West Thurrock	Thurrock Shopping Park	Call for sites (2025)	BF	9.5	85%	8.0	Retail	None.	Employment & commercial, mid/big box storage and distribution, fulfilment centre	Road / Commercial / Industrial	2	Few	Y	Y	Y	1	4	4	5	5	3	4	2	2	4	3	3	3	5	48	Assessed as potential in 2023 ELAA. 2025 submission includes existing buildings to the north. Planning application submitted in 2022 for redevelopment of the site to B8 use (western parcel), later granted permission. Current intention is to retain eastern parcel as retail. CFS submission states sole owner but LR titles suggest otherwise. Proposes western parcel should be Tier 1 employment. CFS submission estimates development could start in the next 5 years. Presence of existing buildings which are occupied and need for demolition influences grading (i.e. when compared with vacant site or greenfield). Estimated capacity of 25,000 - 35,000 sqm.	Good	Good
61015	-	Coringham	Greenwise Nursery, Vange	Call for sites (2025)	BF	2.5	CIS	2.3	Storage	Green belt, Thames Estuary SPA Zol	Employment, special educational needs, outdoor sport, residential	Road / Open Space / Residential	3	Multiple	N	Y	N	4	2	2	1	5	1	3	3	3	4	5	4	2	4	43	Limited information submitted through CFS process. CFS submission suggests site is not achievable (16 years till commencement). Smaller site which appeared to be in employment use. Lack of other related uses in the surroundings. Previously subject of outline application (refused) for up to 60no. dwellings.	Poor	Average
61024	-	Aweley	Land at Aweley Hall	Call for sites (2025)	BF	1.5	CIS	1.0	Vacant building - residential, industrial, logistics	Green belt	Residential & commercial	Residential / Commercial / Open Space / Church	2	Few	N	Y	Y	3	1	1	1	2	1	2	3	3	1	4	3	3	5	33	CFS submission states sole owner, LR title review suggests otherwise. CFS submission estimates development could start in the next 5 years. Some related uses observed, possibility of some residential too. Close to M25 and A13 but access to junctions are further. Limited existing cluster to form critical mass. Consultees sought further engagement with the LPA to determine what is best for the site. Previously considered a range of uses including residential, mixed-use and a visitor centre. Progress confirmed to be limited.	Poor	Poor
61027	-	South Ockendon	Madebridge Road, Grays, Essex, RM16 5TZ	Call for sites (2025)	Mixed	142.9	CIS	70.0	Mixed - former landfill	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (Mar Dyke Valley)	Employment & commercial	Greenfield land / open space / solar farm	1	Single	N	Y	N	5	1	1	1	3	5	4	2	2	5	2	1	1	2	35	CIS submission states that development could start within the next 5 years. Potential contamination, pollution or land stability constraints, along with ecological sensitivity and flood risk which influence achievability. Large site with potential to deliver significant amount of employment space, however location is relatively isolated and also in GB. Expected that site would require new transport infrastructure given current road network. Single ownership is positive in terms of delivery and assembly. Potential conflict with LTC route on the northern portion of the site. Area to the south would come forward in first phase, with northern parcel TBD at a later date. Delivery timescales said to be dependent on local plan and subject to release from GB.	Average	Good
61029	-	Stanford-le-Hope	Land north of the A13	Call for sites (2025)	GF	216.3	75%	162.2	Cleared land	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (Fall-me-down, Shaw)	Employment	Open space / road	2	Multiple	N	Y	Y	5	1	4	1	5	5	4	2	2	5	5	4	2	3	48	CIS submission states that site is developable within 6-10 years and expected beyond 2030. Area prone to overland pluvial flooding. Proposed uses do not include employment on CIS submission, but later states HGV lorry wash, fuelling station and office could be delivered. Good size but expected to be predominantly for residential use. No existing cluster of employment to complement. GB also presents limitation.	Average	Good
61041	-	Tilbury	Land west of Buckingham Hill Road	Call for sites (2025)	GF	14.0	90%	12.6	Greenfield	Green belt, Thames Estuary SPA Zol	Employment	Residential / road / open space	1	Single	N	Y	Y	5	1	2	1	4	5	4	3	2	5	4	4	2	4	46	CIS submission states that development could start within the next 5 years. No constraints or site abnormal disclosed. Site close to other submissions but further from existing employment areas to form a cluster. Would require large areas of other CIS submissions to become new cluster, many of which are also in GB. Transport connections to A13 as positive, as is single ownership from assembly perspective. No details on investigations.	Average	Average
61044	-	Stanford-le-Hope	Land east of the A13, Stanford le Hope	Call for sites (2025)	GF	5.1	90%	4.6	Greenfield	Green belt, Thames Estuary SPA Zol	Residential, employment, commercial	Residential / road / open space	1	Single	N	Y	Y	5	1	2	1	5	5	4	3	2	5	5	4	2	5	49	CIS submission states that development could start within 5 years. Nothing disclosed on constraints but equally no information regarding investigations. Site promoted for several uses including residential as well as employment. Site contained by the existing road network and railway to prevent sprawl however site lacks access to road network. GB influences grading, along with lack of existing cluster.	Average	Good
61045	-	Stanford-le-Hope	Land east of the A13 and west of Hope Avenue	Call for sites (2025)	GF	19.4	90%	17.4	Agricultural	Green belt, Thames Estuary SPA Zol	Residential, employment, commercial	Residential / road / open space	1	Single	N	Y	Y	5	1	2	1	5	5	4	2	2	5	5	4	2	5	48	CIS submission states that development could start within 5 years. Nothing disclosed on constraints but equally no information regarding investigations. Site promoted for several uses including residential as well as employment. Site contained by the existing road network and railway to prevent sprawl however access to road network is difficult. GB influences grading, along with lack of existing cluster.	Average	Good
61053	-	Tilbury	Land at Little Thurrock located between Churchill Road and Thurrock Park Way, Grays	Call for sites (2025)	GF	12.6	85%	10.7	Greenfield	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (Little Thurrock Marshes)	Residential, employment, general, mixed size and use industrial	Employment / commercial / road / residential	2	Few	N	Y	Y	5	4	3	5	4	5	4	1	3	5	5	4	2	4	54	CIS submission states that development could come forward in the next 5-years. Potential ecological sensitivity disclosed. Attenuation features required to manage drainage and flood risk. The site has outline planning permission (Ref. 19/05058/OUT) for up to 161 new dwellings (C3) and 7,650 sqm (GEA) flexible employment floorspace. GB status influences grading, but principle of development considered achievable based on existing consent. Shape of site may influence net developable area. LR title information suggests there could be more than 1 owner but CIS states otherwise.	Good	Very Good

Appendix 7 - Potential Site Assessment Matrix

2025 Call for sites REF	2023 ELAA REF	Market Area	Site Name	Source	Greenfield / Brownfield?	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Status / Most Recent Use	Planning	Proposed / Alternative Uses	Spatial Context / Adjacent Uses	Landowners	Land Registry Titles	Suitable	Available	Achievable	Development Opportunities	Nature of current and potential employment and potential appeal to employers	Existing evidence of and/or potential for clustering effect	Estimated occupancy of existing / neighbouring employment area	Prominence	Building Age	Condition of premises	Ground condition	Utilities Connections	External Environment	Strategic Access	Local Access	Public Transport	Proximity to urban areas and access to labour and services	Total Rating	Notes	Overall Site Grade for Employment	Policy Off Site Grade for Employment
61054	-	Tilbury	Brett's Farm, Marshfoot Road, Grays, RM17 6HH	Call for sites (2025)	BF	0.8	100%	0.8	Residential, industrial, logistics	Green belt, Thames Estuary SPA Zol	Employment	Open space / road		2 Single	N	Y	Y	3	1	2	1	5	1	2	1	3	3	1	3	2	2	30	CIS submission states that development could come forward in the next 5-years. No abnormal site constraints disclosed but no information on investigations. Site also confirmed to be in use. Overlap in site area with 60943. Scoring influenced by fact site is brownfield when compared with other GF options. Lack of surrounding market and uses remains, although could be combined with other CIS submissions.	Average	Good
61055	-	Purfleet	MarDyke Meadows	Call for sites (2025)	GF	10.8	90%	9.7	Greenfield - agricultural	Green belt, Local Wildlife Sites (Mer Dyke Valley)	Residential, proposed location for lorry park, hotel and welfare building	Employment / commercial / road / open space		1 Single	N	Y	Y	5	3	3	5	4	5	4	1	2	5	4	4	3	3	51	CIS confirms that site could be delivered in next 5 years. Potential groundwater constraint. Location presents good option for employment given density of surrounding uses. GB evident consideration and potential for further sprawl up to A13. Connectivity strong, as is size of site. Proposals involve HGV lorry wash, fuelling station, office & welfare building and hotel for drivers. 24-month build period anticipated following receipt of approval. Pylons present but not expected to impact proposals. Title confirms site is in single ownership. Estimated capacity of 35,000 - 40,000 sqm.	Good	Very Good
61056	-	Bulphan & rural north	Blankets farmhouse RM143RJ	Call for sites (2025)	GF	1.2	90%	1.1	Cleared land - open space	Green belt	Residential, employment, commercial	Agricultural / open space / residential		2 Few	N	Y	Y	5	1	1	1	1	5	4	2	1	5	1	1	1	1	30	CIS submission states that site could come forward in next 5 years. Proposed uses include residential, employment, visitor accommodation, commercial and others. Site forms part of the garden to existing property. Isolated site with limited surrounding cluster and poor infrastructure connections, as reflected in scoring. Other sites considered more appropriate by comparison. Size also a limitation with meeting demand.	Poor	Poor
61057	-	West Thurrock	Titan Truck Park, Stoneness Road, RM20 3AG	Call for sites (2025)	BF	4.9	90%	4.4	Employment - industrial & logistics	None	Employment - proposed location for lorry park	Employment		1 Single	Y	Y	Y	4	4	4	4	4	5	4	1	3	3	2	1	2	3	44	Potential contamination disclosed in CIS submission. Reps request that allocations require updating to help support growth. Used as 24hr lorry park with ancillary office space, canteen, services and fuel storage. Outline consent granted in 2016 for extension to lorry park (13/01223/OUT) with reserved matters in 2017 (17/00802/REM). Approvals for total of 554 parking spaces, ancillary facilities, refuelling, truck wash, landscaping and habitat creation area. LPP has submitted an application to discharge outstanding 'prior to first use' conditions attached to the relevant consents. This application was submitted on 25th March 2025 and assigned Planning Portal Reference No. PP-13683796. Support allocation as Tier 1 employment sites. Boundary changed since CIS submission and now includes strip at southern end. Estimated capacity of 15,000 - 20,000 sqm	Very Good	Very Good
61063	-	Stanford-le-Hope	Old Garlands Farm Buildings	Call for sites (2025)	Mixed	1.2	90%	1.1	Agricultural	Green belt, Thames Estuary SPA Zol, Listed Buildings	Employment	Agricultural / open space / residential		1 Single	N	Y	Y	4	4	2	4	1	1	3	3	2	3	1	1	1	3	33	CIS submission states that site could come forward in next 5 years. Proposed uses include offices, employment, light industrial, lab space etc. Little information available in CIS submission. Located nearby to London Gateway and TEP, but otherwise isolated site. Likely to require infrastructure given rural location.	Poor	Poor
61073	T101	Purfleet	Land Adjacent to A1306 and Junction 31 of M25, Purfleet-on-Thames, Essex	Call for sites (2025)	Mixed	12.4	80%	9.9	Cleared land & storage	Green belt, tree preservation orders, Local Wildlife Site (Watt's Wood)	Employment - mixed size general industrial	Open Space / Commercial / Industrial / Residential.		6 Multiple	N	Y	Y	4	4	3	4	4	2	3	2	3	4	4	4	3	3	47	Site has been resubmitted during ELAA process to revise site boundary (previously 60890). New submission removes area to the west which is ancient woodland and wont form part of forthcoming application. Update CIS submission confirms site has had investigations and technical assessments, many of which relate to previous application expected to be withdrawn (22/01370/FUL). New proposals expected to provide smaller scale scheme of 35,000 sqm employment, confirmed during consultation. Revised scheme aiming to address areas which could have been improved in previous application. Illustrative masterplan shows 15no. ranging from c. 220 – 9,590 sqm. Reasonable score and surrounding uses deemed fairly compatible with more employment. Green belt presents limiting factor. Several ownerships identified from Land Reg review but understood to be held under option.	Good	Very Good
60873/60908	T75 (part)	Aveley	Ponds Farm II, Purfleet Road, Aveley	Call for sites (2025)	GF	9.6	85%	8.1	Leisure	Green belt	Employment & commercial	Open Space / Road / Light Industrial		1 Single	N	Y	Y	5	3	3	5	5	1	2	2	2	5	4	3	2	5	47	Assessed as potential in 2023 ELAA. 2025 submission splits previous boundary in two (see 60881), reflecting different ownerships. This site captures the south / western portion. Overall combined area with 60881 is smaller than previous submission, excludes area in north-east corner of T75. Ponds Farm II sought outline permission for 86,000 sqm of employment space, with other uses including porter, hotel, cafe and creche. CFS submission estimates development could start in the next 5 years.	Poor	Poor
60886/61004	-	Bulphan & rural north	Kings Farm, Parkers Farm Road, Orsett, Grays RM16 3HX	Call for sites (2025)	BF	30.5	85%	25.9	Private airfield	Green belt, Thames Estuary SPA Zol	Residential & employment	Open Space / Road / Light Industrial		4 Multiple	N	Y	Y	4	2	2	4	4	1	4	3	2	4	3	4	1	2	40	CFS process refers to current planning application (19/01556/OUT) which involves mixed use development comprising 750no. dwellings, medical facility, retail and commercial units and is subject to appeal. CFS submission estimates development could start in the next 6 - 10 years. Multiple owners and titles may present constraint, along with location being away from main transport nodes and GB.	Poor	Average
Not resubmitted	T45	Stanford-le-Hope	Rookery Hill, Corringham	Call for sites (2015)	GF	1.4	100%	1.4	Cleared land - agricultural	Green belt, Thames Estuary SPA Zol	Not resubmitted - potential for employment or residential	Residential / Open Space / Industrial		1 Single	N	N	Y	5	2	2	1	4	5	4	3	2	5	2	4	2	5	46	Not resubmitted for consideration. Small site which limits potential, existing access also tight.	Poor	Average
Not resubmitted	T57b	Purfleet	Union Rail (North) Ltd, Purfleet	Call for sites (2014)	GF	1.3	100%	1.3	Greenfield	Green belt	Not resubmitted - potential for employment	Open Space / Rail		1 Single	N	N	Y	5	4	3	5	4	5	4	1	2	5	4	3	3	3	51	Council owned site. Not resubmitted for consideration which influences suitability and availability. Otherwise good location and could present sustainable location for employment given infrastructure and existing barriers which will prevent sprawl in GB. Size and shape a limitation.	Average	Good
Not resubmitted	T57c	Purfleet	Union Rail (North) Ltd, Purfleet	Call for sites (2014)	GF	0.4	100%	0.4	Greenfield	Green belt	Not resubmitted - potential for employment	Rail / Open Space		1 Single	N	N	N	5	4	3	5	1	5	4	1	2	5	4	3	3	3	48	Constrained site between two rail lines. Likely to present access issues. Not resubmitted so limited in terms of NPPF tests.	Very Poor	Poor
Not resubmitted	T57d	Purfleet	Union Rail (North) Ltd, Purfleet	Call for sites (2014)	GF	1.3	100%	1.3	Greenfield	Green belt	Not resubmitted - potential for employment	Open Space / Rail / Industrial / Residential		1 Single	N	N	Y	5	4	3	5	3	5	4	1	2	5	4	3	3	3	50	Not resubmitted for consideration which influences suitability and availability. Otherwise good location and could present sustainable location for employment given infrastructure and existing barriers which will prevent sprawl in GB. Size and shape a limitation.	Average	Good
Not resubmitted	T58	South Ockenden	West of B186 North Road	Call for sites (2018)	GF	95.1	75%	71.3	Greenfield	Green belt	Not resubmitted - potential for residential, mixed-use and employment	School / Residential	Several	Multiple	N	N	N	5	2	1	1	3	1	3	3	2	5	1	2	3	5	37	Not resubmitted for employment so PPG tests unfavourable, although it has been for residential only. Land in multiple ownerships across different titles so delivery may be challenging. Size and location presents more evident potential for residential led development, possibly with some employment. Near the M25 but access not immediate.	Poor	Poor
Not resubmitted	T82	South Ockenden	West of Arisdale Avenue	Call for sites (2023)	GF	6.1	85%	5.2	Greenfield	Green belt, Local Wildlife Site (Little Belhus Country Park)	Not resubmitted - potential for employment or residential	Residential / Open Space / Industrial		1 Single	N	N	N	5	2	2	1	2	5	4	3	3	5	1	2	2	5	42	Not resubmitted for consideration for employment, although it has been for residential only. PPG test results present limitation. In an area where employment land has been lost to residential, so unlikely to be considered most sought after location. Proposals for neighbouring site are residential led with limited employment. Also in the green belt.	Poor	Poor
Not resubmitted	T83b	Tilbury	Between Wood View and Chadwell Road	Call for sites (2015)	BF	2.6	100%	2.6	Brownfield	Green belt, Thames Estuary SPA Zol	Residential (under construction)	Residential / College		1 Few	N	N	Y	1	1	1	1	4	5	4	3	3	n/a	2	2	3	4	34	Site has residential development works underway so not considered suitable for employment.	Very Poor	Very Poor
Not resubmitted	T83c	Tilbury	South of Wood View and Chadwell Bypass	Call for sites (2015)	Mixed	23.3	85%	19.8	Mixed	Green belt, Thames Estuary SPA Zol, Listed Buildings	Not resubmitted - potential for employment or residential	Open Space / Farm		3 Multiple	N	N	N	4	2	2	1	5	2	4	2	3	3	1	3	3	4	39	Site was subject of an application which was unclear - suggested that it requested permission to convert commercial yard on western portion of the site to green belt land. Refused. Not submitted so PPG tests unfavourable. Otherwise part of cluster of larger sites with potential given location, transport and surrounding uses.	Poor	Average
Not resubmitted	T84	Chadwell St Mary	Sandy Lane	Call for sites (2012)	Mixed	40.1	75%	30.1	Mixed	Green belt, Thames Estuary SPA Zol, Local wildlife site (Hob Hill & Sandy Lane PI)	Not resubmitted - potential for residential, mixed-use and employment	Residential / Commercial / Industrial / Open Space	Several	Multiple	N	N	Y	4	2	2	4	2	1	2	2	3	3	1	2	2	4	34	Site area capable of contributing to employment land stock. Small area of related uses nearby but not of high quality. Site may be more suited to residential-led development than employment when compared with other nearby options / CFS submissions. Relatively low scoring, in the green belt and several landowners.	Poor	Average
Not resubmitted	T89	Stanford-le-Hope	Land at Shell Haven Corringham	Call for sites (2019)	GF	43.3	75%	32.5	Greenfield	Green belt, Thames Estuary SPA Zol	Not resubmitted - potential for employment or residential	Open Space / Road / Residential		1 Single	N	N	Y	5	2	3	4	4	1	3	3	3	5	2	4	2	5	46	Not resubmitted for consideration which influences suitability and availability. Otherwise good location and could present sustainable location for employment given infrastructure and existing barriers which will prevent sprawl in GB. Proximity to London Gateway also expected to positively influence market appeal.	Average	Good
Not resubmitted	T93	Tilbury	Tilbury 3 hinterland	Call for sites (2023)	GF	69.9	75%	52.4	Cleared land - other	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (West Tilbury Marshes Complex & Tilbury Riverfront)	Not resubmitted - expansion of port-related uses, waste mangement, RoRo, green industries	Open Space / Port		3 Multiple	N	N	Y	5	3	4	4	1	5	4	1	1	5	2	3	2	1	41	Part of the designated tax site at Tilbury within Thames Freeport. Estimated capacity of 150,000 - 200,000 sqm.	Average	Good
Not resubmitted	T96	Tilbury	East Tilbury Marshes	Call for sites (2018)	GF	89.9	75%	67.4	Cleared land - other	Green belt, Thames Estuary SPA Zol, Local wildlife sites (West Tilbury Marshes & Tilbury Riverfront)	Not resubmitted - potential for employment	Open Space / Port		1 Single	N	N	N	5	3	4	4	1	2	2	2	1	5	1	2	3	1	36	Could contribute reasonably large area of employment land however location is isolated with poor connectivity. PPG tests also unfavourable. GB further limitation.	Poor	Average

Appendix 7 - Potential Site Assessment Matrix

2025 Call for sites REF	2023 ELAA REF	Market Area	Site Name	Source	Greenfield / Brownfield?	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Status / Most Recent Use	Planning	Proposed / Alternative Uses	Spatial Context / Adjacent Uses	Landowners	Land Registry Titles	PPG Tests			Market Signals			Physical Signals						Sustainability signals				Notes	Overall Site Grade for Employment	Policy Off Site Grade for Employment		
															Suitable	Available	Achievable	Development Opportunities	Nature of current and potential market appeal to occupiers	Existing evidence of and/or potential for clustering effect	Estimated occupancy of existing / neighbouring employment area	Prominence	Building Age	Condition of premises	Ground condition	Utilities Connections	External Environment	Strategic Access	Local Access	Public Transport				Proximity to urban areas and access to labour and services	
Not resubmitted	T97	Stanford-le-Hope	Southfields Gravel Pit, Brentwood Road	Call for sites (2016)	BF	1.0	90%	0.9	Greenfield	Green belt, Thames Estuary SPA Zol	Not resubmitted - potential for employment or residential	Residential / Storage Land / Fire Station	1	Single	N	Y	Y	4	2	1	1	4	5	4	3	2	1	5	4	3	3	42	Site presents natural location for expansion of existing uses and activities. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB. Site has been submitted for resi-only development through CFS process in 2025. Employment submission dates back to 2016	Average	Average
Not resubmitted	T99	West Thurrock	East of West Thurrock Way	Call for sites (2016)	GF	2.0	90%	1.8	Greenfield	None	Not resubmitted - potential for employment & commercial	Residential / Industrial / Retail / Road	1	Single	N	N	N	5	4	4	5	4	5	4	3	2	5	2	3	3	4	53	Previous assessment identified that this site may involve high abnormal costs that may impact viability of new development. Access may also be a constraint. Scores highly but grade reflective of PPG tests and lack of info / reps for updated ELAA / CFS.	Poor	Poor

Appendix 8 – Site Assessment Proforma

250203 Thurrock - AV Site Assessment Proforma_v1 - Example Pro Forma (2)

DRAFT - Strategic Site/Premises Assessment Proforma			
General Information:			
Site Reference No.		Planning Status	
Site/Premises Name		Status (Existing / Current Use)	
Market Area		Size of Site (ha)	
No. Landowners		Estimated NDA (ha)	
No. Titles			

Site Plan	Site Image

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		0

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	
	Physical Total	0

C. Sustainability Signals	Score
Strategic Access	Within 1 km of a strategic road junction (5)

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250203 Thurrock - AV Site Assessment Proforma_v1 - Example Pro Forma (2)

Local Access	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town	
	Easy access to strategic road network which avoids bad junctions (4)	
Public Transport	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
Proximity to urban areas and access to labour and services	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local	
Sustainability Total	City, Town, District or Local centre is not easily accessible with limited access to local services and	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		0

GRAND TOTAL		0

Description		
To cover informative criteria in matrix: - Planning - Existing use - Adjacent uses - Potential alternative uses - NPPF Tests - Comments on ownership - Recommendations		

Overall Site Grade		
Very Good / Good / Average / Poor / Very Poor		
Policy Off Grade		
Very Good / Good / Average / Poor / Very Poor		

Appendix 9 – Stakeholder Consultation Proforma

Employment Sites – Viability & Delivery Information

The form below sets out a list of questions to assist with our understanding of the proposals for key employment sites.

Item/Questions	Response(s)	Source(s) of information
Preliminary Information	<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref		
2. Site Promotor - Insert contact name, title, company, email, telephone for main contact(s)		
3. Planning Consultant - Insert contact name, title, company, email, telephone for main contact(s)		
4. Landowner(s) detail		
5. Developer(s) - Insert contact name, title, company, email, telephone for main contact(s)		
6. Other Key Contacts / Interested Parties - Insert contact name, title, company, email, telephone for main contact(s) – please explain relationship/role		
Scheme Details		
7. What is the proposed development / uses / scale of development?		
8. What level of market demand is there for the proposed uses? Are you looking to pre-let?		
9. What is scale/use of any ancillary uses?		
10. Job Assumptions (FTE /PTE/ Construction / Training / Apprenticeships)		

Item/Questions	Response(s)	Source(s) of information
11. Proposed Economic Output (GVA)		
Values		
12. What rents and yields are being assumed?		
13. Rent free period / tenant incentive packages?		
Gross Development Costs		
14. Please set out what unit build costs you have assumed on £psm. What have you assumed is included in these costs?		
15. Please set out any abnormal costs e.g. flooding, contamination etc. – what due diligence (if any) has been undertaken on these constraints?		
16. Please set out any key infrastructure constraints / inter-dependencies e.g. roads, utilities etc. – what due diligence (if any) has been undertaken on these issues?		
17. What developer profit is being assumed?		
Planning Policy / Consents		
18. Are there any policy constraints?		
19. What assumptions have been made for S106?		
Land Value		
20. Please confirm the lawful existing use(s) of the site e.g. agricultural land (what Agricultural Land Classification?)		
21. Please confirm the existing use value of the relevant land e.g. £xx,000 per acre (gross) for agricultural /		

Item/Questions	Response(s)	Source(s) of information
£yyy,000 per acre (net developable) for industrial etc.		
22. Please confirm what 'premium' as defined by the PPG (July 2018) is required by the landowner(s) e.g. Y x EUV for agricultural or + Z% for employment land etc.		
Land Assembly		
23. Please confirm that all the landowners are "willing landowners"		
24. Please confirm the details of any land/cost equalisation; collaboration; memorandum of understanding or other agreement(s) between the landowners. If none currently exist, state 'none'.		
Financial Viability / Funding		
25. Is your site viable? i.e. developer profit achieved, benchmark land value met and all assumed infrastructure and policy costs met.		
26. Please describe your proposed phasing / floorspace delivery trajectory		
27. Please describe any onerous cashflow issues e.g. up-front infrastructure etc. – how can these be overcome?		
Delivery Mechanism		
28. How is it intended to deliver the scheme?		
29. Are there any current Subject to Planning, Option, Promotion Agreement(s) on the site?		

Item/Questions	Response(s)	Source(s) of information
30. Is there a guaranteed minimum price, if so, how much?		
Overall Comments / Conclusions		
31. Any final comments on delivery?		

Appendix 10 – High-level Viability Assumptions

Revenue Assumptions

Input	Assumption	Source
B2 / B8 / E(g)(iii) Rents	£90 - £180 psm (subject to size & location)	Commercial Market Report
Office Rent	£270 psm	Commercial Market Report
B2 / B8 / E(g)(iii) Yield	5.25 – 5.50%	Commercial Market Report
Office Yield	7.00%	Commercial Market Report
Data Centre Capital Value	£5,250 psm	CoStar data, April 2025.
Income from Tenants	As received	Gross instalments received prior to sale

Source: As referenced.

Cost Assumptions

Input	Assumption	Source
B2 / B8 / E(g)(iii) Construction Cost	£720 - £1,135 psm	BCIS + 2% uplift for BREAAAM (HDH Local Plan Viability Update, 2023)
Office Construction Cost	£2,425 psm	As above
Data Centre Construction Cost	£3,030 psm	As above
External Works	10.0%	HDH Local Plan Viability Update, 2023.
Remediation / Preparation	£123,500 - £182,250 per hectare	Adopted in plan-wide viability testing. Upper end reflects 50% uplift for higher risk sites.
Contingency	5.0%	HDH Local Plan Viability Update, 2023.
Biodiversity Net Gain (10%)	£17,060 (GF) / £8,530 (BF) per hectare	Biodiversity net gain and local nature recovery Strategies, DEFRA (2019).
Professional Fees	8.0%	HDH Local Plan Viability Update, 2023.
Marketing	1.0% of GDV	Industry standard assumption
Letting Agent	10.0% of ERV	Industry standard assumption
Letting Legal	5.0% of ERV	Industry standard assumption
Sales Agent	1.0% of GDV	Industry standard assumption
Sales Legal	0.5% on GDV	Industry standard assumption
Finance	7.5% debit	HDH Local Plan Viability Update, 2023.
Purchaser's Cost	6.8%	Industry standard assumption
Benchmark Land Value (Greenfield)	£25,000 EUV + £450,000 premium per hectare	HDH Local Plan Viability Update, 2023.
Benchmark Land Value (Brownfield)	£880,000 - £1,100,000 EUV + 20% premium per hectare	HDH Local Plan Viability Update, 2023. EUV adjusted to reflect value areas & prominence.
SDLT	@ HMRC commercial rates	-

Input	Assumption	Source
Land Agent	1.0%	Industry standard assumption
Land Legal	0.5%	Industry standard assumption

Source: As referenced.

Appendix 11 – Viability Appraisal Summaries

2504 Thurrock ELAA - S1
50,000 sqm B2 / B8
Purfleet

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S1
50,000 sqm B2 / B8
Purfleet

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Unit 1 - B2/B8	1	15,000.00	90.00	1,350,000	1,350,000	1,350,000
Unit 2 - B2/B8	1	15,000.00	90.00	1,350,000	1,350,000	1,350,000
Unit 3 - B2/B8	<u>1</u>	<u>20,000.00</u>	90.00	1,800,000	<u>1,800,000</u>	<u>1,800,000</u>
Totals	3	50,000.00			4,500,000	4,500,000

Investment Valuation

Unit 1 - B2/B8					
Current Rent	1,350,000	YP @	5.2500%	19.0476	25,714,286
Unit 2 - B2/B8					
Current Rent	1,350,000	YP @	5.2500%	19.0476	25,714,286
Unit 3 - B2/B8					
Current Rent	1,800,000	YP @	5.2500%	19.0476	34,285,714
Total Investment Valuation					85,714,286

GROSS DEVELOPMENT VALUE

85,714,286

Purchaser's Costs	(5,828,571)
Effective Purchaser's Costs Rate	6.80%
	(5,828,571)

NET DEVELOPMENT VALUE

79,885,714

Income from Tenants

Unit 1 - B2/B8	1,237,500
Unit 2 - B2/B8	1,237,500
Unit 3 - B2/B8	1,650,000
	4,125,000

NET REALISATION

84,010,714

OUTLAY

ACQUISITION COSTS

Fixed Price	15.00 ha	475,000.00 /ha	7,125,000
Fixed Price (15.00 Ha @ 475,000.00 /Hect)			7,125,000
			7,125,000
Stamp Duty			345,750
Effective Stamp Duty Rate		4.85%	
Agent Fee		1.00%	71,250
Legal Fee		0.50%	35,625
			452,625

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Unit 1 - B2/B8	15,000.00	720.00	10,800,000
Unit 2 - B2/B8	15,000.00	720.00	10,800,000
Unit 3 - B2/B8	<u>20,000.00</u>	720.00	<u>14,400,000</u>
Totals	50,000.00 m²		36,000,000
Contingency		5.00%	1,992,795
			37,992,795

Other Construction Costs

External Works	10.00%	3,600,000
		3,600,000

Section 106 Costs

BNG	15.00 ha	17,060.00 /ha	255,900
			255,900

APPRAISAL SUMMARY**ASPINALLVERDI****2504 Thurrock ELAA - S1****50,000 sqm B2 / B8****Purfleet****PROFESSIONAL FEES**

Professional Fees	8.00%	3,188,472	
			3,188,472

MARKETING & LETTING

Marketing	1.00%	857,143	
Letting Agent Fee	10.00%	450,000	
Letting Legal Fee	5.00%	225,000	
			1,532,143

DISPOSAL FEES

Sales Agent Fee	1.00%	857,143	
Sales Legal Fee	0.50%	428,571	
			1,285,714

TOTAL COSTS BEFORE FINANCE**55,432,649****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		1,160,163	
Construction		2,351,546	
Other		3,825,404	
Total Finance Cost			7,337,113

TOTAL COSTS**62,769,762****PROFIT****21,240,952****Performance Measures**

Profit on Cost%	33.84%
Profit on GDV%	24.78%
Profit on NDV%	26.59%
Development Yield% (on Rent)	7.17%
Equivalent Yield% (Nominal)	5.25%
Equivalent Yield% (True)	5.43%
IRR% (without Interest)	26.09%
Rent Cover	4 yrs 9 mths
Profit Erosion (finance rate 7.500)	3 yrs 11 mths

2504 Thurrock ELAA - S2
37,500 sqm Class B2/B8/E(g)(iii)
Purfleet

APPRAISAL SUMMARY**ASPINALLVERDI**

2504 Thurrock ELAA - S2
37,500 sqm Class B2/B8/E(g)(iii)
Purfleet

Appraisal Summary for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Unit 1	1	1,470.00	135.00	198,450	198,450	198,450
Unit 2	1	8,425.00	100.00	842,500	842,500	842,500
Unit 3	1	1,390.00	135.00	187,650	187,650	187,650
Unit 4	1	920.00	135.00	124,200	124,200	124,200
Unit 5	1	230.00	180.00	41,400	41,400	41,400
Unit 6	1	220.00	180.00	39,600	39,600	39,600
Unit 7	1	225.00	180.00	40,500	40,500	40,500
Unit 8	1	300.00	180.00	54,000	54,000	54,000
Unit 9	1	315.00	180.00	56,700	56,700	56,700
Unit 10	1	2,650.00	120.00	318,000	318,000	318,000
Unit 11	1	6,600.00	100.00	660,000	660,000	660,000
Unit 12	1	4,330.00	110.00	476,300	476,300	476,300
Unit 13	1	4,825.00	110.00	530,750	530,750	530,750
Unit 14	<u>1</u>	<u>5,600.00</u>	<u>110.00</u>	<u>616,000</u>	<u>616,000</u>	<u>616,000</u>
Totals	14	37,500.00			4,186,050	4,186,050

Investment Valuation

Unit 1					
Current Rent	198,450	YP @	5.2500%	19.0476	3,780,000
Unit 2					
Current Rent	842,500	YP @	5.2500%	19.0476	16,047,619
Unit 3					
Current Rent	187,650	YP @	5.2500%	19.0476	3,574,286
Unit 4					
Current Rent	124,200	YP @	5.2500%	19.0476	2,365,714
Unit 5					
Current Rent	41,400	YP @	5.5000%	18.1818	752,727
Unit 6					
Current Rent	39,600	YP @	5.5000%	18.1818	720,000
Unit 7					
Current Rent	40,500	YP @	5.5000%	18.1818	736,364
Unit 8					
Current Rent	54,000	YP @	5.5000%	18.1818	981,818
Unit 9					
Current Rent	56,700	YP @	5.5000%	18.1818	1,030,909
Unit 10					
Current Rent	318,000	YP @	5.2500%	19.0476	6,057,143
Unit 11					
Current Rent	660,000	YP @	5.2500%	19.0476	12,571,429
Unit 12					
Current Rent	476,300	YP @	5.2500%	19.0476	9,072,381
Unit 13					
Current Rent	530,750	YP @	5.2500%	19.0476	10,109,524
Unit 14					
Current Rent	616,000	YP @	5.2500%	19.0476	11,733,333
Total Investment Valuation					79,533,247

APPRAISAL SUMMARY**ASPINALLVERDI**

2504 Thurrock ELAA - S2
37,500 sqm Class B2/B8/E(g)(iii)
Purfleet

GROSS DEVELOPMENT VALUE **79,533,247**

Purchaser's Costs		(5,408,261)	
Effective Purchaser's Costs Rate	6.80%		(5,408,261)

NET DEVELOPMENT VALUE **74,124,986**

NET REALISATION **74,124,986**

OUTLAY**ACQUISITION COSTS**

Fixed Price - Developable	12.50 ha	475,000.00 /ha	5,937,500	
Fixed Price - Developable (25.00 Ha @ 237,500.00 /Hect)			5,937,500	
				5,937,500
Stamp Duty			286,375	
Effective Stamp Duty Rate	4.82%			
Agent Fee	1.00%		59,375	
Legal Fee	0.50%		29,688	
				375,438

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Unit 1	1,470.00	920.00	1,352,400	
Unit 2	8,425.00	720.00	6,066,000	
Unit 3	1,390.00	920.00	1,278,800	
Unit 4	920.00	920.00	846,400	
Unit 5	230.00	1,135.00	261,050	
Unit 6	220.00	1,135.00	249,700	
Unit 7	225.00	1,135.00	255,375	
Unit 8	300.00	1,135.00	340,500	
Unit 9	315.00	1,135.00	357,525	
Unit 10	2,650.00	720.00	1,908,000	
Unit 11	6,600.00	720.00	4,752,000	
Unit 12	4,330.00	720.00	3,117,600	
Unit 13	4,825.00	720.00	3,474,000	
Unit 14	<u>5,600.00</u>	720.00	<u>4,032,000</u>	
Totals	37,500.00 m²		28,291,350	
Contingency		5.00%	1,566,687	29,858,037

Other Construction Costs

External Works	10.00%	2,829,135	2,829,135

Section 106 Costs

BNG	12.50 ha	17,060.00 /ha	213,250	213,250

PROFESSIONAL FEES

Professional Fees	8.00%	2,506,699	2,506,699

MARKETING & LETTING

Marketing	1.00%	795,332	
Letting Agent Fee	10.00%	418,605	
Letting Legal Fee	5.00%	209,303	
			1,423,240

DISPOSAL FEES

Sales Agent Fee	1.00%	795,332	
Sales Legal Fee	0.50%	397,666	
			1,192,999

TOTAL COSTS BEFORE FINANCE **44,336,297**

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		1,103,024	
Construction		1,863,675	
Other		957,058	
Total Finance Cost			3,923,758

APPRAISAL SUMMARY**ASPINALLVERDI**

2504 Thurrock ELAA - S2
37,500 sqm Class B2/B8/E(g)(iii)
Purfleet

TOTAL COSTS 48,260,054

PROFIT
25,864,932

Performance Measures

Profit on Cost%	53.59%
Profit on GDV%	32.52%
Profit on NDV%	34.89%
Development Yield% (on Rent)	8.67%
Equivalent Yield% (Nominal)	5.26%
Equivalent Yield% (True)	5.44%

IRR% (without Interest)	42.57%

Rent Cover	6 yrs 2 mths
Profit Erosion (finance rate 7.500)	5 yrs 9 mths

2504 Thurrock ELAA - S3
62,000 sqm Class E (office)/B8
West Thurrock

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S3
62,000 sqm Class E (office)/B8
West Thurrock

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office	1	7,000.00	270.00	1,890,000	1,890,000	1,890,000
B8	1	55,000.00	90.00	4,950,000	4,950,000	4,950,000
Totals	2	62,000.00			6,840,000	6,840,000

Investment Valuation

Office					
Current Rent	1,890,000	YP @	7.0000%	14.2857	27,000,000
B8					
Current Rent	4,950,000	YP @	5.2500%	19.0476	94,285,714
Total Investment Valuation					121,285,714

GROSS DEVELOPMENT VALUE

121,285,714

Purchaser's Costs		(8,247,429)
Effective Purchaser's Costs Rate	6.80%	(8,247,429)

NET DEVELOPMENT VALUE

113,038,286

Income from Tenants

Office	1,732,500
B8	4,537,500
	6,270,000

NET REALISATION

119,308,286

OUTLAY

ACQUISITION COSTS

EUV	9.50 ha	1,100,000.00 /ha	10,450,000
Premium		20.00%	2,090,000
Total Acquisition (9.50 Ha @ 1,320,000.00 /Hect)			12,540,000
Stamp Duty			616,500
Effective Stamp Duty Rate		4.92%	
Agent Fee		1.00%	125,400
Legal Fee		0.50%	62,700
			804,600

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Office	7,000.00	2,425.00	16,975,000
B8	55,000.00	720.00	39,600,000
Existing - Demolition	25,000.00	100.00	2,500,000
Totals	87,000.00 m²		59,075,000
Contingency		5.00%	3,240,677
			62,315,677

Other Construction Costs

External Works	10.00%	5,657,500
		5,657,500

Section 106 Costs

BNG	9.50 ha	8,530.00 /ha	81,035
			81,035

PROFESSIONAL FEES

Professional Fees	8.00%	5,185,083
		5,185,083

MARKETING & LETTING

APPRAISAL SUMMARY**ASPINALLVERDI****2504 Thurrock ELAA - S3
62,000 sqm Class E (office)/B8
West Thurrock**

Marketing	1.00%	1,212,857	
Letting Agent Fee	10.00%	684,000	
Letting Legal Fee	5.00%	342,000	
			2,238,857

DISPOSAL FEES

Sales Agent Fee	1.00%	1,212,857	
Sales Legal Fee	0.50%	606,429	
			1,819,286

TOTAL COSTS BEFORE FINANCE**90,642,037****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		2,043,108	
Construction		3,817,433	
Other		6,312,563	
Total Finance Cost			12,173,104

TOTAL COSTS**102,815,142****PROFIT****16,493,144****Performance Measures**

Profit on Cost%	16.04%
Profit on GDV%	13.60%
Profit on NDV%	14.59%
Development Yield% (on Rent)	6.65%
Equivalent Yield% (Nominal)	5.64%
Equivalent Yield% (True)	5.84%
IRR% (without Interest)	16.53%
Rent Cover	2 yrs 5 mths
Profit Erosion (finance rate 7.500)	2 yrs

2504 Thurrock ELAA - S4
1,500 sqm E(g)(iii)
West Thurrock

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S4
1,500 sqm E(g)(iii)
West Thurrock

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Unit 1 - E(g)(iii)	1	500.00	150.00	75,000	75,000	75,000
Unit 2 - E(g)(iii)	1	500.00	150.00	75,000	75,000	75,000
Unit 3 - E(g)(iii)	1	500.00	150.00	75,000	75,000	75,000
Totals	3	1,500.00			225,000	225,000

Investment Valuation

Unit 1 - E(g)(iii)					
Current Rent	75,000	YP @	5.5000%	18.1818	1,363,636
Unit 2 - E(g)(iii)					
Current Rent	75,000	YP @	5.5000%	18.1818	1,363,636
Unit 3 - E(g)(iii)					
Current Rent	75,000	YP @	5.5000%	18.1818	1,363,636
Total Investment Valuation					4,090,909

GROSS DEVELOPMENT VALUE

4,090,909

Purchaser's Costs			(278,182)
Effective Purchaser's Costs Rate	6.80%		(278,182)

NET DEVELOPMENT VALUE

3,812,727

Income from Tenants

Unit 1 - E(g)(iii)	31,250
Unit 2 - E(g)(iii)	31,250
Unit 3 - E(g)(iii)	31,250
	93,750

NET REALISATION

3,906,477

OUTLAY

ACQUISITION COSTS

Fixed Price	1.00 ha	475,000.00 /ha	475,000
Fixed Price (1.00 Ha @ 475,000.00 /Hect)			475,000
			475,000
Stamp Duty			13,250
Effective Stamp Duty Rate	2.79%		
Agent Fee	1.00%		4,750
Legal Fee	0.50%		2,375
			20,375

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Unit 1 - E(g)(iii)	500.00	1,135.00	567,500
Unit 2 - E(g)(iii)	500.00	1,135.00	567,500
Unit 3 - E(g)(iii)	500.00	1,135.00	567,500
Totals	1,500.00 m²		1,702,500
Contingency		5.00%	99,815
			1,802,315

Other Construction Costs

External Works		10.00%	170,250
Site Clearance / Remediation	1.00 ha	123,550.00 /ha	123,550
			293,800

Section 106 Costs

BNG	1.00 ha	17,060.00 /ha	17,060
			17,060

APPRAISAL SUMMARY**ASPINALLVERDI**

2504 Thurrock ELAA - S4
1,500 sqm E(g)(iii)
West Thurrock

PROFESSIONAL FEES

Professional Fees	8.00%	159,704	
			159,704

MARKETING & LETTING

Marketing	1.00%	40,909	
Letting Agent Fee	10.00%	22,500	
Letting Legal Fee	5.00%	11,250	
			74,659

DISPOSAL FEES

Sales Agent Fee	1.00%	40,909	
Sales Legal Fee	0.50%	20,455	
			61,364

TOTAL COSTS BEFORE FINANCE**2,904,277****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		44,881	
Construction		54,836	
Other		89,086	
Total Finance Cost			188,803

TOTAL COSTS**3,093,080****PROFIT****813,397****Performance Measures**

Profit on Cost%	26.30%
Profit on GDV%	19.88%
Profit on NDV%	21.33%
Development Yield% (on Rent)	7.27%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR% (without Interest)	36.68%
Rent Cover	3 yrs 7 mths
Profit Erosion (finance rate 7.500)	3 yrs 2 mths

2504 Thurrock ELAA - S5
132,000 sqm Data Centre
West Thurrock

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S5
132,000 sqm Data Centre
West Thurrock

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Data Centre 1	1	32,000.00	5,250.00	168,000,000	168,000,000
Data Centre 2	1	32,000.00	5,250.00	168,000,000	168,000,000
Data Centre 3	1	32,000.00	5,250.00	168,000,000	168,000,000
Data Centre 4	<u>1</u>	<u>32,000.00</u>	5,250.00	168,000,000	<u>168,000,000</u>
Totals	4	128,000.00			672,000,000

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office	1	3,200.00	275.00	880,000	880,000	880,000

Investment Valuation

Office					
Current Rent	880,000	YP @	7.0000%	14.2857	12,571,429

GROSS DEVELOPMENT VALUE

684,571,429

Purchaser's Costs	(854,857)
Effective Purchaser's Costs Rate	6.80%
	(854,857)

NET DEVELOPMENT VALUE

683,716,571

Income from Tenants	806,667

NET REALISATION

684,523,238

OUTLAY

ACQUISITION COSTS

Fixed Price	52.00 ha	25,000.00 /ha	1,300,000	
Fixed Price	28.00 ha	450,000.00 /ha	12,600,000	
Total Acquisition (52.00 Ha @ 267,307.69 /Hect)			13,900,000	
				13,900,000
Stamp Duty			684,500	
Effective Stamp Duty Rate		4.92%		
Agent Fee		1.00%	139,000	
Legal Fee		0.50%	69,500	
				893,000

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Office	4,000.00	2,425.00	9,700,000	
Data Centre 1	32,000.00	3,030.00	96,960,000	
Data Centre 2	32,000.00	3,030.00	96,960,000	
Data Centre 3	32,000.00	3,030.00	96,960,000	
Data Centre 4	<u>32,000.00</u>	3,030.00	<u>96,960,000</u>	
Totals	132,000.00 m²		397,540,000	
Contingency		5.00%	22,081,956	419,621,956

Other Construction Costs

External Works		10.00%	39,754,000	
Remediation	28.00 ha	123,500.00 /ha	3,458,000	
				43,212,000

Section 106 Costs

BNG	52.00 ha	17,060.00 /ha	887,120	
				887,120

PROFESSIONAL FEES

Professional Fees		8.00%	35,331,130	
				35,331,130

MARKETING & LETTING

Marketing		1.00%	6,845,714	

APPRAISAL SUMMARY**ASPINALLVERDI****2504 Thurrock ELAA - S5****132,000 sqm Data Centre****West Thurrock**

Letting Agent Fee	10.00%	88,000	
Letting Legal Fee	5.00%	44,000	
			6,977,714

DISPOSAL FEES

Sales Agent Fee	1.00%	6,845,714	
Sales Legal Fee	0.50%	3,422,857	
			10,268,571

TOTAL COSTS BEFORE FINANCE**531,091,491****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		3,580,637	
Construction		35,568,025	
Total Finance Cost			39,148,662

TOTAL COSTS**570,240,154****PROFIT****114,283,084****Performance Measures**

Profit on Cost%	20.04%
Profit on GDV%	16.69%
Profit on NDV%	16.71%
Development Yield% (on Rent)	0.15%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR% (without Interest)	26.47%
Rent Cover	129 yrs 10 mths
Profit Erosion (finance rate 7.500)	2 yrs 5 mths

2504 Thurrock ELAA - S6
23,600 sqm B2 / B8
Stanford-le-Hope

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S6
23,600 sqm B2 / B8
Stanford-le-Hope

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Unit 1 - B2/B8	1	4,645.00	100.00	464,500	464,500	464,500
Unit 2 - B2/B8	1	1,670.00	120.00	200,400	200,400	200,400
Unit 3 - B2/B8	1	1,670.00	120.00	200,400	200,400	200,400
Unit 4 - B2/B8	1	3,530.00	100.00	353,000	353,000	353,000
Unit 5 - B2/B8	1	1,720.00	120.00	206,400	206,400	206,400
Unit 6 - B2/B8	1	1,720.00	120.00	206,400	206,400	206,400
Unit 7 - B2/B8	1	555.00	150.00	83,250	83,250	83,250
Unit 8 - B2/B8	1	370.00	150.00	55,500	55,500	55,500
Unit 9 - B2/B8	1	280.00	150.00	42,000	42,000	42,000
Unit 10 - B2/B8	1	950.00	135.00	128,250	128,250	128,250
Unit 11 - B2/B8	1	650.00	135.00	87,750	87,750	87,750
Unit 12 - B2/B8	1	835.00	135.00	112,725	112,725	112,725
Unit 13 - B2/B8	1	465.00	150.00	69,750	69,750	69,750
Unit 14 - B2/B8	1	230.00	150.00	34,500	34,500	34,500
Unit 15 - B2/B8	1	695.00	135.00	93,825	93,825	93,825
Unit 16 - B2/B8	1	510.00	150.00	76,500	76,500	76,500
Unit 17 - B2/B8	1	325.00	150.00	48,750	48,750	48,750
Unit 18 - B2/B8	1	550.00	150.00	82,500	82,500	82,500
Unit 19 - B2/B8	1	1,115.00	120.00	133,800	133,800	133,800
Unit 20 - B2/B8	<u>1</u>	<u>1,115.00</u>	120.00	133,800	<u>133,800</u>	<u>133,800</u>
Totals	20	23,600.00			2,814,000	2,814,000

Investment Valuation

Unit 1 - B2/B8						
Current Rent	464,500	YP @	5.2500%	19.0476	8,847,619	
Unit 2 - B2/B8						
Current Rent	200,400	YP @	5.2500%	19.0476	3,817,143	
Unit 3 - B2/B8						
Current Rent	200,400	YP @	5.2500%	19.0476	3,817,143	
Unit 4 - B2/B8						
Current Rent	353,000	YP @	5.2500%	19.0476	6,723,810	
Unit 5 - B2/B8						
Current Rent	206,400	YP @	5.2500%	19.0476	3,931,429	
Unit 6 - B2/B8						
Current Rent	206,400	YP @	5.2500%	19.0476	3,931,429	
Unit 7 - B2/B8						
Current Rent	83,250	YP @	5.5000%	18.1818	1,513,636	
Unit 8 - B2/B8						
Current Rent	55,500	YP @	5.5000%	18.1818	1,009,091	
Unit 9 - B2/B8						
Current Rent	42,000	YP @	5.5000%	18.1818	763,636	
Unit 10 - B2/B8						
Current Rent	128,250	YP @	5.2500%	19.0476	2,442,857	
Unit 11 - B2/B8						
Current Rent	87,750	YP @	5.2500%	19.0476	1,671,429	
Unit 12 - B2/B8						
Current Rent	112,725	YP @	5.2500%	19.0476	2,147,143	
Unit 13 - B2/B8						

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S6

23,600 sqm B2 / B8

Stanford-le-Hope

Current Rent	69,750	YP @	5.5000%	18.1818	1,268,182
Unit 14 - B2/B8					
Current Rent	34,500	YP @	5.5000%	18.1818	627,273
Unit 15 - B2/B8					
Current Rent	93,825	YP @	5.2500%	19.0476	1,787,143
Unit 16 - B2/B8					
Current Rent	76,500	YP @	5.5000%	18.1818	1,390,909
Unit 17 - B2/B8					
Current Rent	48,750	YP @	5.5000%	18.1818	886,364
Unit 18 - B2/B8					
Current Rent	82,500	YP @	5.5000%	18.1818	1,500,000
Unit 19 - B2/B8					
Current Rent	133,800	YP @	5.2500%	19.0476	2,548,571
Unit 20 - B2/B8					
Current Rent	133,800	YP @	5.2500%	19.0476	2,548,571
Total Investment Valuation					53,173,377

GROSS DEVELOPMENT VALUE

53,173,377

Purchaser's Costs	(3,615,790)
Effective Purchaser's Costs Rate	6.80%
	(3,615,790)

NET DEVELOPMENT VALUE

49,557,587

NET REALISATION

49,557,587

OUTLAY

ACQUISITION COSTS

Fixed Price	8.50 ha	475,000.00 /ha	4,037,500
Fixed Price (8.50 Ha @ 475,000.00 /Hect)			4,037,500
			4,037,500
Stamp Duty			191,375
Effective Stamp Duty Rate		4.74%	
Agent Fee		1.00%	40,375
Legal Fee		0.50%	20,188
			251,938

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Unit 1 - B2/B8	4,645.00	720.00	3,344,400
Unit 2 - B2/B8	1,670.00	920.00	1,536,400
Unit 3 - B2/B8	1,670.00	920.00	1,536,400
Unit 4 - B2/B8	3,530.00	720.00	2,541,600
Unit 5 - B2/B8	1,720.00	920.00	1,582,400
Unit 6 - B2/B8	1,720.00	920.00	1,582,400
Unit 7 - B2/B8	555.00	920.00	510,600
Unit 8 - B2/B8	370.00	1,135.00	419,950
Unit 9 - B2/B8	280.00	1,135.00	317,800
Unit 10 - B2/B8	950.00	920.00	874,000
Unit 11 - B2/B8	650.00	920.00	598,000
Unit 12 - B2/B8	835.00	920.00	768,200
Unit 13 - B2/B8	465.00	1,135.00	527,775
Unit 14 - B2/B8	230.00	1,135.00	261,050
Unit 15 - B2/B8	695.00	920.00	639,400
Unit 16 - B2/B8	510.00	920.00	469,200
Unit 17 - B2/B8	325.00	1,135.00	368,875
Unit 18 - B2/B8	550.00	920.00	506,000
Unit 19 - B2/B8	1,115.00	920.00	1,025,800
Unit 20 - B2/B8	<u>1,115.00</u>	920.00	<u>1,025,800</u>
Totals	23,600.00 m²		20,436,050

APPRAISAL SUMMARY**ASPINALLVERDI****2504 Thurrock ELAA - S6****23,600 sqm B2 / B8****Stanford-le-Hope**

Contingency	5.00%	1,131,233	21,567,283

Other Construction Costs

External Works	10.00%	2,043,605	2,043,605

Section 106 Costs

BNG	8.50 ha	17,060.00 /ha	145,010	145,010

PROFESSIONAL FEES

Professional Fees	8.00%	1,809,973	1,809,973

MARKETING & LETTING

Marketing	1.00%	531,734	
Letting Agent Fee	10.00%	281,400	
Letting Legal Fee	5.00%	140,700	953,834

DISPOSAL FEES

Sales Agent Fee	1.00%	531,734	
Sales Legal Fee	0.50%	265,867	797,601

TOTAL COSTS BEFORE FINANCE**31,606,743****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		565,695	
Construction		1,091,662	
Other		924,640	
Total Finance Cost			2,581,998

TOTAL COSTS**34,188,741****PROFIT****15,368,846****Performance Measures**

Profit on Cost%	44.95%
Profit on GDV%	28.90%
Profit on NDV%	31.01%
Development Yield% (on Rent)	8.23%
Equivalent Yield% (Nominal)	5.29%
Equivalent Yield% (True)	5.47%

IRR% (without Interest)	39.56%

Rent Cover	5 yrs 6 mths
Profit Erosion (finance rate 7.500)	4 yrs 12 mths

2504 Thurrock ELAA - S7
635 sqm B2
Coryton

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S7
635 sqm B2
Coryton

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
B2	1	635.00	150.00	95,250	95,250	95,250

Investment Valuation

B2						
Current Rent	95,250	YP @	5.5000%	18.1818	1,731,818	

GROSS DEVELOPMENT VALUE **1,731,818**

Purchaser's Costs			(117,764)			
Effective Purchaser's Costs Rate		6.80%			(117,764)	

NET DEVELOPMENT VALUE **1,614,055**

Income from Tenants					15,875	

NET REALISATION **1,629,930**

OUTLAY

ACQUISITION COSTS

EUV	0.50 ha	1,100,000.00 /ha	550,000			
Premium		20.00%	110,000			
Total Acquisition (0.50 Ha @ 1,320,000.00 /Hect)			660,000		660,000	
Stamp Duty			22,500			
Effective Stamp Duty Rate		3.41%				
Agent Fee		1.00%	6,600			
Legal Fee		0.50%	3,300			
					32,400	

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost			
B2	635.00	720.00	457,200			
Contingency		5.00%	29,990			
					487,190	

Other Construction Costs

External Works		10.00%	45,720			
Remediation (50% uplift)	0.50 ha	185,250.00 /ha	92,625			
					138,345	

Section 106 Costs

BNG	0.50 ha	8,530.00 /ha	4,265		4,265	

PROFESSIONAL FEES

Professional Fees		8.00%	47,985		47,985	

MARKETING & LETTING

Marketing		1.00%	17,318			
Letting Agent Fee		10.00%	9,525			
Letting Legal Fee		5.00%	4,763			
					31,606	

DISPOSAL FEES

Sales Agent Fee		1.00%	16,141			
Sales Legal Fee		0.50%	8,070			
					24,211	

TOTAL COSTS **1,426,002**

PROFIT

2504 Thurrock ELAA - S7
635 sqm B2
Coryton

203,928

Performance Measures

Profit on Cost%	14.30%
Profit on GDV%	11.78%
Profit on NDV%	12.63%
Development Yield% (on Rent)	6.68%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR% (without Interest)	17.14%
Rent Cover	2 yrs 2 mths
Profit Erosion (finance rate 0.000)	N/A

2504 Thurrock ELAA - S8
4,000 sqm B2 / E(g)(iii)
Bulphan & Rural North

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S8
4,000 sqm B2 / E(g)(iii)
Bulphan & Rural North

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
B2 / E(g)(iii)	10	4,000.00	125.00	50,000	500,000	500,000

Investment Valuation

B2 / E(g)(iii)						
Current Rent	500,000	YP @	5.5000%	18.1818	9,090,909	

GROSS DEVELOPMENT VALUE

9,090,909

Purchaser's Costs			(618,182)			
Effective Purchaser's Costs Rate		6.80%				
				(618,182)		

NET DEVELOPMENT VALUE

8,472,727

Income from Tenants				333,333		

NET REALISATION

8,806,061

OUTLAY

ACQUISITION COSTS

EUV	1.00 ha	825,000.00 /ha	825,000			
Premium		20.00%	165,000			
Total Acquisition (1.00 Ha @ 990,000.00 /Hect)			990,000			
				990,000		
Stamp Duty			37,000			
Effective Stamp Duty Rate		3.74%				
Agent Fee		1.00%	9,900			
Legal Fee		0.50%	4,950			
				51,850		

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost			
B2 / E(g)(iii)	4,000.00	1,135.00	4,540,000			
				4,540,000		

Other Construction Costs

External Works		10.00%	454,000			
Remediation	1.00 ha	132,500.00 /ha	132,500			
				586,500		

Section 106 Costs

BNG	1.00 ha	8,530.00 /ha	8,530			
				8,530		

PROFESSIONAL FEES

Architect		8.00%	410,802			
				410,802		

MARKETING & LETTING

Marketing		1.00%	90,909			
Letting Agent Fee		10.00%	50,000			
Letting Legal Fee		5.00%	25,000			
				165,909		

DISPOSAL FEES

Sales Agent Fee		1.00%	90,909			
Sales Legal Fee		0.50%	45,455			
				136,364		

TOTAL COSTS BEFORE FINANCE

6,889,955

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)

APPRAISAL SUMMARY**ASPINALLVERDI****2504 Thurrock ELAA - S8****4,000 sqm B2 / E(g)(iii)****Bulphan & Rural North**

Land	115,696	
Construction	182,593	
Other	341,976	
Total Finance Cost		640,265

TOTAL COSTS **7,530,220**

PROFIT
1,275,840

Performance Measures

Profit on Cost%	16.94%
Profit on GDV%	14.03%
Profit on NDV%	15.06%
Development Yield% (on Rent)	6.64%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%

IRR% (without Interest) 20.92%

Rent Cover 2 yrs 7 mths
Profit Erosion (finance rate 7.500) 2 yrs 1 mth

2504 Thurrock ELAA - S9
40,000 sqm B2 / B8 / E(g)(iii)
Grays

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S9
40,000 sqm B2 / B8 / E(g)(iii)
Grays

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Unit 1	1	1,200.00	135.00	162,000	162,000	162,000
Unit 2	1	1,000.00	135.00	135,000	135,000	135,000
Unit 3	1	920.00	135.00	124,200	124,200	124,200
Unit 4	1	920.00	135.00	124,200	124,200	124,200
Unit 5	1	1,000.00	135.00	135,000	135,000	135,000
Unit 6	1	1,500.00	135.00	202,500	202,500	202,500
Unit 7	1	3,200.00	110.00	352,000	352,000	352,000
Unit 8	1	3,200.00	110.00	352,000	352,000	352,000
Unit 9	1	11,000.00	90.00	990,000	990,000	990,000
Unit 10	1	535.00	135.00	72,225	72,225	72,225
Unit 11	1	500.00	180.00	90,000	90,000	90,000
Unit 12	1	500.00	180.00	90,000	90,000	90,000
Unit 13	1	500.00	180.00	90,000	90,000	90,000
Unit 14	1	500.00	180.00	90,000	90,000	90,000
Unit 15	1	500.00	180.00	90,000	90,000	90,000
Unit 16	1	420.00	180.00	75,600	75,600	75,600
Unit 17	1	420.00	180.00	75,600	75,600	75,600
Unit 18	1	420.00	180.00	75,600	75,600	75,600
Unit 19	1	420.00	180.00	75,600	75,600	75,600
Unit 20	1	420.00	180.00	75,600	75,600	75,600
Unit 21	1	435.00	180.00	78,300	78,300	78,300
Unit 22	1	475.00	180.00	85,500	85,500	85,500
Unit 23	1	425.00	180.00	76,500	76,500	76,500
Unit 24	1	450.00	180.00	81,000	81,000	81,000
Unit 25	1	650.00	135.00	87,750	87,750	87,750
Unit 26	1	650.00	135.00	87,750	87,750	87,750
Unit 27	1	650.00	135.00	87,750	87,750	87,750
Unit 28	1	7,190.00	100.00	719,000	719,000	719,000
Totals	28	40,000.00			4,780,675	4,780,675

Investment Valuation

Unit 1						
Market Rent	162,000	YP @	5.2500%	19.0476		
		PV 6mths @	5.2500%	0.9747	3,007,770	
Unit 2						
Market Rent	135,000	YP @	5.2500%	19.0476		
		PV 6mths @	5.2500%	0.9747	2,506,475	
Unit 3						
Market Rent	124,200	YP @	5.2500%	19.0476		
		PV 6mths @	5.2500%	0.9747	2,305,957	
Unit 4						
Market Rent	124,200	YP @	5.2500%	19.0476		
		PV 6mths @	5.2500%	0.9747	2,305,957	
Unit 5						
Market Rent	135,000	YP @	5.2500%	19.0476		
		PV 6mths @	5.2500%	0.9747	2,506,475	
Unit 6						
Market Rent	202,500	YP @	5.2500%	19.0476		
		PV 6mths @	5.2500%	0.9747	3,759,713	
Unit 7						
Market Rent	352,000	YP @	5.2500%	19.0476		
		PV 6mths @	5.2500%	0.9747	6,535,402	
Unit 8						

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S9 40,000 sqm B2 / B8 / E(g)(iii) Grays

Market Rent	352,000	YP @ PV 6mths @	5.2500% 5.2500%	19.0476 0.9747	6,535,402
Unit 9					
Market Rent	990,000	YP @ PV 6mths @	5.2500% 5.2500%	19.0476 0.9747	18,380,818
Unit 10					
Market Rent	72,225	YP @ PV 6mths @	5.2500% 5.2500%	19.0476 0.9747	1,340,964
Unit 11					
Market Rent	90,000	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,593,139
Unit 12					
Market Rent	90,000	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,593,139
Unit 13					
Market Rent	90,000	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,593,139
Unit 14					
Market Rent	90,000	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,593,139
Unit 15					
Market Rent	90,000	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,593,139
Unit 16					
Market Rent	75,600	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,338,237
Unit 17					
Market Rent	75,600	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,338,237
Unit 18					
Market Rent	75,600	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,338,237
Unit 19					
Market Rent	75,600	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,338,237
Unit 20					
Market Rent	75,600	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,338,237
Unit 21					
Market Rent	78,300	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,386,031
Unit 22					
Market Rent	85,500	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,513,482
Unit 23					
Market Rent	76,500	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,354,168
Unit 24					
Market Rent	81,000	YP @ PV 6mths @	5.5000% 5.5000%	18.1818 0.9736	1,433,825
Unit 25					
Market Rent	87,750	YP @ PV 6mths @	5.2500% 5.2500%	19.0476 0.9747	1,629,209

APPRAISAL SUMMARY

ASPINALLVERDI

2504 Thurrock ELAA - S9
40,000 sqm B2 / B8 / E(g)(iii)
Grays

Unit 26					
Market Rent	87,750	YP @	5.2500%	19.0476	
		PV 6mths @	5.2500%	0.9747	1,629,209
Unit 27					
Market Rent	87,750	YP @	5.2500%	19.0476	
		PV 6mths @	5.2500%	0.9747	1,629,209
Unit 28					
Market Rent	719,000	YP @	5.2500%	19.0476	
		PV 6mths @	5.2500%	0.9747	13,349,301

Total Investment Valuation **87,766,244**

GROSS DEVELOPMENT VALUE **87,766,244**

Purchaser's Costs (5,968,105)
Effective Purchaser's Costs Rate 6.80% (5,968,105)

NET DEVELOPMENT VALUE **81,798,139**

NET REALISATION **81,798,139**

OUTLAY

ACQUISITION COSTS

EUV 13.50 ha 1,100,000.00 /ha 14,850,000
Premium 20.00% 2,970,000
Total Acquisition (13.50 Ha @ 1,320,000.00 /Hect) 17,820,000
Stamp Duty 880,500
Effective Stamp Duty Rate 4.94%
Agent Fee 1.00% 178,200
Legal Fee 0.50% 89,100
1,147,800

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Unit 1	1,200.00	920.00	1,104,000
Unit 2	1,000.00	920.00	920,000
Unit 3	920.00	920.00	846,400
Unit 4	920.00	920.00	846,400
Unit 5	1,000.00	920.00	920,000
Unit 6	1,500.00	920.00	1,380,000
Unit 7	3,200.00	720.00	2,304,000
Unit 8	3,200.00	720.00	2,304,000
Unit 9	11,000.00	720.00	7,920,000
Unit 11	500.00	1,135.00	567,500
Unit 12	500.00	1,135.00	567,500
Unit 13	500.00	1,135.00	567,500
Unit 14	500.00	1,135.00	567,500
Unit 15	500.00	1,135.00	567,500
Unit 16	420.00	1,135.00	476,700
Unit 17	420.00	1,135.00	476,700
Unit 18	420.00	1,135.00	476,700
Unit 19	420.00	1,135.00	476,700
Unit 20	420.00	1,135.00	476,700
Unit 21	435.00	1,135.00	493,725
Unit 22	475.00	1,135.00	539,125
Unit 23	425.00	1,135.00	482,375
Unit 24	450.00	1,135.00	510,750
Unit 25	650.00	920.00	598,000
Unit 26	650.00	920.00	598,000
Unit 27	650.00	920.00	598,000
Unit 28	7,190.00	720.00	5,176,800
Demolition	20,500.00	100.00	2,050,000
Totals	59,965.00 m²		34,812,575
Contingency		5.00%	2,041,990

APPRAISAL SUMMARY**ASPINALLVERDI**

2504 Thurrock ELAA - S9
40,000 sqm B2 / B8 / E(g)(iii)
Grays

				36,854,565
Other Construction Costs				
Remediation	13.50 ha	185,250.00 /ha	2,500,875	
External Works		10.00%	3,526,345	
				6,027,220
Section 106 Costs				
BNG	13.50 ha	8,030.00 /ha	108,405	
				108,405
PROFESSIONAL FEES				
Professional Fees		8.00%	3,267,184	
				3,267,184
MARKETING & LETTING				
Marketing		1.00%	877,662	
				877,662
DISPOSAL FEES				
Sales Agent Fee		1.00%	817,981	
Sales Legal Fee		0.50%	408,991	
				1,226,972
TOTAL COSTS BEFORE FINANCE				67,329,808
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			5,032,875	
Construction			3,455,239	
Other			911,264	
Total Finance Cost				9,399,378
TOTAL COSTS				76,729,186
PROFIT				5,068,953

Performance Measures

Profit on Cost%	6.61%
Profit on GDV%	5.78%
Profit on NDV%	6.20%
Development Yield% (on Rent)	6.23%
Equivalent Yield% (Nominal)	5.31%
Equivalent Yield% (True)	5.49%
IRR% (without Interest)	10.82%
Rent Cover	1 yr 1 mth
Profit Erosion (finance rate 7.500)	10 mths

2504 Thurrock ELAA - S10
5,000 sqm Class E (office)
Grays

APPRAISAL SUMMARY**ASPINALLVERDI**

2504 Thurrock ELAA - S10
5,000 sqm Class E (office)
Grays

Appraisal Summary for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office	1	4,000.00	275.00	1,100,000	1,100,000	1,100,000

Investment Valuation

Office						
Current Rent	1,100,000	YP @	7.0000%	14.2857	15,714,286	

GROSS DEVELOPMENT VALUE **15,714,286**

Purchaser's Costs		(1,068,571)	
Effective Purchaser's Costs Rate	6.80%		(1,068,571)

NET DEVELOPMENT VALUE **14,645,714**

Income from Tenants	458,333

NET REALISATION **15,104,048**

OUTLAY**ACQUISITION COSTS**

EUV	0.25 ha	1,100,000.00 /ha	275,000	
Premium		20.00%	55,000	
Total Acquisition (0.25 Ha @ 1,320,000.00 /Hect)			330,000	
				330,000
Stamp Duty			6,000	
Effective Stamp Duty Rate		1.82%		
Agent Fee		1.00%	3,300	
Legal Fee		0.50%	1,650	
				10,950

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Office	5,000.00	2,425.00	12,125,000	
Contingency		5.00%	666,875	
				12,791,875

Other Construction Costs

External Works	10.00%	1,212,500	
			1,212,500

Section 106 Costs

BNG	0.25 ha	8,530.00 /ha	2,132	
				2,132

PROFESSIONAL FEES

Architect	8.00%	1,067,000	
			1,067,000

MARKETING & LETTING

Marketing	1.00%	66,000	
Letting Agent Fee	10.00%	110,000	
Letting Legal Fee	5.00%	55,000	
			231,000

DISPOSAL FEES

Sales Agent Fee	1.00%	146,457	
Sales Legal Fee	0.50%	73,229	
			219,686

TOTAL COSTS BEFORE FINANCE **15,865,143**

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)

APPRAISAL SUMMARY**ASPINALLVERDI****2504 Thurrock ELAA - S10****5,000 sqm Class E (office)****Grays**

Land	44,965	
Construction	638,028	
Other	501,799	
Total Finance Cost		1,184,792

TOTAL COSTS**17,049,935****PROFIT****(1,945,888)****Performance Measures**

Profit on Cost%	-11.41%
Profit on GDV%	-12.38%
Profit on NDV%	-13.29%
Development Yield% (on Rent)	6.45%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR% (without Interest)	-4.61%
Rent Cover	-1 yrs -9 mths
Profit Erosion (finance rate 7.500)	N/A

Appendix 12 – Completed Site Assessment Proformas

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05a	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	East of UPS	Status (Existing / Current Use)	Cleared land - Initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	8.69
No. Landowners	1	Estimated NDA (ha)	8.69
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		3
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total		16	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		4
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		22	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		2
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		11	
GRAND TOTAL		49	
Description			
4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.			
Overall Site Grade			
Very Good			
Policy Off Grade			
Very Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05b

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05b	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	South of Ocean Boulevard and west of Atlantic Avenue (LG873)	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	24.85
No. Landowners	1	Estimated NDA (ha)	24.85
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	3
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL	49

Description
4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.

Overall Site Grade
Very Good
Policy Out Grade
Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05c

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05c	Planning Status	Thames Estuary SPA Zol, LDF 2011 - C SSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	South of Ocean Boulevard and east of Atlantic Avenue (LG1301)	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	30.68
No. Landowners	1	Estimated NDA (ha)	30.68
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	3
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	4
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	
	Average (3)	4
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	3
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL	49

Description	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.

Overall Site Grade	Very Good
Policy Out Grade	Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05d

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05d	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	South of Ocean Boulevard and east of Atlantic Avenue (LG1301)	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	14.80
No. Landowners	1	Estimated NDA (ha)	14.80
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	3
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	4
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL	49

Description	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.

Overall Site Grade	Very Good
Policy Out Grade	Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05g

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05g	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	West of Baltic Avenue (LG715)	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	11.34
No. Landowners	1	Estimated NDA (ha)	11.34
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	4
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	3
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total		11

GRAND TOTAL	49

Description	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.

Overall Site Grade	Very Good
Policy Off Grade	Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05h

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05h	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	West of Ocean Boulevard (LG576)	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	8.43
No. Landowners	1	Estimated NDA (ha)	8.43
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2)	Score	5
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1) High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)	Score	4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)	Score	4
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)	Score	3
Market Total			16
B. Physical Signals			
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)	Score	4
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)	Score	5
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)	Score	4
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)	Score	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)	Score	3
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)	Score	5
Physical Total			22
C. Sustainability Signals			
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	Score	2
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)	Score	4
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)	Score	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular public Remote site, no services or residential areas in the vicinity (1)	Score	4
Sustainability Total			11
GRAND TOTAL			49
Description			
4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.			
Overall Site Grade			
Very Good			
Policy Off Grade			
Very Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05i

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05i	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Between Baltic Avenue and Ocean Boulevard	Status (Existing / Current Use)	Cleared land - Initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	3.51
No. Landowners	1	Estimated NDA (ha)	3.51
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		3
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total		16	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		4
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		22	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		2
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
Remote site, no services or residential areas in the vicinity (1)			
Sustainability Total		11	
GRAND TOTAL		49	
Description			
4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.			
Overall Site Grade			
Very Good			
Policy Off Grade			
Very Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05j

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05j	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	South of Manorway House	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	1.48
No. Landowners	1	Estimated NDA (ha)	1.48
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		3
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total		16	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		4
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		22	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		2
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		11	
GRAND TOTAL		49	
Description			
4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.			
Overall Site Grade			
Very Good			
Policy Off Grade			
Very Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05k

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05k	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Eastern edge of London Gateway Logistics Park	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Stanford Le Hope	Size of Site (ha)	5.80
No. Landowners	1	Estimated NDA (ha)	5.80
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		3
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total		16	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		4
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		22	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		2
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		11	
GRAND TOTAL		49	
Description			
4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.			
Overall Site Grade			
Very Good			
Policy Off Grade			
Very Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T05I

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T05I	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	South East corner of London Gateway Logistics Park	Status (Existing / Current Use)	Cleared land
Market Area	Stanford Le Hope	Size of Site (ha)	1.48
No. Landowners	1	Estimated NDA (ha)	1.48
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	3
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	4
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

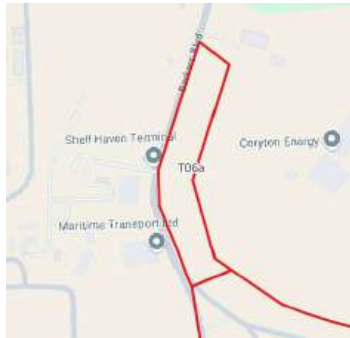
C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL	49

Description	4.5km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA.

Overall Site Grade	Very Good
Policy On Grade	Very Good

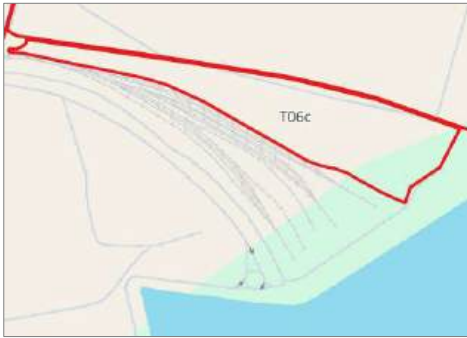
250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T06a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T06a	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Master Plan Plot A	Status (Existing / Current Use)	n/a
Market Area	Stanford Le Hope	Size of Site (ha)	0.69
No. Landowners	1	Estimated NDA (ha)	0.48
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		2
	Vacant / no neighbouring employment area (1)		
	Market Total		15
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		2
	Poor quality environment (1)		
Physical Total		18	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		2
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)		8
GRAND TOTAL		41	
Description			
8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T06b

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T06b	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Master Plan Plot B	Status (Existing / Current Use)	Cleared land
Market Area	Stanford Le Hope	Size of Site (ha)	1.64
No. Landowners	1	Estimated NDA (ha)	1.64
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		2
	Vacant / no neighbouring employment area (1)		
Market Total		15	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelect (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		2
	Poor quality environment (1)		
Physical Total		18	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		2
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		8	
GRAND TOTAL		41	
Description			
8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T06c

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T06c	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Master Plan Plot C	Status (Existing / Current Use)	Cleared land
Market Area	Stanford Le Hope	Size of Site (ha)	4.47
No. Landowners	1	Estimated NDA (ha)	4.47
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		2
	Vacant / no neighbouring employment area (1)		
	Market Total		15
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		2
	Poor quality environment (1)		
Physical Total		18	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		2
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		8	
GRAND TOTAL		41	
Description			
8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T06d,e

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T06d,e	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Master Plan Plot D, E	Status (Existing / Current Use)	Cleared land
Market Area	Stanford Le Hope	Size of Site (ha)	20.65
No. Landowners	2	Estimated NDA (ha)	10.33
No. Titles	Few		
Site Plan		Site Image	
			
A. Market Signals			
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2)		5
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1) High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)		4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)		4
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)		2
Market Total			15
B. Physical Signals			
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)		3
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)		5
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)		4
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)		3
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)		2
Physical Total			18
C. Sustainability Signals			
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)		4
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular public Remote site, no services or residential areas in the vicinity (1)		2
Sustainability Total			8
GRAND TOTAL			41
Description			
8.8km to the A13. remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T06f

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T06f	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Master Plan Plot F	Status (Existing / Current Use)	Cleared land
Market Area	Stanford Le Hope	Size of Site (ha)	5.22
No. Landowners	1	Estimated NDA (ha)	2.09
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		2
	Vacant / no neighbouring employment area (1)		
	Market Total		15
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		2
	Poor quality environment (1)		
Physical Total		18	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		2
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)		8
GRAND TOTAL		41	
Description			
8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T06g-s

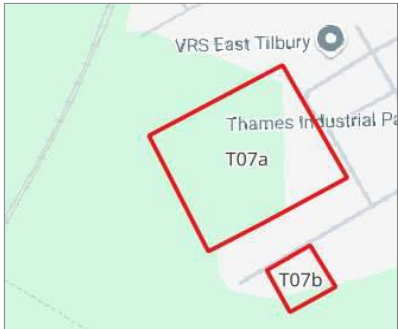
Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T06g,h,j,k,l,m,n,p,q,r,s	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Master Plan Plot G, H, J, K, L, M, N, P, Q, R, S	Status (Existing / Current Use)	Employment
Market Area	Stanford Le Hope	Size of Site (ha)	113.72
No. Landowners	2	Estimated NDA (ha)	62.55
No. Titles	Multiple		
Site Plan		Site Image	
			
A. Market Signals			
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2)		3
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1) High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)		4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)		4
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)		2
Market Total			13
B. Physical Signals			
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)		3
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)		1
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)		2
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)		3
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)		2
Physical Total			12
C. Sustainability Signals			
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)		4
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular public Remote site, no services or residential areas in the vicinity (1)		2
Sustainability Total			8
GRAND TOTAL			33
Description			
8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T06t

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T06t	Planning Status	Thames Estuary SPA Zol, Local Wildlife Site (Corringham & Fobbing Marshes), LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Land North of Thames Oil port	Status (Existing / Current Use)	Greenfield land
Market Area	Stanford Le Hope	Size of Site (ha)	30.06
No. Landowners	1	Estimated NDA (ha)	27.05
No. Titles	Few		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		4
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		2
	Vacant / no neighbouring employment area (1)		
Market Total		15	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		2
	Poor quality environment (1)		
Physical Total		18	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular		2
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		8	
GRAND TOTAL		41	
Description			
8.8km to the A13. Remediation started on site. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Corringham & Fobbing Marshes).			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v1 - T07a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T07a	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Bata/Thames Industrial Park, East Tilbury
Site/Premises Name	NW corner of Thames Industrial Estate, East Tilbury	Status (Existing / Current Use)	Greenfield land
Market Area	Tilbury	Size of Site (ha)	2.57
No. Landowners	1	Estimated NDA (ha)	2.32
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		14

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	3
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		20

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	2
Sustainability Total		8

GRAND TOTAL	42

Description
5.8km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Listed buildings nearby. Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses. Could suit B2, E(g)(iii) or offices given proximity to residential areas. B8 deemed less likely / suitable.

Overall Site Grade
Good
Policy Off Grade
Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T07b

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T07b	Planning Status	Thames Estuary SPA Zol, LDF 2011 - C SSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Bata/Thames Industrial Park, East Tilbury
Site/Premises Name	Southern edge of Thames Industrial Estate, East Tilbury	Status (Existing / Current Use)	Greenfield / mostly cleared land
Market Area	Tilbury	Size of Site (ha)	0.32
No. Landowners	1	Estimated NDA (ha)	0.32
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	2
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total		14

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	3
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		20

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	1
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	2
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		8

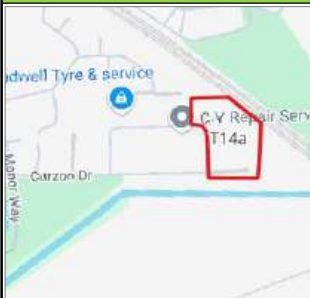
GRAND TOTAL	42

Description
5.8km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Listed buildings nearby. Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses. Could suit B2, E(g)(iii) or offices given proximity to residential areas. B8 deemed less likely / suitable.

Overall Site Grade
Good
Policy Off Grade
Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T14a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T14a	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Grays South - Manorway
Site/Premises Name	Eastern end of Manor Way Industrial Estate	Status (Existing / Current Use)	Cleared land - initial works observed
Market Area	Grays	Size of Site (ha)	0.72
No. Landowners	1	Estimated NDA (ha)	0.72
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		13

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	1
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL	41

Description
Works appeared underway, assumed to relate to 17/01350/DML. Involves demolition of former structures for redevelopment. 4.4km from A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses.

Overall Site Grade
Poor
Policy Off Grade
Poor

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T21a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T21a	Planning Status	Thames Estuary SPA Zol, Local Wildlife Site (Little Thurrock Marshes), LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Land to NW of Thurrock Park	Status (Existing / Current Use)	Greenfield land
Market Area	Tilbury	Size of Site (ha)	4.45
No. Landowners	1	Estimated NDA (ha)	4.00
No. Titles			

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		17

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	2
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL
46

Description
4.8km from A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Little Thurrock Marshes). Also allocated as 'Land for New Development in Primary Areas' within Core Strategy. Uses could relate to neighbouring employment area - B2, B8 and E(g)(iii).

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T22a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T22a	Planning Status	Thames Estuary SPA Zol, Local Wildlife Site (Tilbury Marshes), LDF 2011 - C SSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	NE nib, Tilbury South	Status (Existing / Current Use)	Greenfield land
Market Area	Tilbury	Size of Site (ha)	1.12
No. Landowners	1	Estimated NDA (ha)	1.12
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	4
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	2
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		15

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	4
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	
	Average (3)	4
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		9

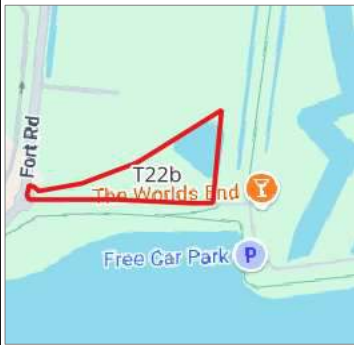
GRAND TOTAL	45

Description
6.5km from the A13. No Access. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Tilbury Marshes). This was discounted within the previous assessment as it was not expected to come forward for employment use.

Overall Site Grade
Average
Policy Off Grade
Average

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T22b

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T22b	Planning Status	Thames Estuary SPA Zol, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	SE corner of Tilbury South	Status (Existing / Current Use)	Greenfield land
Market Area	Tilbury	Size of Site (ha)	0.74
No. Landowners	1	Estimated NDA (ha)	0.74
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	17

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	3
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	4
	Average (3)	
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	1
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	
		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Proximity to urban areas and access to labour and services	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		8

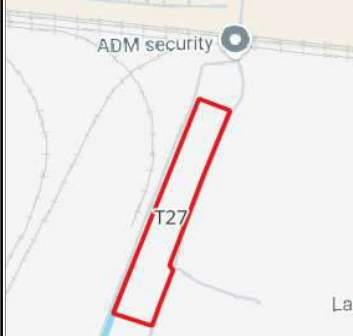
GRAND TOTAL	44

Description
6.8km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. Irregular shape may influence uses, more likely B2 than B8. Could be port-related but B8 considered less likely owing to shape and size of site.

Overall Site Grade
Good
Policy Off Grade
Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T27

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T27	Planning Status	LDF 2011 - C SSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	North of ADM Pura Foods, London Road, Purfleet	Status (Existing / Current Use)	Cleared land with some employment uses
Market Area	Purfleet	Size of Site (ha)	0.95
No. Landowners	1	Estimated NDA (ha)	0.90
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	3
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	4
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total		12

GRAND TOTAL	46

Description
Boundary needs to be revised to exclude the recent development in the north eastern corner. Remaining site assumed to be available although access restricted. 2km from the Junction 30 of the M25. Could provide mix of B2 and B8, including open storage.

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T28

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T28	Planning Status	LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas, LDF 2011 - CSSP2/CSTP6 Employment - Land For New Development in Primary Areas - Lafarge Jetty Site, West Thurrock
Site/Premises Name	Lafarge Jetty site, west of Quarry Road	Status (Existing / Current Use)	Greenfield / mostly cleared land
Market Area	Purfleet	Size of Site (ha)	1.71
No. Landowners	1	Estimated NDA (ha)	1.71
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		4
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		3
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			15
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
Condition of premises	Pre 1970 / unknown (1)		
	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
Ground condition	Derelict (1)		
	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		3
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total			18
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		2
Public Transport	Poor access with several junctions or intersects (1)		
	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		2
Proximity to urban areas and access to labour and services	No services within close proximity (1)		
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular		3
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total			10
GRAND TOTAL			43
Description			
Access restricted to site. Appears to be occupied to the northern end by plant machinery although unable to identify actual use. 2.6km from the M25. Could provide mix of B2 and office space. B8 less likely owing to shape and size of the site, although could be used for open storage.			
Overall Site Grade			
Good			
Policy Off Grade			
Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T33a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T33a	Planning Status	LDF 2011 - CSSP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - 434-436 London Road, West Thurrock
Site/Premises Name	North of Magnet Road	Status (Existing / Current Use)	Cleared land
Market Area	West Thurrock	Size of Site (ha)	0.61
No. Landowners	1	Estimated NDA (ha)	0.61
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	3
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	14

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	4
	Average (3)	
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Proximity to urban areas and access to labour and services	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		12

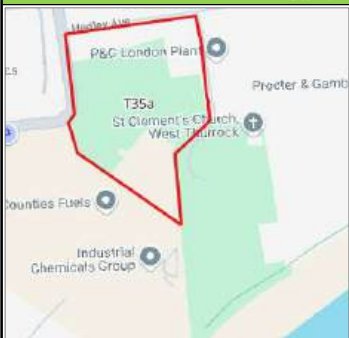
GRAND TOTAL	45

Description
Included as site appeared to have been cleared and vacant during our visits. Concealed from view but provides reasonably large space. No planning constraints (i.e. GB or local wildlife sites). Recommend the Council undertake further investigations to establish availability. Could be mix of B2, B8 and E(g)(iii). B8 may be less suitable owing to size.

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T35a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T35a	Planning Status	Tree preservation orders, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Off eastern end of Oliver Road and north of sub-station	Status (Existing / Current Use)	Greenfield / mostly cleared land
Market Area	West Thurrock	Size of Site (ha)	4.82
No. Landowners	1	Estimated NDA (ha)	4.09
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		17

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL	47

Description
Greenfield with hard standing. 2.5km from the A13. This was discounted within the previous assessment as it was not expected to come forward for employment use. Reqs request inclusion as Tier 1 and existing chemical storage. Expected to accommodate expansion of uses at Titan Works (B2 & B8).

Overall Site Grade
Good
Policy Off Grade
Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T42

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T42	Planning Status	Tree preservation orders
Site/Premises Name	Plot 44 Purfleet Industrial Park	Status (Existing / Current Use)	Greenfield with small area used for utilities
Market Area	Purfleet	Size of Site (ha)	0.72
No. Landowners	1	Estimated NDA (ha)	0.72
No. Titles	Few		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	3
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	5
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		15

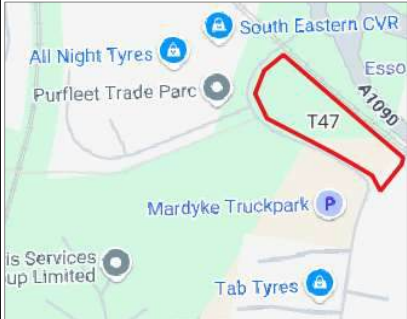
GRAND TOTAL
50

Description
Located outside of employment area and could be deemed potential site instead. This was discounted within the previous assessment as it was not expected to come forward for employment use.

Overall Site Grade
Average
Policy Off Grade
Average

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T47

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T47	Planning Status	LDF 2011 - CSSP2/CSTP6 Employment - Land For New Development in Primary Areas - Tank Lane/Arterial Road, Purfleet, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Botany Way, Purfleet	Status (Existing / Current Use)	Greenfield
Market Area	Purfleet	Size of Site (ha)	0.92
No. Landowners	2	Estimated NDA (ha)	0.92
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	3
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		20

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	4
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		14

GRAND TOTAL	50

Description
Located in 61B. 1.9km from A13. This was discounted within the previous assessment as it was not expected to come forward for employment use.

Overall Site Grade
Average
Policy Off Grade
Average

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T48

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T48	Planning Status	LDF 2011 - CSDP2/CSTP6 Employment - Land For New Development in Primary Areas - Van Den Bergh and Jurgens, Purfleet, LDF 2011 - CSDP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	East of Jurgens Road and south of London Road , Purfleet	Status (Existing / Current Use)	Cleared land
Market Area	Purfleet	Size of Site (ha)	8.96
No. Landowners	1	Estimated NDA (ha)	7.62
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	3
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total		15

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		20

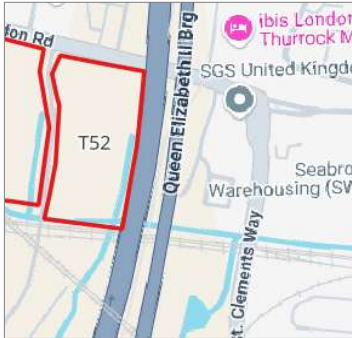
C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	4
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		14

GRAND TOTAL	49

Description
Access restricted during site visits. Trainline runs through the centre of the site. 1.6km from the M25. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T52

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T52	Planning Status	LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	East of Quarry Road	Status (Existing / Current Use)	Greenfield / mostly cleared land
Market Area	Purfleet	Size of Site (ha)	1.61
No. Landowners	2	Estimated NDA (ha)	1.61
No. Titles	Multiple		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		3
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			15
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		5
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
Condition of premises	Pre 1970 / unknown (1)		
	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
Ground condition	Derelict (1)		
	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		3
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total			20
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		4
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		3
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total			14
GRAND TOTAL			49
Description			
Access restricted during site visits. 1.6km from the M25. Expected to be more suitable for storage, distribution and logistics (B8) than general industrial (B2), although could accommodate both. Potential for ancillary office.			
Overall Site Grade			
Very Good			
Policy Off Grade			
Very Good			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T54b

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T54b	Planning Status	Local Wildlife Site (West Thurrock Brownfields), tree preservation orders
Site/Premises Name	South of Oliver Road	Status (Existing / Current Use)	Greenfield / mostly cleared land
Market Area	West Thurrock	Size of Site (ha)	12.86
No. Landowners	2	Estimated NDA (ha)	10.93
No. Titles	Few		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total		17

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	3
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	2
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total		10

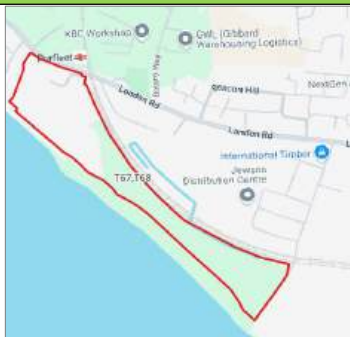
GRAND TOTAL	45

Description
2.5km from the M25. Designated as a Local Wildlife Site on TBC planning map (West Thurrock Brownfields). Large enough to provide mix of both B2 and B8 uses, including open storage.

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T67, T68

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T67, T68	Planning Status	Local Wildlife Site (Purfleet Thameside), LDF 2011 - CSSP2/CSTP6 Employment - Land For New Development in Primary Areas - Former Coalyard Site, Purfleet, LDF 2011 - E9A/CSSP2/CSSP4 Employment - Powell Duffryn Terminal, Purfleet
Site/Premises Name	West of Purfleet Station	Status (Existing / Current Use)	Cleared land
Market Area	Purfleet	Size of Site (ha)	6.16
No. Landowners	1	Estimated NDA (ha)	4.62
No. Titles	Multiple		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	3
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	2
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	2
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total		12

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	2
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		12

GRAND TOTAL	41

Description
Available site boundary to be revised, exclude area of the western end occupied by Skyline. Flood Zone 3. 2.5km from A13. Designated as a Local Wildlife Site on TBC's planning map. This was discounted within the previous assessment as it was not expected to come forward for employment use.

Overall Site Grade
Average
Policy Off Grade
Average

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T80

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T80	Planning Status	Thames Estuary SPA ZOI
Site/Premises Name	West of Baryta Road	Status (Existing / Current Use)	Cleared land
Market Area	Stanford Le Hope	Size of Site (ha)	0.46
No. Landowners	1	Estimated NDA (ha)	0.46
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	2
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	2
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		13

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	2
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		20

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	4
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		15

GRAND TOTAL	48

Description
No access. Site is constrained due to its physical appearance being thin. 1.7km from the A13. Located within Zone of Influence for Thames Estuary & Marshes SPA. This was discounted within the previous assessment as it was not expected to come forward for employment use.

Overall Site Grade
Poor
Policy Off Grade
Poor

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T81a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T81a	Planning Status	Local Wildlife Site (West Thurrock Brownfields), LDF 2011 - E9B/CSSP2/CSSP4 Employment -
Site/Premises Name	Burnley Road (off eastern tip)	Status (Existing / Current Use)	Cleared land
Market Area	West Thurrock	Size of Site (ha)	10.77
No. Landowners	1	Estimated NDA (ha)	9.16
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	2
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		15

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	2
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	3
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	2
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total		10

GRAND TOTAL	42

Description
3km to the M25. Designated as a Local Wildlife Site on TBC planning map (West Thurrock Brownfields). Large enough to provide mix of both B2 and B8 uses, including open storage.

Overall Site Grade
Good
Policy Off Grade
Good

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T85e

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T85e	Planning Status	LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	South of Flint Street	Status (Existing / Current Use)	Cleared land
Market Area	West Thurrock	Size of Site (ha)	0.38
No. Landowners	1	Estimated NDA (ha)	0.38
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		3
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		2
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		5
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			15
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		1
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		2
	Poor quality environment (1)		
Physical Total			16
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		3
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total			13
GRAND TOTAL			44
Description			
2.6km to the A13. No access. This was discounted within the previous assessment as it was not expected to come forward for employment use. Previously subject to residential application (23/00411/FUL), yet to be determined.			
Overall Site Grade			
Average			
Policy Off Grade			
Average			

250203 Thurrock - AV Available Site Assessment Completed Proforma_v2 - T90a

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T90a	Planning Status	Thames Estuary SPA Zol, Local Wildlife Site (Corringham & Fobbing Marshes)
Site/Premises Name	Coryton Oil Refinery Expansion Land (north of existing refinery)	Status (Existing / Current Use)	Mostly greenfield land, works appeared underway
Market Area	Stanford Le Hope	Size of Site (ha)	44.23
No. Landowners	1	Estimated NDA (ha)	39.80
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	2
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		7

GRAND TOTAL	42

Description
As per the definition of the "available land", it excludes expansion land. Reviewed on the basis that the Council may wish to remove expansion land designation. Located within Zone of Influence for Thames Estuary & Marshes SPA. Designated as a Local Wildlife Site on TBC planning map (Corringham & Fobbing Marshes). Previous assessment recommended that Council consider removing employment allocation to allow for alternative uses. Could accommodate uses related to those proposed at Thames Enterprise Park (B2 & B8).

Overall Site Grade
Average
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60432

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60432	Planning Status	Green belt
Site/Premises Name	n/a	Status (Existing / Current Use)	Cleared land - other
Market Area	Southfields	Size of Site (ha)	0.33
No. Landowners	1	Estimated NDA (ha)	0.30
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		1
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		5
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total		8	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		1
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		21	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		4
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		14	
GRAND TOTAL		43	
Description			
Site is currently the subject of a planning application for 6no. Bungalows (24/01077/FUL), awaiting determination as of March 2025. CFS submission estimates development could start in the next 5 years. Located behind existing residential properties along predominantly residential road. Small site unable to create critical mass. Better suited to residential development. Other factors more of a limitation than GB designation.			
Overall Site Grade			
Very Poor			
Policy Off Grade			
Very Poor			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60824

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60824	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land to the West Mill Lane, Fobbing, Essex	Status (Existing / Current Use)	Cleared land - agricultural
Market Area	Corringham	Size of Site (ha)	8.43
No. Landowners	3	Estimated NDA (ha)	8.20
No. Titles	Multiple		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	5
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		15

GRAND TOTAL	44

Description
Site located in Flood Zone 3. Multiple titles under different ownerships for a relatively small site. CFS submission estimates development could start in the next 5 years. Not existing market to form cluster, expected it could form part of larger residential-led development with neighbouring submissions. GB a limitation.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60829

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60829	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land to the East of A128 (Brentwood Road)	Status (Existing / Current Use)	Agricultural
Market Area	Bulphan & rural north	Size of Site (ha)	56.90
No. Landowners	1	Estimated NDA (ha)	40.00
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total		13

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	2
Sustainability Total		10

GRAND TOTAL	44

Description
Site located in Flood Zone 1. CFS submission estimates development could start in the next 6 - 10 years. Good size with potential to deliver large amount of employment space, but location further from main transport nodes. Otherwise under single ownership so delivery not expected to be overly complex bar green belt.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60833

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60833	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land North of Stanford Road	Status (Existing / Current Use)	Agricultural
Market Area	Southfields	Size of Site (ha)	8.31
No. Landowners	2	Estimated NDA (ha)	7.07
No. Titles	Few		

Site Plan	Site Image

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		25

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular	3
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		13
GRAND TOTAL		46

Description
Previously the subject of pre-app discussions. Reps state that site is capable of providing new homes or supporting economic growth. Opportunities include last mile logistics and medium scale warehousing, up to 25,500 sqm in total. Supported for Tier 2 employment. CFS submission states sole owner but LR titles suggest otherwise. No information on estimated completion. Lack of existing employment influences scoring, but otherwise prominent and accessible location. In the GB which influences grading however sandwiched between two roads which prevents sprawl. Consultation confirmed no significant updated following Reg.18 reps and submissions. Seeking further engagement with the Council.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60834

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60834	Planning Status	Green belt
Site/Premises Name	Land North of A1306	Status (Existing / Current Use)	Cleared land - agricultural
Market Area	Chafford Hundred	Size of Site (ha)	13.17
No. Landowners	1	Estimated NDA (ha)	11.20
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals	Score
Development Opportunities	5
Nature of current and potential market appeal to occupiers	1
Existing evidence of and/or potential for clustering effect	1
Estimated occupancy of existing / neighbouring employment area	1
Market Total	8

B. Physical Signals	Score
Prominence	5
Building Age	5
Condition of premises	4
Ground condition	3
Utilities connections & proximity	3
External Environment	5
Physical Total	25

C. Sustainability Signals	Score
Strategic Access	3
Local Access	3
Public Transport	3
Proximity to urban areas and access to labour and services	3
Sustainability Total	12

GRAND TOTAL	45
Description	

Assessed as potential in 2023 ELAA. Boundaries appear the same. Not information submitted to indicate when development could be delivered so not considered achievable. Lack of existing employment influences scoring, but otherwise prominent and accessible location. In the GB which influences grading however sandwiched between two roads which prevents sprawl.

Overall Site Grade	
Average	
Policy Off Grade	
Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60846

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60846	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land on the south east side of Stifford Clays Road, Orsett	Status (Existing / Current Use)	Cleared land - leisure / equestrian
Market Area	West Thurrock	Size of Site (ha)	0.98
No. Landowners	1	Estimated NDA (ha)	0.92
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		3
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		4
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			9
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		5
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		1
Condition of premises	Good / no existing premises (4)		
	Average (3)		
	Poor (2)		2
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		3
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total			16
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		4
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular		2
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total			11
GRAND TOTAL			36
Description			
CFS submission estimates development could start in the next 5 years. Small site with limited potential. Adjacent to A13 but not immediately accessible. Isolated without any neighbouring related uses which prevents critical mass of land. GB further limitation.			
Overall Site Grade			
Very Poor			
Policy Off Grade			
Poor			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60850

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60850	Planning Status	Tree preservation orders, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	West Thurrock Works, Stoneness Road	Status (Existing / Current Use)	Industrial, logistics, offices
Market Area	West Thurrock	Size of Site (ha)	30.02
No. Landowners	1	Estimated NDA (ha)	28.52
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2) No space to expand / opportunity sites within / adjacent to the site (1)	3
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)	4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)	4
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)	4
Market Total		15

B. Physical Signals		Score
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)	4
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)	3
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)	3
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)	3
Physical Total		15

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)	1
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)	2
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)	3
Sustainability Total		8

GRAND TOTAL		33

Description	

CFS submission estimates development could start in the next 5 years. Within existing employment area. May be a need for remediation and clearance of previous structures, but otherwise appropriate location and reasonable transport links. Single ownership also helps with delivery. Reps request that allocation is combined to show that site is Tier 1 employment and a chemical storage and processing facility. Plan in reps shows division between proposed allocations / designations. Also request jetty is included in allocation as it forms part of operations. Consultation on adjacent site (Titan Truck Park) revealed that land at the northern end of 60850 remains available and there are longer-term ambitions for this to be used for employment, including as part of the consolidation of operations at Titan Works. Estimated capacity of 100,000 - 115,000 sqm.

Overall Site Grade	
Very Good	
Policy Off Grade	
Very Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60851

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60851	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	East Tilbury 2	Status (Existing / Current Use)	Agricultural
Market Area	East Tilbury	Size of Site (ha)	70.97
No. Landowners	4	Estimated NDA (ha)	32.00
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	2
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	2
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		13

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	2
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	1
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	4
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	15

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	1
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular	2
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		8

GRAND TOTAL	36

Description
CFS submission estimates development could start in the next 5 years. North / western part of the site subject an application to provide gas reciprocating energy facility and infrastructure. Large site but disconnected and in largely rural surroundings. Poor transport connections. Occupancy of neighbouring site influenced by T07. Otherwise in multiple ownerships and in green belt. Size is a positive. Location may present potential conflict with proposed LTC route.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60853

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60853	Planning Status	Green belt, Local Wildlife Sites (Mar Dyke Valley & Great Palmer's Shaw), tree preservation orders
Site/Premises Name	Land at the Mardyke Valley Golf Club, South Road, South Ockendon	Status (Existing / Current Use)	Industrial, logistics, offices, open space
Market Area	South Ockenden	Size of Site (ha)	99.08
No. Landowners	Several	Estimated NDA (ha)	42.50
No. Titles	Multiple		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	2
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		9

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	2
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	4
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	3
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	4
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
Sustainability Total	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	13
	Remote site, no services or residential areas in the vicinity (1)	

GRAND TOTAL	41

Description
CFS submission states that site is controlled by Apex and there are no ownership or assembly issues. LR review identified multiple titles and owners. Assumed to be under option or promotion and considered available. Some heritage constraints and potential contamination although submission is redacted, implies that mitigation may be required. Map shows that it may cover large area of the site. Vision document proposes residential-led development, no mention of employment development. CFS submission estimates development could start in the next 5 years. Expected residential-led development may be more appropriate given proximity to South Ockendon. Otherwise good size and reasonable transport access.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60854

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60854	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (West Tilbury Marshes Complex & Tilbury Riverfront)
Site/Premises Name	Land East of Tilbury 2	Status (Existing / Current Use)	Cleared land - other
Market Area	Tilbury	Size of Site (ha)	75.84
No. Landowners	1	Estimated NDA (ha)	56.88
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		4
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		3
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		3
	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		4
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			14
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		1
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		6
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		1
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		2
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		3
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total			16
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		2
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		3
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
Public Transport	Poor access with several junctions or intersects (1)		2
	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
Proximity to urban areas and access to labour and services	No services within close proximity (1)		2
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total			9
GRAND TOTAL			39
Description			
CFS submission suggests that there may be contamination or pollution. Supports the proposed designation of the Port's land interests in the new local plan. Reps include site plan separating site into different areas, including 60879 & 60862. CFS submission estimates development could start in the next 5 years. Site has been the subject of several applications in the past 5 years. Adjacent to Tilbury Port. Part of the designated Freeport Tax Site. Presents natural location for expansion of existing uses and activities. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB. Note comments in reps regarding division of land across port area. Estimated capacity of 200,000 - 225,000 sqm. Consultation confirmed that hybrid application has been validated (with 60862) which seeks full permission for delivery of infrastructure, road and rail services and outline for B2, B8, offices and port-related uses (25/00598/FUL).			
Overall Site Grade			
Good			
Policy Off Grade			
Very Good			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60856

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60856	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land northeast of Corringham	Status (Existing / Current Use)	Mostly agricultural land with small portion brownfield
Market Area	Corringham	Size of Site (ha)	101.77
No. Landowners	3	Estimated NDA (ha)	78.00
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	4
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		7

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	3
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		23

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	4
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre, and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		15

GRAND TOTAL	45

Description
Part of the site is subject to an existing application and supporting technical work (reference not stated in CFS). CFS submission estimates development could start in the next 5 years. Planning portal suggests work investigating 525no. Dwellings, primary school, care home, local centre & open space on southern part of the site below railway line. No existing employment uses to form cluster which influences scoring. Expected to be more suitable to residential development. Otherwise large site with reasonable transport links.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60858

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60858	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land north of Long Lane	Status (Existing / Current Use)	Agricultural
Market Area	West Thurrock	Size of Site (ha)	7.66
No. Landowners	2	Estimated NDA (ha)	6.52
No. Titles	Few		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	1
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		23

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	2
Sustainability Total		9

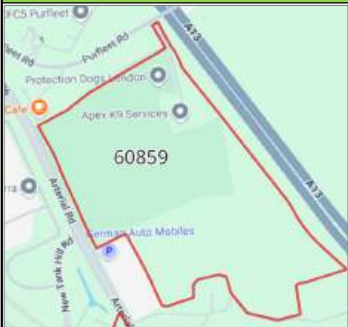
GRAND TOTAL	40

Description
CFS submission from one of the landowners who are jointly promoting the site for employment development. CFS submission estimates development could start in the next 5 years. Close to the A14 but no easy access. Site is within the order limits of the Lower Thames Crossing Lower Thames Crossing - Local refinement consultation - Interactive map. Not existing cluster or surrounding uses to create critical mass. GB influences grading but other limitations more prominent.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60859

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60859	Planning Status	Green belt, tree preservation orders, Local Wildlife Site (Fanns Farm)
Site/Premises Name	Arterial Hub, Land north of Arterial Road	Status (Existing / Current Use)	Vacant buildings
Market Area	Purifleet	Size of Site (ha)	14.53
No. Landowners	1	Estimated NDA (ha)	12.35
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	3
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
		15

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
	Good / no existing premises (4)	
	Average (3)	
Ground condition	Poor (2)	2
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
Physical Total		16

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	5
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	4
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		15

GRAND TOTAL		46

Description
Reps submitted confirming intention to prepare planning application for c. 43,000 sqm of employment development, including B2/B8 and office space. Consultation confirmed that outline application remains outstanding (24/00332/FUL) for similar proposal. Site was previously the subject of a residential-led outline planning application, initially granted and then later refused by SoS. Reps support allocation as Tier 1 employment site. CFS submission estimates development could start in the next 5 years. Located amongst mostly employment surroundings and close to transport links which positively influence grading. Green belt a limitation, as is existing residential use to the north and south. Due diligence undertaken air quality, arboriculture, archaeology, ecology, flood risk, noise, topography, utilities. Site confirmed to be viable in completed pro forma. Indicative phasing expects 18-month delivery from start on site. Estimated capacity of 40,000 - 50,000 sqm.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60860

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60860	Planning Status	Green belt, Local Wildlife Site (Little Belhus Country Park)
Site/Premises Name	Land at Arisdale Avenue, South Ockendon	Status (Existing / Current Use)	Country park
Market Area	South Ockendon	Size of Site (ha)	82.716
No. Landowners	1	Estimated NDA (ha)	10.00
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		14

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		23

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11
GRAND TOTAL		48

Description
Site previously filled with household and industrial waste, thin layer of soil over top. Reps state that further investigations and monitoring is required. Vision is for new mixed-use development, up to 500no. Homes and 800 sqm of retail space. Vision document suggests this will be Class E (shops & local businesses) and located at eastern end of the site. CFS submission estimates development could start in the next 5 years. Employment forms very small part of the site and may have contamination which influences grade despite scoring.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60861

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60861	Planning Status	Green belt
Site/Premises Name	Land south of Stifford Road (west of Hangmans Wood Industrial Estate), RM15 6RL	Status (Existing / Current Use)	Cleared land - former quarry
Market Area	South Ockenden	Size of Site (ha)	2.47
No. Landowners	1	Estimated NDA (ha)	2.22
No. Titles	Single		

Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		3
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		5
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			16
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		5
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total			22
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or Easy access to strategic road network which avoids bad junctions (4)		2
	Reasonable access with limited junctions or intersects (3)		
Local Access	Average access with a few junctions or intersects (2)		2
	Poor access with several junctions or intersects (1)		
	No services within close proximity (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)		4
Sustainability Total			11
GRAND TOTAL			49
Description			
Previously assessed as potential in 2023 study. Boundary in 2025 submission is slightly smaller. CFS submission suggests that there may be contamination or pollution. CFS submission estimates development could start in the next 5 years. Reps agree with proposed allocation as Tier 1 employment. Adjacent to related uses and transport links. Infrastructure may be required and location in GB influences overall grade but should be considered for allocation. Reps also supported by GB review which concludes that the site 'contributes nothing to the green belt'. Estimated capacity of 8,000 - 10,000 sqm.			
Overall Site Grade			
Good			
Policy Off Grade			
Very Good			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60862

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60862	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (West Tilbury Marshes Complex & Tilbury Riverfront)
Site/Premises Name	Land at Goshem's Farm East Tilbury	Status (Existing / Current Use)	Cleared land - inert landfill
Market Area	Tilbury	Size of Site (ha)	20.36
No. Landowners	1	Estimated NDA (ha)	15.27
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	1
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	1
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	1
Sustainability Total		8

GRAND TOTAL	33

Description
Previously assessed as potential in 2023 study, boundary appears to have changed. CFS submission suggests that there may be land stability constraints. Supports the proposed designation of the Port's land interests in the new local plan. CFS submission estimates development could start in the next 5 years. Site subject of EI screening application in past 5 years. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB. Consultation confirmed that hybrid application has been validated (with 60854) which seeks full permission for delivery of infrastructure, road and rail services and outline for B2, B8, offices and port-related uses (25/00598/FUL).

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60864

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60864	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land east of Dock Road and south of Marshfoot Road	Status (Existing / Current Use)	Agricultural
Market Area	Tilbury	Size of Site (ha)	31.23
No. Landowners	1	Estimated NDA (ha)	23.42
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		17

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	1
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	2
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	3
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		8

GRAND TOTAL		47

Description		

Site previously assessed as potential in 2023 study but as a larger area (combined with 60967). This site is the western portion. Repts state that landowner is seeking option agreements with developer after previous agreement expired. Seeks allocation as Tier 1 employment site. Drainage and flood risk management strategy required - located within the Flood Storage Area (functional floodplain) which may also bring abnormal costs. CFS submission estimates development could start in the next 5 years. Otherwise to be considered for allocation.

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60869

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60869	Planning Status	LDF 2011 - CSSP2/CSTP6 Employment - Land For New Development in Primary Areas - Former Thames Board Mill South Site, Purfleet, LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Former Paper Mills Site, London Road, Purfleet	Status (Existing / Current Use)	Cleared land
Market Area	Purfleet	Size of Site (ha)	4.17
No. Landowners	1	Estimated NDA (ha)	4.17
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2) No space to expand / opportunity sites within / adjacent to the site (1)		5
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)		3
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)		2
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)		4
Market Total			14
B. Physical Signals		Score	
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)		2
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)		5
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)		4
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)		2
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)		1
Physical Total			15
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre		1
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)		1
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)		2
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)		3
Sustainability Total			7
GRAND TOTAL		36	
Description			
Site appears covered in hardstanding. Site access issues. Flood zone 3. 2.5km from A13. Site benefits from detailed consent (16/01698/FUL) for storage which has been implemented. CFS submission seeks inclusion of the site as Tier 1 allocation. Consultation discussions have confirmed the site is used for Port distribution and storage purposes and there is continued demand for this use. Limited alternative employment uses owing to neighbouring uses. Aspirations for the site to be designated as a Tier 1 Employment allocation and retention of the site for Port distribution and storage uses were supported via consultation discussions. Site is part of 17/01668/OUT permission for regeneration of Purfleet. Scheme has been implemented and part of phase 1 for housing has been delivered elsewhere on the larger site. However delivery of the remaining site is to be reviewed. Estimated capacity of 30,000 - 40,000 sqm.			
Overall Site Grade			
Very Good			
Policy Off Grade			
Very Good			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60870

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60870	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Site
Site/Premises Name	Land to the rear of Downlands, Horndon Road, Horndon on the Hill, Essex, SS17 8PD	Status (Existing / Current Use)	Cleared land - leisure
Market Area	Stanford-le-Hope	Size of Site (ha)	7.59
No. Landowners	3	Estimated NDA (ha)	6.84
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		24

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	2
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular	4
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		11

GRAND TOTAL	43

Description
CFS submission says sole owner, LR Title info suggests otherwise (albeit may be private ownerships). CFS submission estimates development could start in the next 5 years. No applications within the past 5 years. Greenfield land and location next to A13 influence scoring, but otherwise isolate site with access constraints in multiple ownership. Reps resist identification as potential wildlife site.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60872

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60872	Planning Status	Green belt
Site/Premises Name	Hangmans Wood Industrial Estate, Stifford Road, RM15 6RL (MDS site and Areas 1, 2 and 2a)	Status (Existing / Current Use)	Industrial & logistics
Market Area	South Ockenden	Size of Site (ha)	9.384
No. Landowners	1	Estimated NDA (ha)	9.38
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	3
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	3
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		11

GRAND TOTAL	48

Description
CFS seeking removal of site from green belt and allocation as Tier 1 employment site. To be considered in conjunction with 60861 which is located to the south-west. No indication on when development could start so not considered achievable. GB influences grading, otherwise already appears to be established employment use at the site. Estimated capacity of 35,000 - 40,000 sqm.

Overall Site Grade
Good
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v1 - 60875

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60875	Planning Status	Green belt, Thames Estuary SPA Zol, West Tilbury Conservation Area
Site/Premises Name	Land west of Low Street Lane	Status (Existing / Current Use)	Vacant buildings
Market Area	East Tilbury	Size of Site (ha)	0.34
No. Landowners	1	Estimated NDA (ha)	0.30
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	2
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	1
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		6

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	1
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4)	
	Average (3)	3
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	2
	Poor quality environment (1)	
Physical Total		12

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
Proximity to urban areas and access to labour and services	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre, and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	1
Sustainability Total		6

GRAND TOTAL	24

Description
CFS submission estimates development could start in the next 5 years. No applications registered in past 5 years. Site appeared to be in residential use. Limited by the size, location, transport links, green belt.

Overall Site Grade
Very Poor
Policy Off Grade
Very Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60879

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60879	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Site (West Tilbury Marshes Complex)
Site/Premises Name	Land at Goshems Farm (Mott North)	Status (Existing / Current Use)	Cleared land - other
Market Area	Tilbury	Size of Site (ha)	13.02
No. Landowners	1	Estimated NDA (ha)	11.00
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	1
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	1
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
Proximity to urban areas and access to labour and services	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
Sustainability Total	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	1
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		8

GRAND TOTAL	35

Description
CFS submission supports the proposed designation of the Port's land interests in the new local plan. CFS submission estimates development could start in the next 5 years. Site presents natural location for expansion of existing uses and activities. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB.

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60880

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60880	Planning Status	Green belt, Local Wildlife Site (Mar Dyke Valley)
Site/Premises Name	Land East of Ship Lane, Aveley	Status (Existing / Current Use)	Cleared land - other
Market Area	Purfleet	Size of Site (ha)	14.71
No. Landowners	1	Estimated NDA (ha)	7.00
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	23

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	4
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	3
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	3
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
Sustainability Total	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	14
	Remote site, no services or residential areas in the vicinity (1)	

GRAND TOTAL	45

Description
CFS submission suggests that there may be land constraints (stability, landfill, flood risk). Legal / ownership issue also present which may influence availability, and in turn grading. Site is also the subject of an outstanding planning application (Ref No: 22/01370/FUL). This application proposes an employment development of 44,463 sqm (478,600 sq ft) (GIA) of general industrial (Class B2) and logistics (Class B8) floorspace. CFS submission estimates development could start in the next 5 years. Lack of existing employment uses influences scoring but otherwise a good size and close to transport links. Green belt influences grading.

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60881

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60881	Planning Status	Green belt
Site/Premises Name	Land adjoining A1306 and Sandy Lane (B1335)	Status (Existing / Current Use)	Agricultural
Market Area	Aveley	Size of Site (ha)	14.65
No. Landowners	1	Estimated NDA (ha)	10.00
No. Titles	Single		

Site Plan	Site image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	3
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	3
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	5
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total	Vacant / no neighbouring employment area (1)	16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		24

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	4
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	2
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	5
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)	14

GRAND TOTAL		54

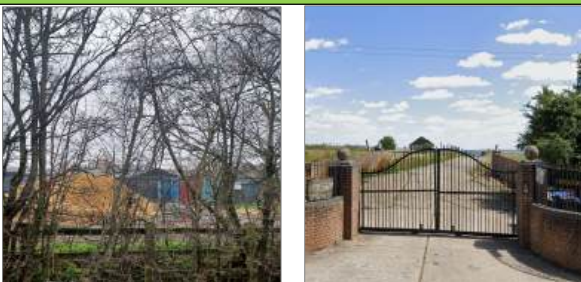
Description		

Assessed as potential in 2023 ELAA. 2025 submission splits previous boundary in two (see 60873) due to different ownerships. This site is north / western portion. Overall combined area with 60873 is smaller than previous submission, excludes area in north-east corner of T75. Division of site associated with former use as landfill and suitability for development. Reps suggest the site has a capacity of 50,000 - 60,000 sqm although consultation discussions suggest recent capacity studies have highlighted opportunity for a capacity of c.70,000-80,000 sqm. CFS submission estimates development could start in the next 5 years whilst this has been confirmed through consultation. Location in the green belt influences grade, but policy off assessment suggests this should be considered for allocation / release from GB. CFS submission suggests that there may be land stability constraints however consultation discussions have confirmed an updated ground condition assessment has been carried out which now determines the site suitable for piling, whilst on-going intrusive ground investigations suggest limited impact for contamination. Potential for clustering should the adjacent land to the east be brought forward.

Overall Site Grade	
Good	
Policy Off Grade	
Very Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60893

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60893	Planning Status	Green belt, Thames Estuary SPA ZOI, Local Wildlife Site (Hawksbury Grasslands)
Site/Premises Name	Corringham Park Farm & Hovell Farm	Status (Existing / Current Use)	Storage, parking, residential, livery
Market Area	Corringham	Size of Site (ha)	29.39
No. Landowners	Several	Estimated NDA (ha)	6.10
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		9

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
	Good / no existing premises (4)	
	Average (3)	3
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	3
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	3
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	4
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	4
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		15

GRAND TOTAL		43

Description	

Site is being promoted for employment land and special needs education provision. Repts open to promoting different uses including residential if considered suitable by the Council. CFS submission states sole owner, however there are a number of separate land registry titles with multiple ownerships. CFS submission states there is an option agreement, so assumed to be available. If this is not the case then availability should be reviewed, CFS submission estimates development could start in the next 5 years. Lack of existing employment presence and ownerships present limitations, along with GB status.

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60896

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60896	Planning Status	Green belt, tree preservation orders
Site/Premises Name	Closed Landfill Sites, South of Sandy Lane, Aveley	Status (Existing / Current Use)	Substation and closed landfill monitoring
Market Area	Aveley	Size of Site (ha)	25.86
No. Landowners	1	Estimated NDA (ha)	25.86
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	3
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	4
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
	Good / no existing premises (4)	
	Average (3)	3
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	1
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	4
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		14

GRAND TOTAL	47

Description	

CFS submission suggests that there may be land stability constraints. No indication on when development could start so not considered achievable despite reasonable score. Western side of the site would be more appropriate for employment to distance from residential uses and be closer to transport links.

Overall Site Grade	
Average	
Policy Off Grade	
Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60898

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60898	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Site (Hawksbury Grasslands)
Site/Premises Name	Hovell Farm	Status (Existing / Current Use)	Equestrian livery & employment
Market Area	Corringham	Size of Site (ha)	21.249
No. Landowners	Several	Estimated NDA (ha)	19.80
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		9

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4)	
	Average (3)	
	Poor (2)	3
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	3
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	3
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	4
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		19

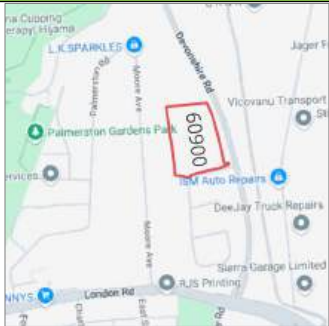
C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	4
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre: and with reasonable access to local services and	4
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		15
GRAND TOTAL		43

Description
As per 60893 but includes eastern portion of the site. Deemed available on the basis that land is held under option, as per CFS submission, however to be reviewed if this is not the case as there are multiple titles and owners. CFS submission estimates development could start in the next 5 years. Lack of existing employment presence and ownerships present limitations, along with GB status.

Overall Site Grade
Good
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60900

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60900	Planning Status	None
Site/Premises Name	Land at Hillside	Status (Existing / Current Use)	Cleared land - outdoor sport
Market Area	Grays	Size of Site (ha)	1.09
No. Landowners	1	Estimated NDA (ha)	0.98
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	3
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total		15

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	3
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		23

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	2
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	2
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		9

GRAND TOTAL	47

Description
Located adjacent to relatively new-build residential development. Restrictive covenant confirmed in CFS submission however consultation revealed that this does not implicate employment uses on the site. Ecological sensitivity relating to potential need to relocate badger sets. Assessments undertaken for residential development to the south will need updating in this regard. CFS submission estimates development could start in the next 5 years. Pre-app has discussed prospect of Eg(ii) light industrial development, now working on submitting outline application. This would focus on the southern portion first, with a longer-term view of delivering further uses at the northern end if later deemed appropriate (subject to safety zone for NuStar). Location and accessibility a key factor when considered against other options. Main constraint relates to HSE petrol storage. Reps request consideration as Tier 2 employment site on southern portion. Previous proposals included the site as open space however it is noted this is not publicly accessible land. Estimated capacity of 3,000 - 4,000 sqm.

Overall Site Grade
Good
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60901

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60901	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Welling Road / Land at Orsett Quarry	Status (Existing / Current Use)	Cleared land - other
Market Area	Southfields	Size of Site (ha)	11.71
No. Landowners	1	Estimated NDA (ha)	8.50
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	1
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	1
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	4
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	4
	Average (3)	
Ground condition	Poor (2)	
	Derelect (1)	
	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		24

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	5
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Proximity to urban areas and access to labour and services	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		15

GRAND TOTAL	47

Description
Reps include framework masterplan which delivers 250 - 350no. Homes with local centres. Limited mention of employment uses, but highlights proximity to Tilbury, Grays and Lakeside. CFS submission estimates development could start in the next 5 years. Expected priority is to deliver residential over employment. Limited existence of employment uses in surrounding area excluding the recycling plant. Good transport links. Lack of cluster limits scoring.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60914

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60914	Planning Status	Green belt, Local Wildlife Site (Lower Shaw), Listed buildings, Thames Estuary SPA Zol
Site/Premises Name	West Horndon (approximate - see Site Location Plan)	Status (Existing / Current Use)	Agricultural
Market Area	Bulphan & rural north	Size of Site (ha)	463.29
No. Landowners	Several	Estimated NDA (ha)	450.00
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	4
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	2
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
Market Total	Vacant / no neighbouring employment area (1)	11

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	2
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	2
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	4
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	1
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	1
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)	9

GRAND TOTAL	37

Description
Reps state that EA Strategic Land controls the entirety of the site and has held a long term interest for over a decade. Proposals for residential-led development and masterplan of up to 8,000no. Homes. Consultation comments have confirmed that outline planning has been submitted on the northern part of the site for a residential led scheme with 2,100 homes and flexible commercial space (B2 and B8 uses). Deemed available based on reps. CFS submission estimates development could start in the next 5 years consultation discussions have since confirmed this. Limited existing employment presence, further from transport links and demand limitations. Very large site but GB status. Site flood risk assessment has been withdrawn and new assessment is to be determined by Environment Agency.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60915

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60915	Planning Status	Green belt
Site/Premises Name	Land North East of South Ockenden	Status (Existing / Current Use)	Agricultural (arable)
Market Area	South Ockenden	Size of Site (ha)	109.436
No. Landowners	5	Estimated NDA (ha)	100.00
No. Titles	Multiple		
Site Plan		Site Image	
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		4
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		1
Market Total		7	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		2
Building Age	Post 2010 / no existing premises (5)		
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		1
Condition of premises	Good / no existing premises (4)		
	Average (3)		
	Poor (2)		
	Derelict (1)		2
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		3
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		3
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		4
Physical Total		15	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		2
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		3
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		5
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		11	
GRAND TOTAL		33	
Description			
Reg. 18 reps propose up to 2,500no. Homes, two local centres, co-working spaces. Also promoted by EASL (see 60914), who confirm controlling interest of over 100ha. CFS submission estimates development could start in the next 5 years. Unclear whether there will be any employment land included. Seems better suited to residential-led development. Large area capable of contributing significant land.			
Overall Site Grade			
Poor			
Policy Off Grade			
Average			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60916

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60916	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	The Stables, One Tree Hill, Stanford-le-Hope	Status (Existing / Current Use)	Agricultural & equestrian
Market Area	Corringham	Size of Site (ha)	1.25
No. Landowners	3	Estimated NDA (ha)	1.12
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		10

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		25

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre, good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre, good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre, and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total		12

GRAND TOTAL		47

Description
Previously the subject of pre-app discussions. Reps state that site is capable of providing new homes or supporting economic growth. Supported for Tier 2 employment or residential. CFS submission states sole owner but LR titles suggest otherwise. CFS submission estimates development could start in the next 5 years. Considered more appropriate for employment than residential given proximity to A13. Access to be considered. Council may own small area at the western end of the site, although this may form part of the adopted road. Estimated capacity of 4,000 - 5,000 sqm.
Overall Site Grade
Good
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60920

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60920	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land North of Station Road	Status (Existing / Current Use)	Agricultural & open space
Market Area	East Tilbury	Size of Site (ha)	4.03
No. Landowners	2	Estimated NDA (ha)	3.63
No. Titles	Few		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	4
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	2
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	2
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	4
Market Total		12

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	2
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	5
Condition of premises	Good / no existing premises (4)	
	Average (3)	
	Poor (2)	
	Derelict (1)	4
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	2
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	4
Physical Total		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	1
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	2
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	2
Sustainability Total		6

GRAND TOTAL	36

Description
CFS submission states sole owner, LR title review shows there may be more. CFS submission estimates development could start in the next 5 years. Application for demolition of a building in last 5 years. Within order limits of LTC DCO and part of the site is where the route is proposed. Limited existing uses and constrained access influence grading, along with GB. Repts & attachments confirm that pylons run through the site. Green belt assessment concludes that site makes negligible contribution to the purposes of the green belt. Repts centered around potential for recycling facility which would provide single-occupancy use of the entire site, improves overall grading.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60927

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60927	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	PORTLAND LODGE, BRENTWOOD ROAD	Status (Existing / Current Use)	Commercial & storage
Market Area	Bulphan & rural north	Size of Site (ha)	0.30
No. Landowners	1	Estimated NDA (ha)	0.30
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals	Score
Development Opportunities	
Space for development on greenfield land or fully remediated sites (5)	
Space for development on mostly cleared sites requiring facilitating works (4)	
Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	3
Limited space for minor extension(s) (2)	
No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	
High Level of National and International Companies (4)	
Limited presence of National and International Companies (3)	
Mostly regional and local companies (2)	2
No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	
A large cluster of businesses providing for specific niche or sector in the market (4)	
A medium-sized cluster of related businesses (3)	
A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	
Fully occupied (or close to) (5)	
Mostly occupied (4)	4
Approximately half occupied (3)	
Less than half occupied (2)	
Vacant / no neighbouring employment area (1)	
Market Total	11

B. Physical Signals	Score
Prominence	
Visible from the major road network (5)	
Visible from a main road or prominent estate (4)	
On a main road or prominent estate, but concealed away from view (3)	3
Visible from a minor / secondary road or estate (2)	
Accessible from / through estate but with no visible entrance (1)	
Building Age	
Post 2010 / no existing premises (5)	
2000 - 2010 (4)	
1990 - 2000 (3)	3
1970 - 1990 (2)	
Pre 1970 / unknown (1)	
Condition of premises	
Good / no existing premises (4)	
Average (3)	3
Poor (2)	
Derelect (1)	
Ground condition	
Level ground, regular shape, low risk of flooding (3)	3
Some existing constraints - sloped ground, flood risk (2)	
Several existing constraints - as above (1)	
Utilities connections & proximity	
Good existing utilities connections expected based on neighbouring uses (3)	
Some utilities connections expected (2)	2
Nearest connections unknown / more remote (1)	
External Environment	
Excellent quality environment / greenfield (5)	
Good quality environment (4)	
Average quality environment (3)	3
Below average quality environment (2)	
Poor quality environment (1)	
Physical Total	17

C. Sustainability Signals	Score
Strategic Access	
Within 1 km of a strategic road junction (5)	
Within 2 km of a strategic road junction (4)	
Within 3 km of a strategic road junction (3)	3
Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	
Easy access to strategic road network which avoids bad junctions (4)	4
Reasonable access with limited junctions or intersects (3)	
Average access with a few junctions or intersects (2)	
Poor access with several junctions or intersects (1)	
Public Transport	
Within a 10 min walk of main bus route, train station or cycle lanes (3)	
Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	
Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	2
Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total	10

GRAND TOTAL	38

Description
CFS submissions states the land has planning for 5no. Dwellings. CFS submission estimates development could start in the next 5 years. Very small site, potential limited in isolation, prospects may improve if combined with neighbouring submissions (60987 & 60829), but location still presents limitation when compared with other options.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60929

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.		Planning Status	Thames Estuary SPA ZOI, East Tilbury Conservation Area, Listed Buildings, LDF 2011 - CSDP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Bata/Thames Industrial Park, East Tilbury
	60929		
Site/Premises Name	Thames Industrial Park	Status (Existing / Current Use)	Factories and outbuildings
Market Area	East Tilbury	Size of Site (ha)	14.340
No. Landowners	Several	Estimated NDA (ha)	10.78
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2) No space to expand / opportunity sites within / adjacent to the site (1)	5
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)	2
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)	3
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)	4
Market Total		14

B. Physical Signals		Score
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)	4
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)	5
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)	4
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)	3
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)	5
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)	2
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)	3
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)	2
Sustainability Total		8
GRAND TOTAL		44

Description
CFS submission suggests that there may be contamination or pollution. CFS submission states sole owner. Boundary includes residential units delivered in south-east corner, but remainder appears to be mostly under control by single owner (considered available). Some heritage considerations in respect of conservation area and listed buildings. Promoted for residential and employment-based development. CFS submission estimates development could start in the next 5 years. Heritage constraints limit grading. Estimated capacity of 35,000 - 45,000 sqm.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60937

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60937	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Malvern Road	Status (Existing / Current Use)	Residential & grazing land
Market Area	Tilbury	Size of Site (ha)	1.65
No. Landowners	1	Estimated NDA (ha)	1.20
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	2
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	20

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		13

GRAND TOTAL	41

Description
Caravan present on the site which has been there for 20+ years. CFS states 'unknown' for the type of development that could be proposed, along with the estimated delivery time, influences achievability. Unclear what investigations have been undertaken, if any. Site is located close to other CFS submissions but further from existing areas, making clustering more challenging. Surroundings also mostly residential. Relatively contained site which is positive for sprawl given GB status.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60943

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60943	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Bretts Farm	Status (Existing / Current Use)	Cleared land & storage
Market Area	Tilbury	Size of Site (ha)	3.32
No. Landowners	4	Estimated NDA (ha)	2.99
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
		7

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	
	Average (3)	
Ground condition	Poor (2)	
	Derelect (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		16

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Proximity to urban areas and access to labour and services	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		8

GRAND TOTAL	31

Description	Assessed as potential in 2023 ELAA. New site boundary is larger and extends further to the west. Reps request that site is allocated as Tier 1 employment. CFS submission estimates development could start in the next 5 years. Multiple ownerships and GB present limitations. Not expected there will be much value to alternative uses given surrounding roads. Presents reasonable option given that roads will prevent sprawl. Not the largest of sites with multiple ownerships.

Overall Site Grade	Average
Policy Off Grade	Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60953

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60953	Planning Status	Green Belt, Local Wildlife Site (Mucking Heath Complex), Zone of Influence for Thames Estuary SPA
Site/Premises Name	Land at East Quarry, North of Orsett Golf Club and South of the Stanford Road, Southfields	Status (Existing / Current Use)	Agricultural (arable)
Market Area	Southfields	Size of Site (ha)	39.50
No. Landowners	3	Estimated NDA (ha)	29.63
No. Titles	Multiple		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		24

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	2
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	2
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		10

GRAND TOTAL	42

Description
CFS submission states that land is owned by the developer. Multiple titles and other owners identified from LR review. Assumed available on CFS submission. CFS submission estimates development could start in the next 5 years. Site subject of scoping option application for residential-led development comprising 775no. dwellings, new village centre, school, external amenity. No mention of employment (23/00897/SCO). Lack of existing employment uses limits scoring. Expected to be more suitable for residential development. Otherwise large site with good transport links.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60956

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60956	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land East of Chadwell St Mary	Status (Existing / Current Use)	Agricultural
Market Area	Chadwell St Mary	Size of Site (ha)	111.43
No. Landowners	4	Estimated NDA (ha)	93.30
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	2
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	1
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	2
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		9

GRAND TOTAL	39

Description
Reps submitted supporting IDP at Reg.18 stage. CFS submission estimates development could start in the next 5 years. No existing market to tap into. Irregular shape in multiple ownerships which presents constraint. Access also limited, along with GB status. Understood that development land should be in single ownership which is under option. Site area as drawn crosses public highway. Proposed LTC route runs to the north of the site, possible conflict around location where the site coincides with 61003. Subject of scoping opinion application in March 2025 (25/00333/SCO) for up to 1,500no. dwellings, a school, retail & healthcare floorspace and neighbourhood uses.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60967

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60967	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land south of Marshfoot Road, Tilbury (Brett's Farm, Grays)	Status (Existing / Current Use)	Agricultural
Market Area	Tilbury	Size of Site (ha)	39.94
No. Landowners	2	Estimated NDA (ha)	29.96
No. Titles	Few		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		17

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	1
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	2
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	3
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		9

GRAND TOTAL		47

Description	

Assessed as potential in 2023 ELAA. 60967 covers eastern portion of the previous boundary (T87). Reps request that site is allocated as Tier 1 employment. CFS submission states sole owner but LR titles suggest otherwise. Site is in the Flood Storage Area (functional floodplain) which may require abnormal costs. CFS submission estimates development could start in the next 5 years.

Overall Site Grade	
Average	
Policy Off Grade	
Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v2 - 60968

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60968	Planning Status	Green belt, Thames Estuary SPA ZOI
Site/Premises Name	Red House Farm	Status (Existing / Current Use)	Light industrial & storage
Market Area	Bulphan & rural north	Size of Site (ha)	3.70
No. Landowners	1	Estimated NDA (ha)	2.20
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	3
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		10

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4)	
	Average (3)	3
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	
		14

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre, good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre, good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre, and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	1
Sustainability Total		8

GRAND TOTAL		32

Description	

Reps supports allocation of the site for commercial development. Benefits from permission for use as B2 and ancillary B8 & office uses. CFS submission estimates development could start in the next 5 years. Scoring influences by lack of surrounding uses. Otherwise appears to be in employment use and under single ownership.

Overall Site Grade	
Average	
Policy Off Grade	
Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 60969

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60969	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land at Blue House Farm	Status (Existing / Current Use)	Agricultural
Market Area	Bulphan & rural north	Size of Site (ha)	154.06
No. Landowners	2	Estimated NDA (ha)	115.54
No. Titles	Few		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	4
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		12

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	1
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	
	Average (3)	
	Poor (2)	3
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	4
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		16

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre: and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		12

GRAND TOTAL	40

Description
Assessed as potential in 2023 ELAA. Site boundary is largely the same but incorporates land within existing employment area (T59a). Limited existing employment presence, and demand limitations. Very large site but GB status. New residential development in the locality of the site is being brought forward for c.9,000 units whilst the approved Lower Thames Crossing route will aid connectivity of the site, which has been reflected in our assessment. Consultation discussions have indicated that the land owner seeks to prepare land for development in the near to short term. Expected that site will be for mixed uses although residential led as confirmed through consultation, with a capacity identified for c.438,000 sqm of flexible B2/B8 uses.

Overall Site Grade
Good
Policy Out Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 60976

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60976	Planning Status	Green Belt, Local Wildlife Site (Corringham & Fobbing Marshes), Zone of Influence for Thames Estuary SPA
Site/Premises Name	Land at Great Garlands Farm	Status (Existing / Current Use)	Agricultural
Market Area	London Gateway	Size of Site (ha)	23.339
No. Landowners	1	Estimated NDA (ha)	21.90
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	4
	Average (3)	
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	1
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	1
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Proximity to urban areas and access to labour and services	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		6
GRAND TOTAL		44

Description
Reps support redesignation of the land for use as Tier 1 employment. Consultation confirmed that previous conflict identified in Reg. 18 reps regarding ecological mitigation is now no longer relevant as boundary has been amended to remove this part of the site. Consultation confirmed extent of investigations undertaken, including utilities, contamination, archaeology, ecology etc. Flagged that there may be some further work / investigations required in respect of power capacity, but nothing significant expected which cannot be overcome. Flood risk to be managed by design and height of floor levels. Masterplan being investigated, previous intention as lorry park now fulfilled by Tongue Land. CFS submission estimates development could start in the next 5 years. GB status influences grading. Suggest site is considered for allocation as employment. Estimated capacity of 75,000 - 85,000 sqm.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 60981

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60981	Planning Status	Green belt, Local Wildlife Sites (Arena Essex & Mar Dyke Valley)
Site/Premises Name	Land South of A13 and North of A1306 Arterial Road West Thurrock	Status (Existing / Current Use)	Vacant buildings - industrial, logistics, outdoor sport
Market Area	West Thurrock	Size of Site (ha)	54.817
No. Landowners	1	Estimated NDA (ha)	33.00
No. Titles	Few		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	4
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	2
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	3
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	1
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	10
	Vacant / no neighbouring employment area (1)	

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	2
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	3
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	1
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	16

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	3
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	1
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)	11
GRAND TOTAL		37

Description
Assessed as potential in 2023 ELAA. Boundaries appear the same, small addition in north-west corner. Reps support the proposed allocation as Tier 1 employment site. EIA scoping application submitted in 2024 which states proposals involve 128,000 sqm of data centre space across 4no. buildings, along with 4,000 sqm office. CFS submission estimates development could start in the next 5 years. Site presents opportunity for increase in employment land in location which will prevent sprawl because of existing infrastructure. Some elements likely to be retained for open space but otherwise good location and connectivity. GB presents limitation. Single landowner. Potential ground contamination from landfills (x2) and use as racing track. Consultation confirmed that remediation will not be incumbent to development. Application expected to be forthcoming. Assurance provided on viability, not expected to be speculative development. Full suite of investigations undertake, GB review to follow with application. Estimated capacity of 100,000 - 130,000 sqm.

Overall Site Grade
Good
Policy City Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 60984

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60984	Planning Status	Thames Estuary SPA Zol, Local Wildlife Site (Corringham & Fobbing Marshes), LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas, LDF 2011 - E8A/CSSP2/CSSP4 Employment - Shellhaven Oil Refinery
Site/Premises Name	Thames Enterprise Park	Status (Existing / Current Use)	Cleared land - other (oil port)
Market Area	London Gateway	Size of Site (ha)	312.27
No. Landowners	2	Estimated NDA (ha)	261.00
No. Titles	Multiple		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2) No space to expand / opportunity sites within / adjacent to the site (1)	3
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)	4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)	4
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)	3
Market Total		14

B. Physical Signals		Score
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)	3
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)	3
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)	3
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)	2
Physical Total		13

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)	2
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)	2
Sustainability Total		6

GRAND TOTAL	33

Description
Part of the site has obtained outline permission for B2, B8 and energy related uses (June 2022). Repts support allocation as tier 1 employment site. Large part of the site has been remediated under previous application (46.3 ha). Repts suggest that further infrastructure is required to support delivery. CFS submission estimates development could start in the next 5 years. Consultation confirmed little change since repts had been submitted, reiterated that development could come forward over 5-10 year period. Further prior approval app submitted for demolition of tankers within the past year. Intention would be to replicate approach to already remediated land in SW corner across wider site. Consultation advocated alignment with wider political ambitions with economic growth and importance for this to be considered broadly across region.

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 60987

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60987	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	PORTLAND LODGE, BRENTWOOD ROAD	Status (Existing / Current Use)	Residential, industrial, logistics
Market Area	Bulphan & rural north	Size of Site (ha)	1.76
No. Landowners	1	Estimated NDA (ha)	1.76
No. Titles	Single		
Site Plan		Site Image	
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		3
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		2
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		2
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		4
	Approximately half occupied (3)		
Market Total	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
		11	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
Building Age	Accessible from / through estate but with no visible entrance (1)		
	Post 2010 / no existing premises (5)		
	2000 - 2010 (4)		
	1990 - 2000 (3)		3
Condition of premises	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
	Good / no existing premises (4)		
	Average (3)		3
Ground condition	Poor (2)		
	Derelict (1)		
	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
Utilities connections & proximity	Several existing constraints - as above (1)		
	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		3
	Below average quality environment (2)		
Physical Total	Poor quality environment (1)		
			17
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
Public Transport	Poor access with several junctions or intersects (1)		
	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		2
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)		
			10
GRAND TOTAL		38	
Description			
CFS submission states that the site has planning for 5no. Dwellings, in addition to the existing 4no. Dwellings. CFS submission estimates development could start in the next 5 years. potential limited in isolation, prospects may improve if combined with neighbouring submissions (60987 & 60829), but location still presents limitation when compared with other options.			
Overall Site Grade			
Poor			
Policy Off Grade			
Poor			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 60988

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60988	Planning Status	Thames Estuary SPA Zol, LDF 2011 - C SSP2/CSTP6 Primary Industrial and Commercial Areas, LDF 2011 - E8A/CSSP2/CSSP4 Employment - Shellhaven Oil Refinery
Site/Premises Name	Tongue Land, London Gateway	Status (Existing / Current Use)	Storage / lorry park
Market Area	London Gateway	Size of Site (ha)	8.21
No. Landowners	1	Estimated NDA (ha)	8.21
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	2
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		14

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	3
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	4
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		9

GRAND TOTAL	44

Description
Previous application to retain use as lorry park approved, intention for new application to be submitted confirmed in consultation, likely to be for extension of temporary use whilst Local Plan is being developed, after which detailed app expected to come forward. This may involve some temporary structures occupying the site becoming more permanent. Council to consider for allocation. Estimated capacity of 25,000 - 35,000 sqm.

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 60989

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60989	Planning Status	Local Wildlife Site (Thurrock Brownfields), LDF 2011 - E9B/CSSP2/CSSP4 Employment - Oil and Chemical Storage Expansion Areas
Site/Premises Name	Land off Burnley Road, West Thurrock, Essex, RM20 3ED	Status (Existing / Current Use)	Cleared land - other
Market Area	West Thurrock	Size of Site (ha)	10.728
No. Landowners	Multiple	Estimated NDA (ha)	10.19
No. Titles			

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2) No space to expand / opportunity sites within / adjacent to the site (1)	5
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)	4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)	4
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)	5
Market Total		18

B. Physical Signals		Score
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)	4
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)	5
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)	4
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)	3
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)	2
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)	3
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)	1
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)	1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)	3
Sustainability Total		6
GRAND TOTAL		45

Description
Reps oppose change in proposed designation to accessible green infrastructure. Intention is to develop a manufacturing, innovation, research and education facility. CFS submission states sole owner but LR titles suggest otherwise. CFS submission estimates development could start in the next 5 years. Council to reconsider existing designation as oil & chemical storage expansion land and potential benefits of other employment uses in this location when compared with other options / submissions. Estimated capacity of 35,000 - 40,000 sqm.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61002

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61002	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Dansand Quarry, Stanford Road	Status (Existing / Current Use)	Quarry / waste management centre
Market Area	Southfields	Size of Site (ha)	15.42
No. Landowners	1	Estimated NDA (ha)	13.11
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	1
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	4
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
	Good / no existing premises (4)	
	Average (3)	
Ground condition	Poor (2)	2
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		13

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	5
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		15

GRAND TOTAL	36

Description	

Quarry & waste management centre due to cease with restoration of the site by December 2028. Potential for data centre being explored (B8). CFS submission estimates development could start in the next 6 - 10 years. Recent applications relate to existing use. Low score influenced by lack of existing related uses, but has potential to be appropriate for employment uses. GB a limitation.

Overall Site Grade	
Average	
Policy Off Grade	
Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61003

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	61003	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land west of Brentwood Road	Status (Existing / Current Use)	Agricultural
Market Area	Southfields	Size of Site (ha)	42.08
No. Landowners	1	Estimated NDA (ha)	31.56
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	1
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	1
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	3
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	4
	Average (3)	
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	5
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
Proximity to urban areas and access to labour and services	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		14

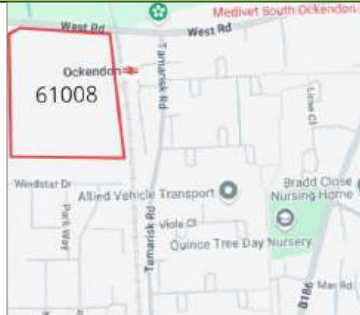
GRAND TOTAL	44

Description
CFS submission estimates development could start in the next 6 - 10 years. No applications registered in past 5 years. Good size and connectivity. Scoring influenced by lack of existing cluster or related uses. Green belt limits potential. May be more suitable for residential-led development. Development potential would be significantly impacted should LTC go ahead.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61008

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61008	Planning Status	LDF 2011 - CSDP2/CSTP6 Employment - Secondary Industrial and Commercial Areas - Aveley Industrial Estate, South Ockendon
Site/Premises Name	Distribution Centre, West Road, South Ockendon, RM15 6PD	Status (Existing / Current Use)	Industrial, logistics
Market Area	South Ockendon	Size of Site (ha)	3.57
No. Landowners	1	Estimated NDA (ha)	3.57
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	1
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	1
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
		5

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	2
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	4
	Average (3)	
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	4
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	
		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)	
		11

GRAND TOTAL		34

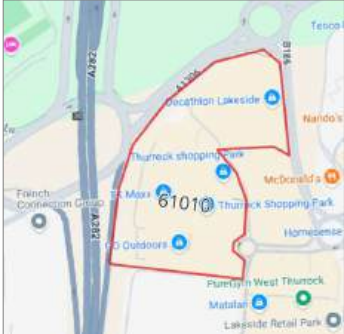
Description	

Site already in employment use but is relatively isolated. Site has been submitted in the CFS for consideration for mixed use which would suggest a potential loss of employment floorspace.

Overall Site Grade
Good
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61010

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61010	Planning Status	None
Site/Premises Name	Thurrock Shopping Park	Status (Existing / Current Use)	Retail
Market Area	West Thurrock	Size of Site (ha)	9.46
No. Landowners	2	Estimated NDA (ha)	8.04
No. Titles	Few		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	1
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		14

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	3
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	4
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		20

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		14

GRAND TOTAL	48

Description
Assessed as potential in 2023 ELAA. 2025 submission includes existing buildings to the north. Planning application submitted in 2022 for redevelopment of the site to B8 use (western parcel), later granted permission. Current intention is to retain eastern parcel as retail. CFS submission states sole owner but LR titles suggest otherwise. Proposes western parcel should be Tier 1 employment. CFS submission estimates development could start in the next 5 years. Presence of existing buildings which are occupied and need for demolition influences grading (i.e. when compared with vacant site or greenfield).

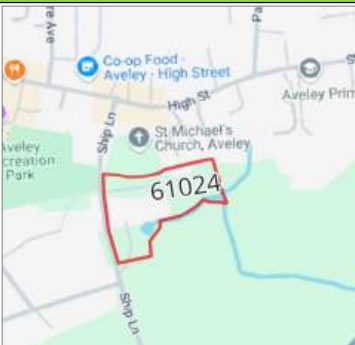
Overall Site Grade
Good
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61015

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	61015	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Greenwise Nursery, Vange	Status (Existing / Current Use)	Storage
Market Area	Corringham	Size of Site (ha)	2.46
No. Landowners	3	Estimated NDA (ha)	2.29
No. Titles	Multiple		
Site Plan		Site Image	
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		4
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		2
	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		2
	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		1
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
Market Total		9	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		5
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
Building Age	Accessible from / through estate but with no visible entrance (1)		1
	Post 2010 / no existing premises (5)		
	2000 - 2010 (4)		
	1990 - 2000 (3)		
Condition of premises	Pre 1970 / unknown (1)		3
	Good / no existing premises (4)		
	Average (3)		
	Poor (2)		
Ground condition	Derelect (1)		3
	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
	Excellent quality environment / greenfield (5)		
External Environment	Good quality environment (4)		4
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		19	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		5
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		4
	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
Public Transport	Poor access with several junctions or intersects (1)		2
	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		4
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
Sustainability Total		15	
GRAND TOTAL		43	
Description			
Limited information submitted through CFS process. CFS submission suggests site is not achievable (16 years till commencement). Smaller site which appeared to be in employment use. Lack of other related uses in the surroundings.			
Overall Site Grade			
Poor			
Policy Off Grade			
Average			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61024

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	61024	Planning Status	Green belt
Site/Premises Name	Land at Aveley Hall	Status (Existing / Current Use)	Vacant building - residential, industrial, logistics
Market Area	Aveley	Size of Site (ha)	1.46
No. Landowners	2	Estimated NDA (ha)	1.00
No. Titles	Few		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	3
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	1
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	1
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
		6

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	2
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
	Good / no existing premises (4)	
	Average (3)	
Ground condition	Poor (2)	2
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	1
		12

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	4
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)	
		15

GRAND TOTAL	33

Description
CFS submission states sole owner, LR title review suggests otherwise. CFS submission estimates development could start in the next 5 years. Some related uses observed, possibility of some residential too. Close to M25 and A13 but access to junctions are further. Limited existing cluster to form critical mass. Consultees sought further engagement with the LPA to determine what is best for the site. Previously considered a range of uses including residential, mixed-use and a visitor centre. Progress confirmed to be limited.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61027

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61027	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (Mar Dyke Valley)
Site/Premises Name	Medebridge Road, Grays, Essex, RM16 5TZ	Status (Existing / Current Use)	Mixed - former landfill
Market Area	South Ockenden	Size of Site (ha)	142.91
No. Landowners	1	Estimated NDA (ha)	70.00
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	3
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	1
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	1
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	2
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		6

GRAND TOTAL	35

Description
CfS submission states that development could start within the next 5 years. Potential contamination, pollution or land stability constraints, along with ecological sensitivity and flood risk which influence achievability. Large site with potential to deliver significant amount of employment space, however location is relatively isolated and also in GB. Expected that site would require new transport infrastructure given current road network. Single ownership is positive in terms of delivery and assembly. Potential conflict with LTC route on the northern portion of the site. Area to the south would come forward in first phase, with northern parcel TBD at a later date. Delivery timescales said to be dependent on local plan and subject to release from GB.

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61029

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61029	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (Fell-me-down Shaw)
Site/Premises Name	Land north of the A13	Status (Existing / Current Use)	Cleared land
Market Area	Stanford-le-Hope	Size of Site (ha)	216.30
No. Landowners	2	Estimated NDA (ha)	162.20
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	4
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		11

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	5
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		23

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	5
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		14

GRAND TOTAL	48

Description
CfS submission states that site is developable within 6-10 years and expected beyond 2030. Area prone to overland pluvial flooding. Proposed uses do not include employment on CfS submission, but later states HGV lorry wash, fuelling station and office could be delivered. Good size but expected to be predominantly for residential use. No existing cluster of employment to complement. GB also presents limitation.

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61041

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61041	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land west of Buckingham Hill Road	Status (Existing / Current Use)	Greenfield
Market Area	Tilbury	Size of Site (ha)	14.00
No. Landowners	1	Estimated NDA (ha)	12.60
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		2
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		1
Market Total		9	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		4
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelect (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
Physical Total		23	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		4
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		2
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
Sustainability Total		14	
GRAND TOTAL		46	
Description			
CfS submission states that development could start within the next 5 years. No constraints or site abnormalities disclosed. Site close to other submissions but further from existing employment areas to form a cluster. Would require large areas of other CfS submissions to become new cluster, many of which are also in GB. Transport connections to A13 a positive, as is single ownership from assembly perspective. No details on investigations.			
Overall Site Grade			
Average			
Policy Off Grade			
Average			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61044

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61044	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	n/a	Status (Existing / Current Use)	Greenfield
Market Area	Stanford-le-Hope	Size of Site (ha)	5.07
No. Landowners	1	Estimated NDA (ha)	4.56
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		2
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		1
Market Total		9	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		5
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		24	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		5
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		2
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		16	
GRAND TOTAL		49	
Description			
CfS submission states that development could start within 5 years. Nothing disclosed on constraints but equally no information regarding investigations. Site promoted for several uses including residential as well as employment. Site contained by the existing road network and railway to prevent sprawl however site lacks access to road network. GB influences grading, along with lack of existing cluster.			
Overall Site Grade			
Average			
Policy Off Grade			
Good			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61045

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61045	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	n/a	Status (Existing / Current Use)	Agricultural
Market Area	Stanford-le-Hope	Size of Site (ha)	19.36
No. Landowners	1	Estimated NDA (ha)	17.43
No. Titles	Single		
Site Plan		Site Image	
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		2
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		1
Market Total		9	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		5
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		2
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		23	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		5
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		2
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		16	
GRAND TOTAL		48	
Description			
CfS submission states that development could start within 5 years. Nothing disclosed on constraints but equally no information regarding investigations. Site promoted for several uses including residential as well as employment. Site contained by the existing road network and railway to prevent sprawl however access to road network is difficult. GB influences grading, along with lack of existing cluster.			
Overall Site Grade			
Average			
Policy Off Grade			
Good			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61053

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61053	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (Little Thurrock Marshes), LDF 2011 - CSSP2/CSTP6 Primary Industrial and Commercial Areas
Site/Premises Name	Land at Little Thurrock located between Churchill Road and Thurrock Park Way, Grays	Status (Existing / Current Use)	Greenfield
Market Area	Tilbury	Size of Site (ha)	12.57
No. Landowners	2	Estimated NDA (ha)	10.69
No. Titles	Few		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2) No space to expand / opportunity sites within / adjacent to the site (1)	5
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)	4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)	3
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)	5
Market Total		17

B. Physical Signals		Score
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)	4
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)	5
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)	4
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)	3
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)	5
Physical Total		22

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	5
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)	4
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)	2
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)	4
Sustainability Total		15

GRAND TOTAL	54

Description
CfS submission states that development could come forward in the next 5-years. Potential ecological sensitivity disclosed. Attenuation features required to manage drainage and flood risk. The site has outline planning permission (Ref. 19/05058/OUT) for up to 161 new dwellings (C3) and 7,650 sqm (GEA) flexible employment floorspace. GB status influences grading, but principle of development considered achievable based on existing consent. Shape of site may influence net developable area. LR title information suggests there could be more than 1 owner but CfS states otherwise.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61054

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61054	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Brett's Farm, Marshfoot Road, Grays, RM17 6HH	Status (Existing / Current Use)	Residential, industrial, logistics
Market Area	Tilbury	Size of Site (ha)	0.82
No. Landowners	2	Estimated NDA (ha)	0.82
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	3
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		7

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4)	
	Average (3)	
	Poor (2)	2
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	3
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		15

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	2
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		8

GRAND TOTAL	30

Description
CfS submission states that development could come forward in the next 5-years. No abnormal site constraints disclosed but no information on investigations. Site also confirmed to be in use. Overlap in site area with 60943. Scoring influenced by fact site is brownfield when compared with other GF options. Lack of surrounding market and uses remains, although could be combined with other CfS submissions.

Overall Site Grade
Average
Policy Off Grade
Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61055

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61055	Planning Status	Green belt, Local Wildlife Sites (Mar Dyke Valley)
Site/Premises Name	MarDyke Meadows	Status (Existing / Current Use)	Greenfield - agricultural
Market Area	Purfleet	Size of Site (ha)	10.79
No. Landowners	1	Estimated NDA (ha)	9.71
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	3
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	3
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	2
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	21

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	4
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	3
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre: and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total		14

GRAND TOTAL	51

Description
CfS confirms that site could be delivered in next 5 years. Potential groundwater constraint. Location presents good option for employment given density of surrounding uses. GB evident consideration and potential for further sprawl up to A13. Connectivity strong, as is size of site. Proposals involve HGV lorry wash, fuelling station, office & welfare building and hotel for drivers. 24-month build period anticipated following receipt of approval. Pylons present but not expected to impact proposals. Title confirms site is in single ownership. Estimated capacity of 35,000 - 40,000 sqm.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61056

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61056	Planning Status	Green belt
Site/Premises Name	Blankets farmhouse RM143RJ	Status (Existing / Current Use)	Cleared land - open space
Market Area	Bulphan & rural north	Size of Site (ha)	1.20
No. Landowners	2	Estimated NDA (ha)	1.08
No. Titles	Few		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	1
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	1
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	1
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		8

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	1
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	2
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	1
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	1
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	1
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	1
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	1
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		4

GRAND TOTAL	30

Description
CfS submission states that site could come forward in next 5 years. Proposed uses include residential, employment, visitor accommodation, commercial and others. Site forms part of the garden to existing property. Isolated site with limited surrounding cluster and poor infrastructure connections, as reflected in scoring. Other sites considered more appropriate by comparison. Size also a limitation with meeting demand.

Overall Site Grade
Poor
Policy Out Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61057

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61057	Planning Status	None
Site/Premises Name	Titan Truck Park, Stoneness Road, RM20 3AG	Status (Existing / Current Use)	Employment - industrial & logistics
Market Area	West Thurrock	Size of Site (ha)	4.93
No. Landowners	1	Estimated NDA (ha)	4.43
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals	Score
Development Opportunities	
Space for development on greenfield land or fully remediated sites (5)	
Space for development on mostly cleared sites requiring facilitating works (4)	4
Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
Limited space for minor extension(s) (2)	
No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	
High Level of National and International Companies (4)	
Limited presence of National and International Companies (3)	4
Mostly regional and local companies (2)	
No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	
A large cluster of businesses providing for specific niche or sector in the market (4)	
A medium-sized cluster of related businesses (3)	4
A small cluster of related businesses or medium cluster of unrelated businesses (2)	
The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	
Fully occupied (or close to) (5)	
Mostly occupied (4)	4
Approximately half occupied (3)	
Less than half occupied (2)	
Vacant / no neighbouring employment area (1)	
Market Total	16

B. Physical Signals	Score
Prominence	
Visible from the major road network (5)	
Visible from a main road or prominent estate (4)	4
On a main road or prominent estate, but concealed away from view (3)	
Visible from a minor / secondary road or estate (2)	
Accessible from / through estate but with no visible entrance (1)	
Building Age	
Post 2010 / no existing premises (5)	5
2000 - 2010 (4)	
1990 - 2000 (3)	
1970 - 1990 (2)	
Pre 1970 / unknown (1)	
Condition of premises	
Good / no existing premises (4)	4
Average (3)	
Poor (2)	
Derelict (1)	
Ground condition	
Level ground, regular shape, low risk of flooding (3)	
Some existing constraints - sloped ground, flood risk (2)	
Several existing constraints - as above (1)	1
Utilities connections & proximity	
Good existing utilities connections expected based on neighbouring uses (3)	3
Some utilities connections expected (2)	
Nearest connections unknown / more remote (1)	
External Environment	
Excellent quality environment / greenfield (5)	
Good quality environment (4)	
Average quality environment (3)	3
Below average quality environment (2)	
Poor quality environment (1)	
Physical Total	20

C. Sustainability Signals	Score
Strategic Access	
Within 1 km of a strategic road junction (5)	
Within 2 km of a strategic road junction (4)	
Within 3 km of a strategic road junction (3)	
Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	
Easy access to strategic road network which avoids bad junctions (4)	
Reasonable access with limited junctions or intersects (3)	
Average access with a few junctions or intersects (2)	
Poor access with several junctions or intersects (1)	1
Public Transport	
Within a 10 min walk of main bus route, train station or cycle lanes (3)	
Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
No services within close proximity (1)	
Proximity to urban areas and access to labour and services	
Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
Easy site access to a City, Town, District or Local centre: and with reasonable access to local services and	3
City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total	8

GRAND TOTAL	44

Description
Potential contamination disclosed in CFS submission. Reps request that allocations require updating to help support growth. Used as 24hr lorry park with ancillary office space, canteen, services and fuel storage. Outline consent granted in 2016 for extension to lorry park (13/01223/OUT) with reserved matters in 2017 (17/00802/REM). Approvals for total of 554 parking spaces, ancillary facilities, refuelling, truck wash, landscaping and habitat creation area. LPP has submitted an application to discharge outstanding 'prior to first use' conditions attached to the relevant consents. This application was submitted on 25th March 2025 and assigned Planning Portal Reference No. PP-13683796. Support allocation as Tier 1 employment sites. Boundary changed since CFS submission and now includes strip at southern end. Estimated capacity of 15,000 - 20,000 sqm

Overall Site Grade
Very Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v3 - 61063

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61063	Planning Status	Green belt, Thames Estuary SPA Zol, Listed Buildings
Site/Premises Name	Old Garlands Farm Buildings	Status (Existing / Current Use)	Agricultural
Market Area	Stanford-le-Hope	Size of Site (ha)	1.23
No. Landowners	1	Estimated NDA (ha)	1.11
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		
	Space for development on mostly cleared sites requiring facilitating works (4)		4
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		4
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		2
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		
	Mostly occupied (4)		4
	Approximately half occupied (3)		
Market Total	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
		14	
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		1
Building Age	Post 2010 / no existing premises (5)		
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		1
Condition of premises	Good / no existing premises (4)		
	Average (3)		3
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		3
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		13	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		1
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		1
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre: and with reasonable access to local services and		3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		6	
GRAND TOTAL		33	
Description			
CFS submission states that site could come forward in next 5 years. Proposed uses include offices, employment, light industrial, lab space etc. Little information available in CFS submission. Located nearby to London Gateway and TEP, but otherwise isolated site. Likely to require infrastructure given rural location.			
Overall Site Grade			
Poor			
Policy Off Grade			
Poor			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - 61073

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	61073	Planning Status	Green belt, tree preservation orders
Site/Premises Name	Land Adjacent to A1306 and Junction 31 of M25, Purfleet-on-Thames, Essex	Status (Existing / Current Use)	Cleared land & storage
Market Area	Purfleet	Size of Site (ha)	12.40
No. Landowners	6	Estimated NDA (ha)	9.92
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
		15

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	2
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	
	Average (3)	3
Ground condition	Poor (2)	
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
Utilities connections & proximity	Several existing constraints - as above (1)	
	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	4
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	
		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	4
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)	
		14

GRAND TOTAL		47

Description	

Site has been resubmitted during ELAA process to revise site boundary (previously 60890). New submission removes area to the west which is ancient woodland and wont form part of forthcoming application. Update CFS submission confirms site has had investigations and technical assessments, many of which relate to previous application expected to be withdrawn (22/01370/FUL). New proposals expected to provide smaller scale scheme of 35,000 sqm employment, confirmed during consultation. Revised scheme aiming to address areas which could have been improved in previous application. Illustrative masterplan shows 15no. ranging from c. 220 – 9,590 sqm. Reasonable score and surrounding uses deemed fairly compatible with more employment. Green belt presents limiting factor. Several ownerships identified from Land Reg review but understood to be held under option.

Overall Site Grade
Good
Policy Off Grade
Very Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - 60873,60908

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	60873/60908	Planning Status	Green belt
Site/Premises Name	Ponds Farm II, Purfleet Road, Aveley	Status (Existing / Current Use)	Leisure / open space
Market Area	Aveley	Size of Site (ha)	9.559
No. Landowners	1	Estimated NDA (ha)	8.12
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	3
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	5
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4)	
	Average (3)	
	Poor (2)	2
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	2
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total	Poor quality environment (1)	
		17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	4
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total	Remote site, no services or residential areas in the vicinity (1)	
		14

GRAND TOTAL	47

Description
Assessed as potential in 2023 ELAA. 2025 submission splits previous boundary in two (see 60881), reflecting different ownerships. This site captures the south / western portion. Overall combined area with 60881 is smaller than previous submission, excludes area in north-east corner of T75. Ponds Farm II sought outline permission for 86,000 sqm of employment space, with other uses including porter, hotel, cafe and creche. CFS submission estimates development could start in the next 5 years.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - 60886,61004

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	60886/61004	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Kings Farm, Parkers Farm Road, Orsett, Grays RM16 3HX	Status (Existing / Current Use)	Private airfield
Market Area	Bulphan & rural north	Size of Site (ha)	30.49
No. Landowners	4	Estimated NDA (ha)	25.92
No. Titles	Multiple		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	4
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	4
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		12

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	1
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	4
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		18

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	3
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	4
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	1
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	2
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		10

GRAND TOTAL	40

Description
CFS process refers to current planning application (19/01556/OUT) which involves mixed use development comprising 750no. dwellings, medical facility, retail and commercial units and is subject to appeal. CFS submission estimates development could start in the next 6 - 10 years. Multiple owners and titles may present constraint, along with location being away from main transport nodes and GB.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T45

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	T45	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Rookery Hill, Corringham	Status (Existing / Current Use)	Cleared land - agricultural
Market Area	Stanford-le-Hope	Size of Site (ha)	1.35
No. Landowners	1	Estimated NDA (ha)	1.35
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		2
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		2
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		1
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			10
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		4
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		2
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
Physical Total			23
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		2
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		4
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		2
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular		
Sustainability Total			13
GRAND TOTAL			46
Description			
Not resubmitted for consideration. Small site which limits potential, existing access also tight.			
Overall Site Grade			
Poor			
Policy Off Grade			
Average			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T57b

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T57b	Planning Status	Green belt
Site/Premises Name	Union Rail (North) Ltd, Purfleet	Status (Existing / Current Use)	Greenfield
Market Area	Purfleet	Size of Site (ha)	1.30
No. Landowners	1	Estimated NDA (ha)	1.30
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			
		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5) Space for development on mostly cleared sites requiring facilitating works (4) Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3) Limited space for minor extension(s) (2) No space to expand / opportunity sites within / adjacent to the site (1)		5
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4) Limited presence of National and International Companies (3) Mostly regional and local companies (2) No surrounding occupiers / limited appeal (1)		4
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4) A medium-sized cluster of related businesses (3) A small cluster of related businesses or medium cluster of unrelated businesses (2) The site has no clustering effect (1)		3
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5) Mostly occupied (4) Approximately half occupied (3) Less than half occupied (2) Vacant / no neighbouring employment area (1)		5
Market Total			17
B. Physical Signals			
		Score	
Prominence	Visible from the major road network (5) Visible from a main road or prominent estate (4) On a main road or prominent estate, but concealed away from view (3) Visible from a minor / secondary road or estate (2) Accessible from / through estate but with no visible entrance (1)		4
Building Age	Post 2010 / no existing premises (5) 2000 - 2010 (4) 1990 - 2000 (3) 1970 - 1990 (2) Pre 1970 / unknown (1)		5
Condition of premises	Good / no existing premises (4) Average (3) Poor (2) Derelict (1)		4
Ground condition	Level ground, regular shape, low risk of flooding (3) Some existing constraints - sloped ground, flood risk (2) Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3) Some utilities connections expected (2) Nearest connections unknown / more remote (1)		2
External Environment	Excellent quality environment / greenfield (5) Good quality environment (4) Average quality environment (3) Below average quality environment (2) Poor quality environment (1)		5
Physical Total			21
C. Sustainability Signals			
		Score	
Strategic Access	Within 1 km of a strategic road junction (5) Within 2 km of a strategic road junction (4) Within 3 km of a strategic road junction (3) Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		4
Local Access	Easy access to strategic road network which avoids bad junctions (4) Reasonable access with limited junctions or intersects (3) Average access with a few junctions or intersects (2) Poor access with several junctions or intersects (1)		3
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3) Greater than a 10 min walk of main bus route, train station or cycle lanes (2) No services within close proximity (1)		3
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular Remote site, no services or residential areas in the vicinity (1)		3
Sustainability Total			13
GRAND TOTAL			
51			
Description			
Council owned site. Not resubmitted for consideration which influences suitability and availability. Otherwise good location and could present sustainable location for employment given infrastructure and existing barriers which will prevent sprawl in GB. Size and shape a limitation.			
Overall Site Grade			
Average			
Policy Off Grade			
Good			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T57c

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T57c	Planning Status	Green belt
Site/Premises Name	Union Rail (North) Ltd, Purfleet	Status (Existing / Current Use)	Greenfield
Market Area	Purfleet	Size of Site (ha)	0.35
No. Landowners	1	Estimated NDA (ha)	0.35
No. Titles	Single		
Site Plan		Site Image	
A. Market Signals		Score	
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)		
	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)		
	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)		
	Fully occupied (or close to) (5)		5
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
	Market Total		17
B. Physical Signals		Score	
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		1
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		2
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total		18	
C. Sustainability Signals		Score	
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		4
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		3
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		3
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total		13	
GRAND TOTAL		48	
Description			
Constrained site between two rail lines. Likely to present access issues. Not resubmitted so limited in terms of NPPF tests.			
Overall Site Grade			
Very Poor			
Policy Off Grade			
Poor			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T57d

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T57d	Planning Status	Green Belt
Site/Premises Name	Union Rail (North) Ltd, Purfleet	Status (Existing / Current Use)	Greenfield
Market Area	Purfleet	Size of Site (ha)	1.33
No. Landowners	1	Estimated NDA (ha)	1.33
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		4
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		3
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		5
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		
Market Total			17
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		3
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		1
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		2
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total			20
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		4
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		3
	Average access with a few junctions or intersects (2)		
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		3
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular		
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total			13
GRAND TOTAL			50
Description			
Not resubmitted for consideration which influences suitability and availability. Otherwise good location and could present sustainable location for employment given infrastructure and existing barriers which will prevent sprawl in GB. Size and shape a limitation.			
Overall Site Grade			
Average			
Policy Off Grade			
Good			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T58

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T58	Planning Status	Not resubmitted - potential for residential, mixed-use and employment
Site/Premises Name	West of B186 North Road	Status (Existing / Current Use)	Green belt
Market Area	South Ockenden	Size of Site (ha)	95.07
No. Landowners	Several	Estimated NDA (ha)	71.30
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals	Score
Development Opportunities	5
Nature of current and potential market appeal to occupiers	2
Existing evidence of and/or potential for clustering effect	1
Estimated occupancy of existing / neighbouring employment area	1
Market Total	9

B. Physical Signals	Score
Prominence	3
Building Age	1
Condition of premises	3
Ground condition	3
Utilities connections & proximity	2
External Environment	5
Physical Total	17

C. Sustainability Signals	Score
Strategic Access	1
Local Access	2
Public Transport	3
Proximity to urban areas and access to labour and services	5
Sustainability Total	11

GRAND TOTAL	37

Description
Not resubmitted for employment so PPG tests unfavourable, although it has been for residential only. Land in multiple ownerships across different titles so delivery may be challenging. Size and location presents more evident potential for residential led development, possibly with some employment. Near the M25 but access not immediate.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T82

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	T82	Planning Status	Green belt, Local Wildlife Site (Little Belhus Country Park)
Site/Premises Name	West of Arisdale Avenue	Status (Existing / Current Use)	Greenfield
Market Area	South Ockenden	Size of Site (ha)	6.13
No. Landowners	1	Estimated NDA (ha)	5.21
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		10

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	2
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	3
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		22

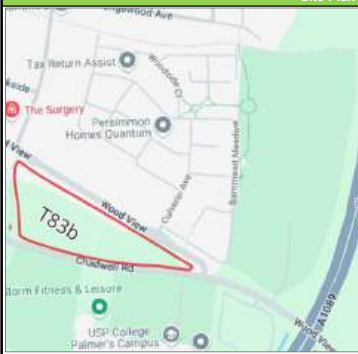
C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	2
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	2
Proximity to urban areas and access to labour and services	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		10

GRAND TOTAL	42

Description
Not resubmitted for consideration for employment, although it has been for residential only. PPG test results present limitation. In an area where employment land has been lost to residential, so unlikely to be considered most sought after location. Proposals for neighbouring site are residential led with limited employment. Also in the green belt.

Overall Site Grade
Poor
Policy Off Grade
Poor

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T83b

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	T83b	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Between Wood View and Chadwell Road	Status (Existing / Current Use)	Brownfield
Market Area	Tilbury	Size of Site (ha)	2.57
No. Landowners	1	Estimated NDA (ha)	2.57
No. Titles	Few		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		1
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		1
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		1
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		
	Approximately half occupied (3)		
	Less than half occupied (2)		
	Vacant / no neighbouring employment area (1)		1
Market Total			4
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		4
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		
Building Age	Post 2010 / no existing premises (5)		5
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		4
	Average (3)		
	Poor (2)		
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		3
	Some existing constraints - sloped ground, flood risk (2)		
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		3
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		
External Environment	Excellent quality environment / greenfield (5)		
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		n/a
	Poor quality environment (1)		
Physical Total			19
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		2
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public		4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular		
Sustainability Total			11
GRAND TOTAL			34
Description			
Site has residential development works underway so not considered suitable for employment.			
Overall Site Grade			
Very Poor			
Policy Off Grade			
Very Poor			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T83c

Thurrock ELLA - Site Assessment Proforma			
General Information:			
Site Reference No.	T83c	Planning Status	Green belt, Thames Estuary SPA Zol, Listed Buildings
Site/Premises Name	South of Wood View and Chadwell Bypass	Status (Existing / Current Use)	Mixed
Market Area	Tilbury	Size of Site (ha)	23.27
No. Landowners	3	Estimated NDA (ha)	19.78
No. Titles	Multiple		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	4
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	2
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	2
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	1
Market Total		9

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	2
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	
	Average (3)	
	Poor (2)	4
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	2
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	3
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	
	Good quality environment (4)	
	Average quality environment (3)	3
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	1
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
Proximity to urban areas and access to labour and services	No services within close proximity (1)	
	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
Sustainability Total	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		11

GRAND TOTAL	39

Description
Site was subject of an application which was unclear - suggested that it requested permission to convert commercial yard on western portion of the site to green belt land. Refused. Not submitted so PPG tests unfavourable. Otherwise part of cluster of larger sites with potential given location, transport and surrounding uses.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T84

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T84	Planning Status	Green belt, Thames Estuary SPA Zol, Local wildlife site (Hob Hill & Sandy Lane Pit)
Site/Premises Name	Sandy Lane	Status (Existing / Current Use)	Mixed
Market Area	Chadwell St Mary	Size of Site (ha)	40.10
No. Landowners	Several	Estimated NDA (ha)	30.08
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals	Score
Development Opportunities	4
Nature of current and potential market appeal to occupiers	2
Existing evidence of and/or potential for clustering effect	2
Estimated occupancy of existing / neighbouring employment area	4
Market Total	12

B. Physical Signals	Score
Prominence	2
Building Age	1
Condition of premises	2
Ground condition	2
Utilities connections & proximity	3
External Environment	3
Physical Total	13

C. Sustainability Signals	Score
Strategic Access	1
Local Access	2
Public Transport	2
Proximity to urban areas and access to labour and services	4
Sustainability Total	9

GRAND TOTAL	34

Description
Site area capable of contributing to employment land stock. Small area of related uses nearby but not of high quality. Site may be more suited to residential-led development than employment when compared with other nearby options / CFS submissions. Relatively low scoring, in the green belt and several landowners.

Overall Site Grade
Poor
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T89

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T89	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Land at Shell Haven Corringham	Status (Existing / Current Use)	Greenfield
Market Area	Stanford-le-Hope	Size of Site (ha)	43.31
No. Landowners	1	Estimated NDA (ha)	32.48
No. Titles	Single		

Site Plan	Site Image	
		

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	2
	High Level of National and International Companies (4)	
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	3
	A large cluster of businesses providing for specific niche or sector in the market (4)	
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	4
	Fully occupied (or close to) (5)	
	Mostly occupied (4)	
	Approximately half occupied (3)	
Market Total	Less than half occupied (2)	14
	Vacant / no neighbouring employment area (1)	

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	4
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
Building Age	Accessible from / through estate but with no visible entrance (1)	1
	Post 2010 / no existing premises (5)	
	2000 - 2010 (4)	
	1990 - 2000 (3)	
Condition of premises	1970 - 1990 (2)	3
	Pre 1970 / unknown (1)	
	Good / no existing premises (4)	
	Average (3)	
Ground condition	Poor (2)	3
	Derelict (1)	
	Level ground, regular shape, low risk of flooding (3)	
	Some existing constraints - sloped ground, flood risk (2)	
Utilities connections & proximity	Several existing constraints - as above (1)	3
	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
Physical Total		19

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	2
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	4
	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
Public Transport	Poor access with several junctions or intersects (1)	2
	Within a 10 min walk of main bus route, train station or cycle lanes (3)	
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	5
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
Sustainability Total		13

GRAND TOTAL	46

Description	

Not resubmitted for consideration which influences suitability and availability. Otherwise good location and could present sustainable location for employment given infrastructure and existing barriers which will prevent sprawl in GB. Proximity to London Gateway also expected to positively influence market appeal.

Overall Site Grade	
Average	
Policy Off Grade	
Good	

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T93

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T93	Planning Status	Green belt, Thames Estuary SPA Zol, Local Wildlife Sites (West Tilbury Marshes Complex & Tilbury Riverfront)
Site/Premises Name	Tilbury 3 hinterland	Status (Existing / Current Use)	Cleared land - other
Market Area	Tilbury	Size of Site (ha)	69.900
No. Landowners	3	Estimated NDA (ha)	52.43
No. Titles	Multiple		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
	No space to expand / opportunity sites within / adjacent to the site (1)	
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)	3
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
	No surrounding occupiers / limited appeal (1)	
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
	The site has no clustering effect (1)	
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)	4
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		16

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	1
	Visible from a main road or prominent estate (4)	
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	1
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	1
	Some utilities connections expected (2)	
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		17

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	2
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	3
	Reasonable access with limited junctions or intersects (3)	
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	2
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	1
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public	
	Easy site access to a City, Town, District or Local centre: and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		8

GRAND TOTAL	41

Description
Part of the designated tax site at Tilbury within Thames Freeport. Estimated capacity of 150,000 - 200,000 sqm.

Overall Site Grade	Good
Policy Off Grade	Good

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T96

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T96	Planning Status	Green belt, Thames Estuary SPA Zol, Local wildlife sites (West Tilbury Marshes & Tilbury Riverfront)
Site/Premises Name	East Tilbury Marshes	Status (Existing / Current Use)	Cleared land - other
Market Area	Tilbury	Size of Site (ha)	89.87
No. Landowners	1	Estimated NDA (ha)	67.40
No. Titles	Single		
Site Plan		Site Image	
			
A. Market Signals			Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)		5
	Space for development on mostly cleared sites requiring facilitating works (4)		
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)		
	Limited space for minor extension(s) (2)		
	No space to expand / opportunity sites within / adjacent to the site (1)		
Nature of current and potential market appeal to occupiers	High Level of National and International Companies (4)		
	Limited presence of National and International Companies (3)		3
	Mostly regional and local companies (2)		
	No surrounding occupiers / limited appeal (1)		
Existing evidence of and/or potential for clustering effect	A large cluster of businesses providing for specific niche or sector in the market (4)		
	A medium-sized cluster of related businesses (3)		4
	A small cluster of related businesses or medium cluster of unrelated businesses (2)		
	The site has no clustering effect (1)		
Estimated occupancy of existing / neighbouring employment area	Fully occupied (or close to) (5)		
	Mostly occupied (4)		4
	Approximately half occupied (3)		
	Less than half occupied (2)		
Vacant / no neighbouring employment area (1)			
Market Total			16
B. Physical Signals			Score
Prominence	Visible from the major road network (5)		
	Visible from a main road or prominent estate (4)		
	On a main road or prominent estate, but concealed away from view (3)		
	Visible from a minor / secondary road or estate (2)		
	Accessible from / through estate but with no visible entrance (1)		1
Building Age	Post 2010 / no existing premises (5)		
	2000 - 2010 (4)		
	1990 - 2000 (3)		
	1970 - 1990 (2)		2
	Pre 1970 / unknown (1)		
Condition of premises	Good / no existing premises (4)		
	Average (3)		
	Poor (2)		2
	Derelict (1)		
Ground condition	Level ground, regular shape, low risk of flooding (3)		
	Some existing constraints - sloped ground, flood risk (2)		2
	Several existing constraints - as above (1)		
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)		
	Some utilities connections expected (2)		
	Nearest connections unknown / more remote (1)		1
External Environment	Excellent quality environment / greenfield (5)		5
	Good quality environment (4)		
	Average quality environment (3)		
	Below average quality environment (2)		
	Poor quality environment (1)		
Physical Total			13
C. Sustainability Signals			Score
Strategic Access	Within 1 km of a strategic road junction (5)		
	Within 2 km of a strategic road junction (4)		
	Within 3 km of a strategic road junction (3)		
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or		
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or		1
Local Access	Easy access to strategic road network which avoids bad junctions (4)		
	Reasonable access with limited junctions or intersects (3)		
	Average access with a few junctions or intersects (2)		2
	Poor access with several junctions or intersects (1)		
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)		3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)		
	No services within close proximity (1)		
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		
	Near to a City, Town, District or Local centre: good pedestrian access residential areas and regular public		
	Easy site access to a City, Town, District or Local centre: and with reasonable access to local services and		
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public		1
	Remote site, no services or residential areas in the vicinity (1)		
Sustainability Total			7
GRAND TOTAL			36
Description			
Could contribute reasonably large area of employment land however location is isolated with poor connectivity. PPG tests also unfavourable. GB further limitation.			
Overall Site Grade			
Poor			
Policy Off Grade			
Average			

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T97

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T97	Planning Status	Green belt, Thames Estuary SPA Zol
Site/Premises Name	Southfields Gravel Pit, Brentwood Road	Status (Existing / Current Use)	Greenfield
Market Area	Stanford-le-Hope	Size of Site (ha)	0.960
No. Landowners	1	Estimated NDA (ha)	0.86
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals	Score
Development Opportunities	4
Nature of current and potential market appeal to occupiers	2
Existing evidence of and/or potential for clustering effect	1
Estimated occupancy of existing / neighbouring employment area	1
Market Total	8

B. Physical Signals	Score
Prominence	4
Building Age	5
Condition of premises	4
Ground condition	3
Utilities connections & proximity	2
External Environment	1
Physical Total	19

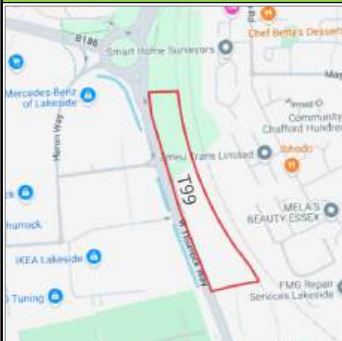
C. Sustainability Signals	Score
Strategic Access	5
Local Access	4
Public Transport	3
Proximity to urban areas and access to labour and services	3
Sustainability Total	15
GRAND TOTAL	42

Description
Site presents natural location for expansion of existing uses and activities. Limited prominence as is and ground condition likely to be influenced by flood risk and wildlife sites. Otherwise in single ownership with large area. Grading limited by GB. Site has been submitted for res-only development through CFS process in 2025. Employment submission dates back to 2016

Overall Site Grade
Average
Policy Off Grade
Average

250407 Thurrock - AV Potential Site Assessment Proforma Completed RO_v4 - T99

Thurrock ELAA - Site Assessment Proforma			
General Information:			
Site Reference No.	T99	Planning Status	None.
Site/Premises Name	East of West Thurrock Way	Status (Existing / Current Use)	Greenfield
Market Area	West Thurrock	Size of Site (ha)	2.010
No. Landowners	1	Estimated NDA (ha)	1.81
No. Titles	Single		

Site Plan	Site Image
	

A. Market Signals		Score
Development Opportunities	Space for development on greenfield land or fully remediated sites (5)	5
	Space for development on mostly cleared sites requiring facilitating works (4)	
	Area(s)/Site(s) with existing building(s) that have the potential to be redeveloped (3)	
	Limited space for minor extension(s) (2)	
Nature of current and potential market appeal to occupiers	No space to expand / opportunity sites within / adjacent to the site (1)	
	High Level of National and International Companies (4)	4
	Limited presence of National and International Companies (3)	
	Mostly regional and local companies (2)	
Existing evidence of and/or potential for clustering effect	No surrounding occupiers / limited appeal (1)	
	A large cluster of businesses providing for specific niche or sector in the market (4)	4
	A medium-sized cluster of related businesses (3)	
	A small cluster of related businesses or medium cluster of unrelated businesses (2)	
Estimated occupancy of existing / neighbouring employment area	The site has no clustering effect (1)	
	Fully occupied (or close to) (5)	5
	Mostly occupied (4)	
	Approximately half occupied (3)	
	Less than half occupied (2)	
	Vacant / no neighbouring employment area (1)	
Market Total		18

B. Physical Signals		Score
Prominence	Visible from the major road network (5)	
	Visible from a main road or prominent estate (4)	4
	On a main road or prominent estate, but concealed away from view (3)	
	Visible from a minor / secondary road or estate (2)	
	Accessible from / through estate but with no visible entrance (1)	
Building Age	Post 2010 / no existing premises (5)	5
	2000 - 2010 (4)	
	1990 - 2000 (3)	
	1970 - 1990 (2)	
	Pre 1970 / unknown (1)	
Condition of premises	Good / no existing premises (4)	4
	Average (3)	
	Poor (2)	
	Derelict (1)	
Ground condition	Level ground, regular shape, low risk of flooding (3)	3
	Some existing constraints - sloped ground, flood risk (2)	
	Several existing constraints - as above (1)	
Utilities connections & proximity	Good existing utilities connections expected based on neighbouring uses (3)	
	Some utilities connections expected (2)	2
	Nearest connections unknown / more remote (1)	
External Environment	Excellent quality environment / greenfield (5)	5
	Good quality environment (4)	
	Average quality environment (3)	
	Below average quality environment (2)	
	Poor quality environment (1)	
Physical Total		23

C. Sustainability Signals		Score
Strategic Access	Within 1 km of a strategic road junction (5)	
	Within 2 km of a strategic road junction (4)	
	Within 3 km of a strategic road junction (3)	
	Over 3 km from junction or access and / or through constrained / local roads / or through city/town centre or	2
	Over 5 km from junction or access and / or through constrained / local roads / or through city/town centre or	
Local Access	Easy access to strategic road network which avoids bad junctions (4)	
	Reasonable access with limited junctions or intersects (3)	3
	Average access with a few junctions or intersects (2)	
	Poor access with several junctions or intersects (1)	
Public Transport	Within a 10 min walk of main bus route, train station or cycle lanes (3)	3
	Greater than a 10 min walk of main bus route, train station or cycle lanes (2)	
	No services within close proximity (1)	
Proximity to urban areas and access to labour and services	Adjacent to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	
	Near to a City, Town, District or Local centre; good pedestrian access residential areas and regular public	4
	Easy site access to a City, Town, District or Local centre; and with reasonable access to local services and	
	City, Town, District or Local centre is not easily accessible with limited access to local services and regular public	
	Remote site, no services or residential areas in the vicinity (1)	
Sustainability Total		12
GRAND TOTAL		53

Description
Previous assessment identified that this site may involve high abnormal costs that may impact viability of new development. Access may also be a constraint. Scores highly but grade reflective of PPG tests and lack of info / reps for updated ELAA / CFS.

Overall Site Grade
Poor
Policy Off Grade
Poor

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