



2025 Call for sites REF	Completion to S11	2025 ELAA REF	LP Reg 19 Ref	Master Area	Site Name	Source / Designation	Greenfield / Brownfield?	Total Site Area (hectares)	Adjustment / Source	Estimated Net Developable Area	Proposed / Alternative Use	Notes	Policy Off Site Grade for Employment	Local Plan Proposed Use	Built Heritage			Archaeology		
															Comments	Rag Score	Recommendations and potential mitigation	Comments	Rag Score	Recommendations and potential mitigation
00661	Same	T39	NS61	South Cickenden	Land south of Stifford Road (west of Hangers Wood Industrial Estate), DM15 GRL	Call for sites (2025)	GF	2.5	90%	2.2	Employment - extension to neighbouring uses, storage, trade counter, general	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. Repps 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. Repps also supported by GB review which concludes that the site 'contributes nothing to the green belt'. Estimated capacity of 8,000 - 10,000 sqm.	Very Good	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	There are no recorded archaeological finds or features within the Site which is a disused quarry working. The Site's northern boundary is bordered by a former sand and gravel quarry. A neolithic flint knelt was found in the Hat Dyke 200 m to the south and there are records of an upper peat layer in the valley bottom, but extraction will have removed the archaeological potential of the Site.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
00662	Same	T94	SS07	Tilbury	Land at Goshem's Farm East Tilbury	Call for sites (2025)	GF	20.4	75%	15.3	Employment	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 E1 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 repps but no further info. Consultation confirmed that hybrid application has been validated (with 00654) which seeks full permission for delivery of infrastructure, road and rail services and outline for B2, B8, offices and port-related uses (C2000662FUL).	Good	B2, B8, port related development	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The site has been previously built on disturbed which will have caused truncation of below ground archaeology. Roman occupation has been recorded in the Site and there are Roman finds from land to the west. There are cropmarks of rectilinear enclosures, and linear features, including WW2 anti landing ditches to the east and north, and a record for a medieval sea wall against the western boundary of the Site. The Site is on former marshland and there are records for saltmarsh to the north. The Site has potential for late Iron/Roman salt manufacturing and associated activity as demonstrated during current excavations (2025/2026) further to the east in association with mitigation for the Lower Thames Crossing.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	An Archaeological Desk Based assessment will be required and associated field evaluation will also be needed.
00669	Same	-	SS02	Purfleet	Former Paper Mills Site, London Road, Purfleet	Call for sites (2025)	BF	4.2	100%	4.2	Employment - port related, storage	Site appears covered in hardstanding. Site access issues. Flood zone 3, 2.2km from A13. Site benefits from detailed consent (1601698FUL) 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 1701668/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	B2, B8, port related development	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site includes the former site of the Thames paper Mills, which originated in the C19. The mill has since been closed and the site redeveloped to alternative industrial uses.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment



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60000	Same	-	NS13	Grays	Land at Hillside	Call for sites (2025)	GF	1.1	90%	1	Employment - as proposed, E(g)(ii)	Located adjacent to relatively new built 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 Nuffield). Location and accessibility a key factor when considered against other options. Main constraint relates to HSE petrol storage. Reas 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	E(g)	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site has no recorded archaeological finds or features within it but there are farmway embankments 25 m to the east and 320 m to the west that used to service post medieval/modern quarries. 250 m to the east, evidence for medieval occupation has been recovered from locations around the Belmont Castle Academy and Belmont allotments to the south east. 450 m south west is an undated dene hole. A Roman coin was recovered 160 m to the east and a Roman vessel was also found 236 m east of the Site. The southern half of the Site was previously developed which is likely to have truncated below ground archaeology in the footprint of any buildings.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	Any future application will require an Archaeological Desk Based Assessment and associated Field Evaluation may also be needed.
60029	Same	T07	NS33 & NS34	East Tilbury	Thames Industrial Park	Call for sites (2025)	BF	14.3	CFS	10.8	Residential, employment, commercial - as present on site	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.	Very Good	E(g)(i), B2, B8, ancillary office	The site is located between the Arcton Road A1306 and A13. There are no designated heritage assets within the Site but a Listed Building (111581) is located within its historic farmstead, 20 m from the Site's southern boundary. C18 Farm's Farmhouse is grade II. The Site contributes to the immediate setting of the Listed Building and will contribute to its significance.	Moderate Adverse - The development of this site could cause less than substantial harm to a heritage asset(s) and this harm is considerable. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.	Any future application should be accompanied by an appropriate Heritage Impact Assessment, which includes a setting assessment that adheres to Historic England guidance. The design, scale, and layout of any scheme should consider impacts on the setting and significance of the Listed Building.	Palaeolithic animal remains were recovered from within the Site and to the east, and Palaeolithic flints have been found 170 m to the south west of Tank Hill. Excavations to the north of Purfield Road revealed small scale medieval occupation from the C12-C14. A modern military camp was located to the west on the other side of the railway line and drainage ditches have been recorded in the Mar Dyle valley to the south.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	Any future application will require an Archaeological Desk Based Assessment, and associated Field Evaluation, including for paleoenvironmental potential.
60069	Same	T595	SS18	Bulphar & rural north	Land at Blue House Farm	Call for sites (2025)	Mixed	154.1	75%	115.5	None submitted, capacity of big box units if employment-led scheme comes forward, possible specialist uses (e.g. data centre, labs, RAD)	Assessed as potential in 2023 ELAA. Site boundary is largely the same but incorporates land within existing employment area (T595). 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.9,500 units within the approved Lower Thames Crossing route and 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 calls.	Good	B2, B8, ancillary office	There are no designated heritage assets within the Site. Listed buildings close to the Site boundary include grade II C18 Barns (1386296) and to the west, the Site forms the immediate rural setting of the Listed Building and will contribute to its significance. Within the built up historic village of Bulphar to the south of the Site, there are two more Listed Buildings around 310 m from the Site boundary. These are the grade I* C15 Old Plough House (1337059) and grade II C18 Garfielders (1112648). The Site forms part of the wider rural landscape setting of these listed buildings and will contribute to their significance to varying degrees. Development of the Site would be harmful to their significance, causing 'less than substantial' harm to NPPF terms.	Moderate Adverse - The development of this site could cause less than substantial harm to a heritage asset (s) and this harm is considerable. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.	Historic England will need to be consulted on any future application due to the impact on the setting and significance of the grade I* listed building. Any future application should be informed and accompanied by a suitably detailed Heritage Impact Assessment, including a setting assessment that adheres to Historic England guidance. The design, scale and layout of any scheme must consider impacts on the setting and significance of the Listed Buildings.	The Site contains cropmarks including enclosures and field boundaries and the conjectured course of a Roman road. There is the site of a medieval windmill 350 m to the north on the other side of the railway line and the site of a medieval moat 290 m to the south. 180 m south of the site is the location of a WWII bombing decoy.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	An Archaeological Desk Based Assessment and field evaluation will be required for any future application. The design, scale and layout of any scheme should consider and avoid impacts on known archaeological features.



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00976	Same	T105	S509a	London Gateway	Land at Great Garlands Farm	Call for sites (2025)	Mixed	23.3	CIS	21.9	Employment - extension to London Gateway, port-related uses.	Reps support redesignation of the land for 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.	Very Good	B2, B8, ancillary office	Comments	Reg Score	Recommendations and potential mitigation	Comments	Reg Score	Recommendations and potential mitigation
												There are no designated heritage assets within the Site, 330 m to the north east is the C18 grade I Listed Building Great Garlands Farmhouse (147121) with stable on the north west and 480 m to the north west is a C17 grade I Listed barn (1337194) at Old Garlands Farm. The site falls into the rural landscape setting of both these heritage assets and will contribute variety to their significance. Great Garlands Farmhouse in particular will be affected, as its principal elevation faces the Site.	Moderate Adverse. The development of this site could cause less than substantial harm to a heritage asset (s) and this harm is considerable. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.	Any future application should be accompanied by an appropriate Heritage Impact Assessment, which includes a setting assessment that adheres to Historic England guidance. The design, scale and layout of any scheme must consider any impacts on the setting and significance of the Listed Building.	There are no designated heritage assets within the Site but it includes an area of historic grazing marsh that contains significant earthworks, including a raised causeway that may be medieval in origin. Most drainage ditches are sinuous although there are occasional straight drains and WWII anti-glider ditches. Archaeological investigations at Garlands Farm identified medieval agricultural activity at the marsh edge and the Sites western boundary plus medieval sawworking earthworks that may be associated with Old Garlands or Great Garlands Farm, as well as features and finds representing medieval occupation that may be the original site of Old Garlands recorded in the C13-C16. The area within the Study Area to the west of the Site represents an well preserved example of medieval coastal landscape.	Moderate Adverse. The development of this site could cause less than substantial harm to a heritage asset (s) and this harm is considerable. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.	An Archaeological Desk Based Assessment and field evaluation will be required for any future application.			
00981	Same	T102	S503	West Thurrock	Land South of A13 and North of A1300 Arterial Road West Thurrock	Call for sites (2025)	Mixed	54.8	CIS	33	Employment & BNO offsetting, proposals seek delivery of data centre	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. EA scoping application submitted in 2024 which states proposals involve 120,000 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 landfill (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.	Very Good	Data Centre	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Sites has records for field boundaries/drainage ditches along the north-west boundary, and an upper peat layer, within the Mar Dyke. There are also records for 40 undated dene holes and clay block lined shaft, which was probably a well, associated with chert workings. These workings and later development of the Arena Essex Raceway will mean that any archaeological potential to largely lie to the north part of the Site located within the Mar Dyke. A WWII Heavy Anti Aircraft gun battery was positioned on land east of the Site which is now the area of a modern service station.	Minor Adverse. The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	Any future application will require an Archaeological Desk Based Assessment, including for palaeoenvironmental potential within the Mar Dyke, and associated Field Evaluation
00984	Same	-	S510	Thames Enterprise Park	Thames Enterprise Park	Call for sites (2025)	BF	312.3	CIS	261	Employment & waste management, green and sustainable industries, R&D, energy-related use	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 (40.3 ha). Reps suggest that further infrastructure is required to support delivery. CFS submission estimates development could start in the next 5 years. Consultation confirmed life 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 barriers 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	B2, B8, ancillary office, energy uses	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	There are no designated heritage assets within the Site, much of which is occupied by the former Corydon oil refinery. Part of the modern refinery covers the earlier C19 Kynochtown explosives factory and village, although significant areas have not been developed and survive as below ground and surface archaeology, including potentially around the periphery of the modern refinery. To the north-west of the Site is an area of well preserved historic grazing marsh. The marsh was reclaimed by the time of the Chapman and Andro map of 1777 and a large central area of Fobbing Marsh is likely to be 18th century in origin. Significant lengths of post medieval, or potentially earlier sea walls or counter walls survive. Earthwork mounds may represent late Iron Age or Roman salt making sites. An unusually large D-shaped earthwork is likely to have been used as a cattle refuge. The site of Ouzedam farm is likely to be 18th century in origin and the modern farmhouse sits on a substantial settlement mound, which straddles a linear trackway. The sites of Little Hoth Farm and Great Hoth farm are also likely to have been 18th century in origin. Brick building foundations survive at the site of Great Hoth farmhouse, and there is extensive evidence of 'silted' cultivation across the marsh. Evidence for industrial activity includes remnants of a dismantled light railway that ran from Corningham to the docks at Sheshlaver and the Kynochtown explosives factory. Copmarks (188001, 188012, 188013, 188014, 188015, 188016, 188017, 188018, 188019, 188020, 188021, 188022, 188023, 188024, 188025, 188026, 188027, 188028, 188029, 188030, 188031, 188032, 188033, 188034, 188035, 188036, 188037, 188038, 188039, 188040, 188041, 188042, 188043, 188044, 188045, 188046, 188047, 188048, 188049, 188050, 188051, 188052, 188053, 188054, 188055, 188056, 188057, 188058, 188059, 188060, 188061, 188062, 188063, 188064, 188065, 188066, 188067, 188068, 188069, 188070, 188071, 188072, 188073, 188074, 188075, 188076, 188077, 188078, 188079, 188080, 188081, 188082, 188083, 188084, 188085, 188086, 188087, 188088, 188089, 188090, 188091, 188092, 188093, 188094, 188095, 188096, 188097, 188098, 188099, 188100, 188101, 188102, 188103, 188104, 188105, 188106, 188107, 188108, 188109, 188110, 188111, 188112, 188113, 188114, 188115, 188116, 188117, 188118, 188119, 188120, 188121, 188122, 188123, 188124, 188125, 188126, 188127, 188128, 188129, 188130, 188131, 188132, 188133, 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2025 Call for sites REF	Completion to Site	2025 ELAA REF	LP Reg 19 Ref	Master Area	Site Name	Source / Designation	Groundwater / Buried/ARPT	Total Site Area (hectares)	Adjustment / Source	Estimated Net Developable Area	Proposed / Alternative Use	Notes	Policy Off Site Grade for Employment	Local Plan Proposed Use	Built Heritage			Archaeology		
															Comments	Rag Score	Recommendations and potential mitigation	Comments	Rag Score	Recommendations and potential mitigation
60988	Same	-	S509b	London Gateway	Tongue Land, London Gateway	Call for sites (2025)	GF	8.2	100%	8.2	Employment - proposed extension to existing temporary use as lorry park	Previous application to retain use as lorry park approved, attention 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	82, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The only recorded archaeological finds and features on the Site are cropmarks of WWII anti-glide ditches which have been destroyed by later development. There was formerly a C19 explosive factory located to the south of the Site and medieval salt working to the north at Great Gardens Farm.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
60989	Same	T81	NS18	West Thurrock	Land off Burreley Road, West Thurrock, Essex, RM20 3ED	Call for sites (2025)	GF	10.7	95%	10.2	Employment, waste management, energy related uses, sustainable / green tech industries	Reps oppose change in proposed designation to accessible green infrastructure. Intention is to develop a manufacturing, innovation, research and education facility. CFS submission states site owner but LR files 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.	Very Good	82, B8, ancillary office, sui generis	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	This Site of Thameside grazing marsh has a recorded buried land surface with palaeoenvironmental potential. Three peat horizons dating from the Neolithic to Roman periods were recorded between 4m - 13m below existing ground level. To the north of the Site, test pits excavated on the line of the Charnel Tunnel Rail Link recovered Palaeolithic implements and environmental evidence. There is a WWII pill box on the southern boundary of the site overlooking the Thames and marshes.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	Any future application will require an Archaeological Desk Based Assessment, including Field Evaluation
61008	Same	-	SS16	South Ockendon	Distribution Centre, West Road, South Ockendon, RM15 6PD	Call for sites (2025)	GF	3.6	100%	3.6	Residential, employment, commercial	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	Mixed used - Residential, E(g)	The Site is occupied by a C20 distribution centre located on the edge of the built up area of South Ockendon. There are no designated heritage assets within the Site. 330 m to the east of the Site along West Road is Street Farmhouse, a late C16 grade II Listed Building (1111546), and 350 m to the south east is Quince Tree Farmhouse (1308392). The Listed Buildings are separated from the Site by modern development and trees meaning there is unlikely to be irreversibility and the Site is unlikely to contribute to the setting and significance of the designated heritage assets.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	Any future application should be accompanied by an appropriate Heritage Impact Assessment, which includes a setting assessment that adheres to Historic England guidance. The design, scale, and layout of the Listed Buildings.	The Site is occupied by a C20 distribution centre and areas of associated hardstanding located on the edge of the built up area of South Ockendon. The 1st edition OS map shows the Site was the location of a post medieval farmstead (Glasscocks Farm) that may have been medieval in origin. Development is likely to have truncated any below ground archaeology. There are no recorded archaeological finds or deposits from within the Site. 280 m to the south east is a medieval moated site. 250 m to the north west, aerial photography and geophysical survey have recorded a number of ditched enclosures, pits or post holes and a cluster of ring ditched of likely prehistoric origin.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	An Archaeological Desk Based Assessment will be required for any future planning application.
61010	Same	T31a	NS15	West Thurrock	Thurrock Shopping Park	Call for sites (2025)	GF	9.5	85%	8	Employment & commercial, retail box storage and distribution, fulfilment centre	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 site owner but LR files 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	82, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral. The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	There are no recorded archaeological finds or features within the Site which is a former quarry developed as a retail park.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
61029	Same	-	SS18a (Plan B)	Stanford-le-Hope	Land north of the A13	Call for sites (2025)	GF	216.3	75%	162.2	Employment	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, fueling 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.	Good	Mixed used - Residential with E(g)	There are no designated heritage assets located within the Site which is bounded to the south by the A13. Four Listed Buildings are located less than 250 m from the Sites western boundary and the Site forms part of their wider rural setting and will contribute to their significance. Wrens Park (1111586) is a grade II C17 house. C18 Arden Hall (1308529) is grade II, as is its associated C17 dovecote (1111594) and outbuildings (1337123) and C15 origin. There are two grade II Listed Buildings to the east of the Site at Hassenbrook Hall, but these are separated from the Site by the A13 and modern development. The south western corner of the Site is situated 435 m to the east side of the historic core of Homerton on the Hill and its Conservation Area, which contains one grade I, two grade II and two grade II* Listed Buildings. The Site is within the setting of the designated heritage assets and will contribute to their significance to varying degrees. Development of the Site would be harmful to their significance, causing 'less than substantial' harm in NPPF terms.	Moderate Adverse - The development of this site could cause less than substantial harm to a heritage asset (s) and this harm is avoidable. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.	Any application should be informed and accompanied by a suitably detailed Heritage Impact Assessment, including a setting assessment that adheres to Historic England guidance. The design, scale and layout of any scheme must consider impacts on the setting and significance of the Listed Buildings.	The Site includes cropmarks of a ring ditch and linear field boundaries.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	An Archaeological Desk Based Assessment will be required with any future planning application and field evaluation will also be needed.



2025 Call for sites REF	Completion to S11	2025 ELAA REF	LP Reg 19 Ref	Master Area	Site Name	Source / Designation	Greenfield / Brownfield?	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Proposed / Alternative Use	Notes	Policy Off Site Grade for Employment	Local Plan Proposed Use	Built Heritage			Archaeology		
															Comments	Rag Score	Recommendations and potential mitigation	Comments	Rag Score	Recommendations and potential mitigation
61073	Same	T101	NS17	Purfleet	Land Adjacent to A1006 and Junction 31 of M25, Purfleet-on-Thames, Essex	Call for sites (2025)	Mixed	12.4	80%	9.9	Employment - mixed use general industrial	Site has been resubmitted during ELAA process. Site is a former railway boundary (previously 60800). New submission removes area to the west which is ancient woodland and went from part of forthcoming application. Update OS submission confirms site has had investigations and technical assessments, many of which relate to previous application expected to be withdrawn (2201170FUL). 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 15ha, 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.	Very Good	Light, B2, ancillary office	There are no designated heritage assets within the Site or in close proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	There are drainage channels recorded within the Site that are likely to be post-medieval in date. Areas of development within the Site are likely to have truncated below ground archaeology. Excavator pits have been identified to the north east of the Site as well as field boundaries and an upper peat layer within the Mar Dyke to the north. To the south of the Site, Pleistocene and faunal remains have been recorded from the site of a former quarry and C18/C20 cement works.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	Any future application will require an Archaeological Desk Based Assessment, including the geo-environmental potential, and associated Field Evaluation
	Same	T05a		Stanford Le Hope	East of UP8	Available land within existing employment site	GF	8.69	100%	8.69	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05b		Stanford Le Hope	South of Ocean Boulevard and east of Atlantic Avenue (LG873)	Available land within existing employment site	GF	24.85	100%	24.85	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05c		Stanford Le Hope	South of Ocean Boulevard and east of Atlantic Avenue (LG13011)	Available land within existing employment site	GF	30.68	100%	30.68	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05d		Stanford Le Hope	North of Ocean Boulevard and east of Atlantic Avenue (LG764)	Available land within existing employment site	GF	14.8	100%	14.8	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05g		Stanford Le Hope	West of Baltic Avenue (LG715)	Available land within existing employment site	GF	11.34	100%	11.34	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05h		Stanford Le Hope	West of Ocean Boulevard (LG376)	Available land within existing employment site	GF	8.43	100%	8.43	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05i		Stanford Le Hope	Between Baltic Avenue and Ocean Boulevard	Available land within existing employment site	GF	3.51	100%	3.51	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05j		Stanford Le Hope	South of Manoway House	Available land within existing employment site	GF	1.48	100%	1.48	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No Comment	The Site is former historic grazing grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment



2025 Call for sites REF	Completion to SH	2025 ELAA REF	LP Reg 19 Ref	Master Area	Site Name	Source / Designation	Groundwater / Buried/Depth	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Proposed / Alternative Uses	Notes	Policy Off Site Grade for Employment	Local Plan Proposed Use	Built Heritage			Archaeology		
															Comments	Rag Score	Recommendations and potential mitigation	Comments	Rag Score	Recommendations and potential mitigation
	Same	T05a		Stanford Le Hope	Eastern edge of London Gateway Logistics Park	Available land within existing employment site	GF	5.8	100%	5.8	Limited	4.8km 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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site is former historic grating grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T05i		Stanford Le Hope	South East corner of London Gateway Logistics Park	Available land within existing employment site	GF	1.48	100%	1.48	Limited	4.8km 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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site is former historic grating grass that has already been developed with major infrastructure	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T06a		Stanford Le Hope	Master Plan Plot A	Available land within existing employment site	BF	0.89	70%	0.48	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site is occupied by modern infrastructure, which will have truncated below ground archaeology.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T06b		Stanford Le Hope	Master Plan Plot B	Available land within existing employment site	BF	1.64	100%	1.64	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site is occupied by modern infrastructure, which will have truncated below ground archaeology.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T06c		Stanford Le Hope	Master Plan Plot C	Available land within existing employment site	BF	4.47	100%	4.47	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site is occupied by modern infrastructure, which will have truncated below ground archaeology.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T06d,e		Stanford Le Hope	Master Plan Plot D, E	Available land within existing employment site	BF	20.65	50%	10.33	Limited	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 users (B8) as well as general industrial.	Good	B2, B8, ancillary office	There are no designated heritage assets within the Site or proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site is occupied by modern infrastructure, which will have truncated below ground archaeology.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T06f		Stanford Le Hope	Master Plan Plot F	Available land within existing employment site	BF	5.22	40%	2.09	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The Site is occupied by modern infrastructure, which will have truncated below ground archaeology.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	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	Other	BF	113.72	55%	62.55	Limited	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	Much of the Site is occupied by the former Croydon refinery part of which covers the earlier C19 Kynochtown explosives factory and village, although some areas may survive around the periphery of the modern refinery. The locations of numerous WWI defences were formerly situated along the sea wall but many have been destroyed. To the north west of the Site is an area of well preserved historic grating marsh. The marsh was reclaimed by the time of the Chapman and Andre map of 1777 and a large central area of Fobbing Marsh is likely to be 13th century in origin. Significant lengths of post medieval, or potentially earlier sea walls or counter walls survive. Earthwork mounds may represent late Iron Age or Roman salt trading sites. An unusually large D-shaped earthwork is likely to have been used as a cattle refuge. The site of Oxedam farm is likely to be 18th century in origin and the modern farmhouse sits on a substantial settlement mound, which straddles a small trackway. There is extensive evidence of 'inter' cultivation across the marsh. Evidence for industrial activity includes remnants of a disarmed light railway that ran from Cotingham to the docks at Shethaven and the Kynochtown explosives factory. Crispins of WWI and landing ditches have been identified from aerial photographs and as earthworks on the ground, alongside an anti-aircraft gun site and a large number of bomb craters left over from attacks on the refinery during the Second World War. A former railway line runs along the southern edge of the site.	Proactive Adverse - The development of this site could cause less than substantial harm to a heritage asset (s) and may be the circumstance that any identified harm can be neutralised through mitigation. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.	Any future application will require an Archaeological Desk Based Assessment and associated Field Evaluation with a focus on the surviving remains of the C19 Kynochtown explosives factory.
	Same	T07a		Tilbury	NW corner of Thames Industrial Estate, East Tilbury	Available land within existing employment site	GF	2.57	90%	2.32	Limited	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	B2, E(g)	The Site abuts, and includes part of the western edge, of the East Tilbury Conservation Area which contains a row of eight grade II listed buildings (e.g. 1126460) between 165 m and 306 m north east of the Site. The Site is also located between 85 m and 205 m to the east of four of the East Tilbury Rail Industrial buildings, which are all grade II listed buildings (e.g. 1269327) and which are also within the Conservation Area. The Site will contribute to the setting and significance of the designated heritage assets. Excluding the Conservation Area from the Site would reduce the RAG score to Moderate Adverse.	Major Adverse - The development of this site could cause substantial harm to a heritage asset(s). There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset(s) should be avoided.	Any application should be informed and accompanied by a suitably detailed Heritage Impact Assessment, including a setting assessment that adheres to Historic England guidance. The design, scale and layout of any scheme must consider impacts on the setting and significance of the listed Buildings.	Within proximity to the Site, and possibly within it, aerial photography and geophysical survey have identified a range of below archaeological features and anomalies.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.	An updated Archaeological Desk Based Assessment will be required for any future application and field evaluation will also be necessary.



2025 Call for sites REF	Completion to SH	2023 ELAA REF	LP Reg 19 Ref	Master Area	Site Name	Source / Designation	Greenfield / Brownfield?	Total Site Area (Hectares)	Adjustment / Source	Estimated Net Developable Area	Proposed / Alternative Uses	Notes	Policy Off Site Grade for Employment	Local Plan Proposed Use	Built Heritage	Archaeology				
	Same	T07b		Tilbury	Southern edge of Thames Industrial Estate, East Tilbury	Available land within existing employment site	GF	0.32	100%	0.32	Limited	3.8km 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	E(g)	The site abuts the southern edge, of the East Tilbury Conservation Area which contains a row of eight grade 2 Listed Buildings e.g. 11224061) between 305 m and 405 m north east of the Site. The site is also located between 125 m and 225 m to the east of four of the East Tilbury Beta Industrial buildings, which are all grade II listed buildings e.g. 13593327) and which are also within the Conservation Area. The Site will contribute to the setting and significance of the designated heritage assets.	Moderate Adverse - The development of this site could cause less than substantial harm to a heritage asset (i) and this harm is avoidable. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (i) should be avoided.	Any application should be informed and accompanied by a suitably detailed Heritage Impact Assessment, including a setting assessment that adheres to Historic England guidance. The design, scale and layout of any scheme must consider impacts on the setting and significance of the Listed Buildings.	Written proximity to the Site, and possibly within it, aerial photography and geophysical survey has identified a range of below archaeological features and anomalies.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (i). There may be options, through mitigation, to reduce this harm.	An updated Archaeological Desk Based Assessment will be required for any future application and field evaluation will also be necessary.
	Same	T14a		Grays	Eastern end of Manor Way Industrial Estate	Available land within existing employment site	BF	0.72	100%	0.72	Limited	Works appeared underway, assumed to relate to 1701350(CM). Involves demolition of former structures for redevelopment. 4.6km 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	E(g)	There are no designated heritage assets in the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	There are no recorded archaeological finds or features within the Site, which has previously been developed, potentially truncating below ground archaeological remains. There is a record of a C19 millings to the north west, C19 brick works to the north, WWII anti-glider ditches to the east and post deposits at depths of 0.5 to 13m have been recorded in boreholes to the south, with basal peats dated to the Mesolithic period.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	An Archaeological Desk Based Assessment will be required for any future application and field evaluation may also be necessary.
	Same	T33a		West Thurrock	North of Magnet Road	Available land within existing employment site	BF	0.61	100%	0.61	Limited	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)(ii). B8 may be less suitable owing to size.	Very Good	E(g)(ii), B2, B8	There are no designated heritage assets within the Site but to the south is a grade II Listed Building, The Ship Public House (147299). The Site is separated from the listed building by intervening development, vegetation and a railway line as does not form part of its setting.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	There are no recorded archaeological finds or features from within the Site but to the north is a record for a cluster of Dene Holes and the former Site of the Thames Current Works. 386 m to the east to a quarry tramway embankment which supplied the Loop Portland Cement Works. The Site is an area of handstanding which is likely to have truncated below ground archaeology.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment
	Same	T52		Purfleet	East of Quarry Road	Available land within existing employment site	GF	1.01	100%	1.01	Commercial / Mixed Use	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	B2, B8, ancillary office	There are no designated heritage assets within the Site or in proximity to it.	Neutral - The development of this site could have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.	No comment	The 1st edition OS map indicates that an historic farmstead was located within the Site, which may be medieval in origin, although later development will probably have truncated below ground archaeology. Test pitting on the route of the Charnel Tunnel Rail Link indicated the potential for Palaeolithic artefacts and environmental evidence in the area although the exact location is uncertain.	Minor Adverse - The development of this site could cause less than substantial harm to a heritage asset (i). There may be options, through mitigation, to reduce this harm.	Any future application will require an Archaeological Desk Based Assessment and field evaluation may also be necessary.