

Thurrock Housing Land Availability Assessment – Appendices 2 to 4

October 2025

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Appendix 2: Unsuitable Sites - Absolute Constraints

Maps

Sites excluded by absolute constraints can be viewed on an interactive map in PlaceMaker here: <https://placemaker.thurrock.urbanintelligence.co.uk/p/document/43/>

Table of Assessment

Site ID	Site Name	Suitability Balance Score	Suitability Assessment Result - Officer Verified	Suitability Result - Officer Comments
60440	Land south of Purfleet Road, Aveley	81.25	Unsuitable - Clip Exclusion	Unsuitable as 100% of the site is designated as a SSSI.
60817	Gammon Staples Stables, Baker Street	100	Unsuitable - Clip Exclusion	Unsuitable as 100% of the site falls within an area of land subject to permanent acquisition for the Lower Thames Crossing project
60846	Land on the south side of Stifford Clays Road, Grays	100	Unsuitable - Clip Exclusion	Unsuitable as 100% of the site is designated as a Scheduled Ancient Monument
60858	Land north of Long Lane, Grays	38	Unsuitable - Clip Exclusion	Unsuitable as 100% of the site falls within an area of land subject to permanent acquisition for the Lower Thames Crossing project
60889	Land opposite Mangrove, Baker Street	100	Unsuitable - Clip Exclusion	Unsuitable as 100% of the site falls within an area of land subject to permanent acquisition for the Lower Thames Crossing project
60973	Telephone Exchange, Devonshire Road, Chafford Hundred	100	Unsuitable - Clip Exclusion	Unsuitable as 100% of the site falls within the HSE Inner Zone and DPZ Zone
61050	Gammon Stables Farmhouse, Baker Street	100	Unsuitable - Clip Exclusion	Unsuitable as 100% of the site falls within an area of land subject to permanent acquisition for the Lower Thames Crossing project

Appendix 3: Unsuitable Sites – Balance Score and Proximity to Settlements

Maps

Sites found to be unsuitable due to other constraints and/or proximity to Settlements can be viewed on an interactive map in PlaceMaker here: <https://placemaker.thurrock.urbanintelligence.co.uk/p/document/43/>

Table of Assessment

Site ID	Site Name	Suitability Balance Score	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability - Officer Comments	Achievability Conclusion	Achievability - Officer Comments
60326	Land to the east and south of Coronation Avenue, East Tilbury	18.75	Unsuitable - Balance Score	Unsuitable balance score of 18.75. Balance score reduced due to whole site falling within Flood Zones 2 & 3, and part of the site being designated as a potential Local Wildlife Site. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60339	Land adj. Northumberland Road, Northumberland Road, Linford, Stanford-Le-Hope	-18.75	Unsuitable - Balance Score	27% of site considered to be unsuitable for development due to it falling within the HSE Inner Zone. Remaining site has an unsuitable balance score of -18.75. Balance score reduced due to majority of site being designated as a Local Wildlife Site, pylons/overhead powerlines on site, part of site being designated as allotment land and part of site falling within HSE Middle Zone. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - Site has a negative balance score due to significant constraints on site and these are likely to reduce both the viability and market attractiveness of the site to a developer. Development is considered to be not achievable at present.
60459	Rippleside Metalworks, Thames Road, Grays	12.5	Unsuitable - Balance Score	Unsuitable balance score of 12.50. Balance score reduced due to whole site falling within Flood Zones 2 & 3. Site is considered to be unsuitable for development.	Available	Available - Whilst the site has not been actively promoted for development through the Call for Sites process, the landowner has held discussions with the Council regarding the redevelopment of the site. Therefore, the site is considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flattened development scheme on the edge of the settlement which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.
60929	Thames Industrial Park, Princess Margaret Road, East Tilbury	0	Unsuitable - Balance Score	48% of site considered to be unsuitable for development due to it falling within the HSE Inner Zone. Remaining site has an unsuitable balance score of 0. Balance score reduced due to majority of site falling within HSE Middle Zone and Flood Zones 2 & 3, and the site's proximity to a listed building. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the development proposals may have viability issues due to the existing site constraints. However, development is considered to be achievable at present with further viability work to be undertaken.
60931	Stifford Hall Hotel, High Road, North Stifford	6.25	Unsuitable - Balance Score	Unsuitable balance score of 6.25. Balance score reduced due to building on site being a listed building, part of the site being covered by a TPO, part of the site being designated as a Local Wildlife Site and part of the site falling within Flood Zone 2. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60960	Land at Avontar Road, South Ockendon	0	Unsuitable - Balance Score	Unsuitable balance score of 0. Balance score reduced due to majority of site being a historic landfill site and designated as a Local Wildlife Site. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.

Site ID	Site Name	Suitability Balance Score	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability - Officer Comments	Achievability Conclusion	Achievability - Officer Comments
60987	Portland Lodge, Brentwood Road, Bulphan	12.5	Unsuitable - Balance Score	Unsuitable balance score of 12.5. Balance score reduced due to majority of site falling within Flood Zones 2 & 3. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the development proposals may have viability issues due to the existing site constraints. However, development is considered to be achievable at present with further viability work to be undertaken.
60988	Tongue Land, London Gateway, Stanford-le-Hope	-225	Unsuitable - Balance Score	Unsuitable balance score of -225. Balance score reduced due to whole site being a historic landfill site and falling within Flood Zones 2 & 3 and the site being designated as a Primary Industrial & Commercial Area, LDO London Gateway, Oil Refineries & Oil Refinery Expansion Areas, Freeport boundary. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Not Achievable	Not achievable - Site has a negative balance score due to significant constraints on site and these are likely to reduce both the viability and market attractiveness of the site to a developer. Development is considered to be not achievable at present.
61053	Land at Little Thurrock located between Churchill Road and Thurrock Park Way, Grays	-62.5	Unsuitable - Balance Score	Unsuitable balance score of -62.5. Balance score reduced due to the whole site falling within Flood Zone 3, the majority of the site being designated as a Local Wildlife Site and some of the site falling within a Primary Industrial & Commercial Area. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61056	Blankets Farmhouse, Dunnings Lane, Bulphan	-12.5	Unsuitable - Balance Score	Unsuitable balance score of -12.5. Balance score reduced due to the whole site falling within Flood Zones 2 & 3, and the proximity of the site to listed buildings. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61068	Land east of A128, Bulphan	12.5	Unsuitable - Balance Score	Unsuitable balance score of 12.5. Balance score reduced due to majority of the site falling within Flood Zones 2 & 3. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61089	Land east of Stanford-le-Hope station car park, Stanford-le-Hope	0	Unsuitable - Balance Score	Unsuitable balance score of 0. Balance score reduced due to majority of the site falling within Flood Zones 2 & 3 and part of the site falling within the HSE Middle Zone. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the development proposals may have viability issues due to the existing site constraints. However, development is considered to be achievable at present with further viability work to be undertaken.
61170	Riverside Works MOT Centre, West Street, Grays	-25	Unsuitable - Balance Score	Unsuitable balance score of -25. Balance score reduced due to whole of the site falling within Flood Zones 2 & 3 and the proximity of the site to a listed building. Site is considered to be unsuitable for development.	Available	Available - A planning application for 12 dwelling on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Not Achievable	Not achievable - Site has a negative balance score due to significant constraints on site and these are likely to reduce both the viability and market attractiveness of the site to a developer. Development is considered to be not achievable at present.
61204	Land adj. Harrington Crescent, Birchfield, Elvin Drive & Guardian Avenue, North Stifford	6.25	Unsuitable - Balance Score	Unsuitable balance score of 6.25. Balance score reduced due to majority of site being designated as a Local Wildlife Site, part of the site being subject to TPO's and the site's	Available	Available - A planning application for 97 dwelling on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.

Site ID	Site Name	Suitability Balance Score	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability - Officer Comments	Achievability Conclusion	Achievability - Officer Comments
				proximity to listed buildings. Site is considered to be unsuitable for development.				
60242	Land adjacent to B1007 and South Hill, Horndon on the Hill	81.25	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60243	The Chase, North Hill, Horndon on the Hill SS17 8QA	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60114	Orsett Fruit Farm, Orsett Road, Horndon on the Hill, Orsett, RM16 3BH	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60229	Little Malgraves, Lower Dunton Road. RM14 3TD	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60231	Malgraves Industrial Estate, Lower Dunton Road. RM14 3TE	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.
60232	Little Malgraves Hall, Lower Dunton Road, Bulphan, RM14 3TD	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.
60818	Former Whittakers Nursery, east of Heath Road, Orsett Heath	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.

Site ID	Site Name	Suitability Balance Score	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability - Officer Comments	Achievability Conclusion	Achievability - Officer Comments
60824	Land to the west of Mill Lane, Fobbing	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60825	Land north of Vange Park Road, Basildon	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60826	Land rear of Burnside & adj. to Southend Road, Corringham	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60829	Land to the east of A128, Bulphan	81.25	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60830	Land at Bentley Farm, Langdon Hills	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60870	Land to the rear of Downlands, Horndon Road, Horndon-on-the-Hill	75	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60875	Land west of Low Street Lane, Low Street	75	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60893	Corringham Park Farm and Hovels Farm, One Tree Hill	63	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a partially brownfield/greenfield site with a low existing use value and development is likely to be economically viable.
60908	Land north of Purfleet Road, Ponds Farm II (Parrish Trustees), Aveley	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.

Site ID	Site Name	Suitability Balance Score	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability - Officer Comments	Achievability Conclusion	Achievability - Officer Comments
60916	Land at The Stables, One Tree Hill, Corringham	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60921	Land at Sunnyside Farm, Fobbing	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60927	Portland Lodge, Brentwood Road, Bulphan	50	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.
60974	Land east of Inglefield Road, Fobbing	87.5	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
60975	Land west of Inglefield Road, Fobbing	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61003	Land west of Brentwood Road, Southfields	75	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61015	Greenwise Nurseries, Vange Park Road, Basildon	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.
61016	Land west of High Road, Fobbing	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61017	Land north of South Hill, Langdon Hills	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.

Site ID	Site Name	Suitability Balance Score	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability - Officer Comments	Achievability Conclusion	Achievability - Officer Comments
61018	Hope Farm, Old Church Hill, Langdon Hills	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61019	The Croft, Church Road, Bulphan	81.25	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61021	Land north of Little Tillingham Hall Farmhouse, Dunnings Lane, West Horndon	87.5	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61025	Land to rear of Malvina Close, Langdon Hills	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61031	Land south of Fen Lane, Bulphan	87.5	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61036	Land adj. Bulgenen House & Wick Place Cottage, Brentwood Road, Bulphan	50	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61051	Land surrounding Manor View, Southend Road, Corringham	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61061	Mulben, North Hill, Horndon-on-the-Hill	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61065	Land at Doesgate Lane and Brentwood Road, Bulphan	81.25	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.

Site ID	Site Name	Suitability Balance Score	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability - Officer Comments	Achievability Conclusion	Achievability - Officer Comments
61069	Land at Drakes Farm, Dunning's Lane, Bulphan	50	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61074	Brook House Farm, Southend Road, Fobbing	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61122	Land adj. The Old Rectory, Mucking Wharf Road, Mucking	75	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site had an application for 9 dwellings refused in 2020. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61129	Land part of The Gables, Pump Street, Horndon-on-the-Hill	75	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site had an application for 16 dwellings refused in 2023. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61154	Land adj. Balgownie Farm, Lower Dunton Road, Bulphan	93.75	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site had an application for 6 dwellings refused in 2021. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.
61156	Yard 2, GT Commercials, Vange Park Road, Basildon	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Unavailable	Unavailable - The site had a withdrawn planning application for 10 dwellings in 2022. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.
61158	Whitehall Farm, Whitehall Lane, Fobbing	100	Unsuitable - Proximity to settlement	Site is located separate from existing settlements and is not of sufficient scale to form a standalone settlement. Site is considered to be unsuitable for development.	Available	Available - The site had an application for 6 dwellings refused in 2025. Therefore, the site is considered to be available.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.
60896	Land south of Sandy Lane, Aveley	75	Unsuitable - No mitigation for identified constraints	Suitable balance score of 75. Balance score reduced due to site being a historic landfill site. Other constraints - Green Belt. The landowner has since confirmed that the site will be unsuitable for residential development during the Plan period due to its historic landfill use.	Unavailable	Unavailable - Whilst the site was submitted to the Call for Sites by the landowner and/or site promoter, it has subsequently been confirmed by the landowner that the site will not be available for development during the Local Plan period.	Not Achievable	Not achievable - Landowner has confirmed that the site will not be available for development during the Local Plan period.

Appendix 4: Suitable Sites – Suitability, Availability and Achievability Assessments

Maps

The assessment of sites found to be suitable can be viewed on an interactive map in PlaceMaker here: <https://placemaker.thurrock.urbanintelligence.co.uk/p/document/43/>

Table of Assessment

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
60441	Land south of Purfleet Road, Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to site being a Local Wildlife Site and pylons/overhead lines onsite. Other constraints - Green Belt, ecological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.28	1.28	45	PlaceMaker
60844	Land south of Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	Suitable balance score of 93.75. Balance score reduced due to part of site being a historic landfill site. Other constraints - Green Belt, ALC, ecological impact, landscape impact, designated open space, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable. The site is of a strategic scale and would require the provision of supporting infrastructure.	57.09	28.55	1047	PlaceMaker
60935	Land west of Romford Road, Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt site, ALC, landscape impact, proximity to listed building. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	14.51	13.06	457	PlaceMaker
60958	Former Allotment site, Hall Road, Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt site, landscape impact, designated open space. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.05	2.05	72	PlaceMaker
60961	Land West of Park Lane, Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 90 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and the proposed development is likely to be economically viable.	2.84	2.79	90	Planning permission has been approved for 90 dwellings

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
61023	Land north of Purfleet Road, Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to majority of site being a historic landfill site. Other constraints - Green Belt, ecological impact, landscape impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.14	1.14	40	PlaceMaker
61024	Land at Aveley Hall, Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	15% of site considered to be unsuitable for development due to it being a Scheduled Ancient Monument. Suitable balance score of 75. Balance score reduced due to site's proximity to listed buildings. Other constraints - Green Belt, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is previously developed land with some listed buildings on site. This may affect the viability of development although development is still considered to be achievable.	1.46	1.12	61	PlaceMaker
61103	Open space north of Martin Road, Aveley	Aveley and Uplands	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to majority of site being a historic landfill site. Other constraints - designated open space, site access issues. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.66	0.66	30	PlaceMaker
61112	St Michaels Church Hall, Mill Road, Aveley	Aveley and Uplands	Planning Application Sites	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 9 dwelling on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.19	0.19	9	Planning application has been submitted for 9 dwellings
61113	Land At Former Library And Public Hall, Purfleet Road, Aveley	Aveley and Uplands	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 16 dwellings on the site has been approved. Site is currently being marketed for sale. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the proposed development is likely to be economically viable.	0.24	0.24	16	Planning permission has been approved for 16 dwellings

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
60853	Land at the Mardyke Valley Golf Club, South Road, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 31.25 . Balance score reduced due to majority of site being a historic landfill site, and part of site being designated as a Local Wildlife Site, falling within Flood Zones 2 & 3, and site's proximity to listed buildings. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact, contamination. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with part of the site currently in use as a golf course. The site is of a strategic scale and would require the provision of supporting infrastructure. Adjacent land uses and site remediation may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	99.08	49.52	1486	PlaceMaker
60911	Land west of Medebridge Road, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 87.50 . Balance score reduced due to part of site being a historic landfill site. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact, contamination. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	26.76	13.37	401	PlaceMaker
60918	Land north of Thurrock Garden Centre, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 93.75 . Balance score reduced due to site's proximity to listed buildings. Other constraints - Green Belt, ecological impact, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	4.52	3.62	163	PlaceMaker
60959	Land to the south of Mollands Lane, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to majority of site being a historic landfill site, and the site being identified as a potential Local Wildlife Site. Other constraints - Green Belt, ecological impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.24	2.24	78	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
61030	Land east of South Road & north of Buckles Lane, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.49	1.34	40	PlaceMaker
61038	Land to the south of Buckles Lane and the east of South Road, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to majority of site being a historic landfill site. Other constraints - Green Belt, ecological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.67	2.67	93	PlaceMaker
61102	Garage/parking site, Broxburn Drive, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	0.65	0.65	65	PlaceMaker
61107	Housing east of Broxburn Drive, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	3.14	3.14	304	PlaceMaker
61114	Former Culver Centre and land to rear, Daiglen Drive	Belhus	Planning Application Sites	Suitable	Suitable balance score of 50. Balance score reduced due to half the site being designated as Parks and Gardens. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 173 dwellings on the site has received a resolution to grant permission subject to the signing of a S106 agreement. Site is currently being marketed for sale. Site is therefore considered to be available.	Achievable	Achievable - The site is partially brownfield/greenfield site and development is likely to be economically viable at an appropriate density.	4.44	4.44	250	PlaceMaker
61116	1 - 431 (odds), Broxburn Drive, South Ockendon	Belhus	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 33 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	1.72	1.72	33	Planning permission has been approved for 33 dwellings
61214	Land north of Buckles Lane, South Ockendon	Belhus	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to majority of site being a historic landfill site, and the site being identified as a potential Local Wildlife Site. Other constraints - Green	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for	Not Achievable	Not Achievable - The site is a greenfield site with a low existing land value. Adjacent land uses and site remediation may affect viability of development. Site is	40.06	32.05	1122	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					Belt, ecological impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.		development during the Local Plan period.		unlikely to be attractive to a developer due to its location adjacent to a large travelling showpeople site. Development considered not achievable at present.				
60366	Land south of Wood View and Chadwell By Pass, Grays. RM16 4AX	Chadwell St Mary	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 68.75. Balance score reduced due to part of site being a historic landfill site, part of site falling within Flood Zones 2 & 3, and the site's proximity to a listed building. Other constraints - Green Belt, ecological impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	20.73	16.59	580	PlaceMaker
60452	Chadwell Library, Chadwell St Mary	Chadwell St Mary	UCS Sites	Suitable	Suitable balance score of 75. Balance score reduced due to site's proximity to listed buildings. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site has been identified as a potential urban redevelopment opportunity. However, the existing library is in use and there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site in existing use as a library and development is considered to be not achievable at present.	0.26	0.26	33	PlaceMaker
60831	Land East of Cole Avenue, Chadwell St Mary	Chadwell St Mary	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.60	0.60	21	PlaceMaker
60941	Land North of B149 Wood View and River View, Chadwell St Mary	Chadwell St Mary	Call-for-Sites Submissions	Suitable	Suitable balance score of 87.50. Balance score reduced due to part of site being a historic landfill site. Other constraints - Green Belt, noise pollution. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	3.45	3.45	121	PlaceMaker
61013	Land west of Chadwell Hill,	Chadwell St Mary	Call-for-Sites Submissions	Suitable	Suitable balance score. Balance score reduced due to LWS & Flood Zones 2&3. Other constraints - Green Belt,	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site	Achievable	Achievable - The site is a greenfield site with a low existing	9.28	8.81	309	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
	Chadwell St Mary				Topography, archaeology., landscape. Good accessibility.		promoter who has confirmed that the site is available for development during the Local Plan period.		use value and development is likely to be economically viable.				
61075	Land east of Cole Avenue, Chadwell St Mary	Chadwell St Mary	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.64	0.64	222	PlaceMaker
61104	Garage site east of Vigerons Way, Chadwell St Mary	Chadwell St Mary	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 7 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable -The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	0.24	0.24	7	Planning permission has been approved for 7 dwellings
61120	The Red House, Brentwood Road, Southfields	Chadwell St Mary	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - Green Belt, gas pipeline buffer. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site had an application for 41 dwellings refused in 2020. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.	0.42	0.42	15	PlaceMaker
61190	11 River View, Chadwell St Mary	Chadwell St Mary	Planning Application Sites	Suitable	Suitable balance score of 87.50. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 8 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site with planning permission for a mixed use commercial/flatted and housing scheme. Development is likely to be economically viable.	0.27	0.27	8	Planning permission has been approved for 8 dwellings
61193	Land adj. 39 & 41 & to the south of St Johns Road, Chadwell St Mary	Chadwell St Mary	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - part of the site is Green Belt, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 37 dwelling on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.17	1.17	41	PlaceMaker
60397	Land north of the A1306 (Arterial Road), Chafford Hundred, Grays	Chafford and North Stifford	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to pylons/overhead lines on site. Other constraints - Green Belt, AQMA, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.61	2.61	91	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
60834	Land north of A1306, Chafford Hundred, Grays	Chafford and North Stifford	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to pylons/overhead lines on site. Other constraints - Green Belt, AQMA, archaeological impact, high pressure gas pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site where pylons and overhead powerlines may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	13.17	11.85	415	PlaceMaker
60855	Land south of High Road, North Stifford	Chafford and North Stifford	Call-for-Sites Submissions	Suitable	Suitable balance score of 93.75. Balance score reduced due to site's proximity to listed buildings. Other constraints - Green Belt, archaeological impact, high pressure gas pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	10.35	5.18	155	PlaceMaker
61006	Lakeside Coach Park, Pilgrims Lane, Chafford Hundred, Grays	Chafford and North Stifford	Call-for-Sites Submissions	Suitable	Suitable balance score of 62.5. Balance score reduced due to part of the site being a historic landfill site and pylons/overhead lines on site. Other constraints - Green Belt, AQMA. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site currently in use as a car park. Pylons, overhead powerlines and site remediation may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	4.72	4.72	420	PlaceMaker
61202	Gas Valve Compound, Drake Road, Chafford Hundred, Grays	Chafford and North Stifford	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - ecological impact, high pressure gas pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - A planning application for 22 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the proposed development is likely to be economically viable.	1.16	1.16	60	PlaceMaker
61200	Land adj. The Oriental Pan Asian Restaurant, Fleming Road,	South Chafford	Planning Application Sites	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site had an application for 9 dwellings approved but this permission has not been implemented. The site has since been redeveloped into a car park for the restaurant.	Not Achievable	Not achievable - The site is a brownfield site in existing use as a car park and development is considered to be not achievable at present.	0.14		N/A	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
	Chafford Hundred, Grays						Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.						
61203	Land to rear & north of Bannatynes Sports Centre, Howard Road, Chafford Hundred, Grays	South Chafford	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - AQMA. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - A planning application for 203 dwellings on the site has been approved. This permission was implemented in 2021 but has since stalled. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site with a stalled planning permission. The proposed scheme is a flatted development scheme and it is unclear why the permission has not been built out. Development is considered to be not achievable at present.	1.07		203	Planning permission has been approved for 203 dwellings
60136	Rookery Hill, Corringham	Corringham and Fobbing	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 81.25. Balance score reduced due to part of site falling within Flood Zones 2, and the site's proximity to a listed building. Other constraints - Green Belt, ecological impact, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.35	1.35	47	PlaceMaker
60214	Land to the east of High Road, Whitehall Farm, Fobbing, SS17 9HN	Corringham and Fobbing	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, archaeological impact, . The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site was submitted to the Council through the Call for Sites prior to 2018. However, it was promoted for development through a response to the previous consultation in 2023/24 so is considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.87	2.87	100	PlaceMaker
60215	Land to the east of High Road, Whitehall Farm, Fobbing, SS17 9HN	Corringham and Fobbing	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, archaeological impact, . The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site was submitted to the Council through the Call for Sites prior to 2018. However, it was promoted for development through a response to the previous consultation in 2023/24 so is considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.48	2.48	87	PlaceMaker
60260	Silver Springs, High Road Fobbing	Corringham and Fobbing	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.49	0.49	17	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
							development. Therefore, the site is not currently considered to be available.						
60263	Land to the East of High Road, Fobbing	Corringham and Fobbing	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 93.75. Balance score reduced due to the site's proximity to a listed building. Other constraints - Green Belt, ALC, ecological impact, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	5.58	5.31	186	PlaceMaker
60820	Land adj. Lampits Hill and Gable Hall School, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	11.95	10.75	376	PlaceMaker
60856	Land north east of Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, high pressure gas pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable. The site is of a strategic scale and would require the provision of supporting infrastructure.	101.77	50.89	1527	PlaceMaker
60947	Land east of Lampits Hill, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, archaeological impact, gas pipeline buffer. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	5.53	5.26	184	PlaceMaker
60948	East Thurrock United Football Club, Rookery Hill, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 87.50. Balance score reduced due to site's proximity to a listed building. Other constraints - Green Belt, existing open space designation, ecological impact, archaeological impact, conservation area. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is in existing use as a football club and this use may need to be reprovided on another site . However, development of the site is likely to be economically viable.	3.53	3.53	124	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
60949	Pegasus Country Club, Herd Lane, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, existing open space designation, ecological impact, archaeological impact, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is in existing use as a football club and this use may need to be reprovided on another site . However, development of the site is likely to be economically viable.	8.14	7.73	271	PlaceMaker
60950	Land north of Lion Hill, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 93.75. Balance score reduced due to the site's proximity to a listed building. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	24.05	19.24	673	PlaceMaker
61033	Land west of Church Road, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to proximity to listed buildings and TPO's on site. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact, conservation area. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.59	0.59	21	PlaceMaker
61034	Land to the north of Thames Haven Road, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, archaeological impact, site access. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.92	0.92	32	PlaceMaker
61035	Land south of Thames Haven Road, Corringham	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.51	0.51	18	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
61048	Matura, High Road, Fobbing	Corringham and Fobbing	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to site's proximity to a listed building. Other constraints - Green Belt, ecological impact, archaeological impact, conservation area. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.42	0.42	15	PlaceMaker
61143	Land Adjacent 94, Fobbing Road, Corringham	Corringham and Fobbing	Planning Application Sites	Suitable	Suitable balance score of 25. Balance score reduced due to majority of site falling within Flood Zone 2 & 3 and the site's proximity to a listed building. Other constraints - Green Belt, ecological impact, archaeological impact, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site had an application for 6 dwellings refused on appeal in 2025. Therefore, the site is considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.33	0.33	12	PlaceMaker
60315	Land at Turnpike Lane, Chadwell St Mary	East Tilbury	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to part of site being a historic landfill site. Other constraints - Green Belt, ecological impact, archaeological impact, secondary industrial and commercial areas. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	9.53	9.05	317	PlaceMaker
60361	Sandy Lane, Chadwell St Mary. RM16 4LL	East Tilbury	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - secondary industrial and commercial area. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site in existing use and development is considered to be not achievable at present.	1.33	1.33	47	PlaceMaker
60362	Site to the R/O 1 & 2 The Cottages, Sandy Lane, Chadwell	East Tilbury	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt. The site is a suitable location for development for residential uses when considered	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.40	0.40	14	PlaceMaker

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	St. Mary RM16 4LR				against constraints and their potential to be mitigated.		bringing the site forward for development. Therefore, the site is not currently considered to be available.						
60474	Car Park, Coronation Road, East Tilbury	East Tilbury	UCS Sites	Suitable	Suitable balance score of 75. Balance score reduced due to part of the site falling within Flood Zone 2. Other constraints - archaeological impact, conservation area. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site has been identified as a potential urban redevelopment opportunity. However, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site in existing use as a car park and development is considered to be not achievable at present.	0.19	0.19	15	PlaceMaker
60847	Land west of East Tilbury	East Tilbury	Call-for-Sites Submissions	Suitable	Suitable balance score of 43.75. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 830 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value. The site is of a strategic scale and would require the provision of supporting infrastructure. The proposed development scheme includes the provision of a crossing over the railway line which is a significant infrastructure cost. However, development is considered to be achievable at present with further viability work to be undertaken.	76.40	32.84	830	Planning permission has been approved for 830 dwellings
60851	Land north & south of Station Road, East Tilbury	East Tilbury	Call-for-Sites Submissions	Suitable	38% of site considered to be unsuitable for development due to it being permanently acquired for the construction of LTC. Remainder of site has a suitable balance score of 87.50. Balance score reduced due to part of the site falling within Flood Zone 2. Other constraints - Green Belt, ALC, ecological impact, archaeological impact, LTC temporary acquisition of land, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	70.97	22.15	665	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
60910	Land east of East Tilbury Road, East Tilbury	East Tilbury	Call-for-Sites Submissions	Suitable	13% of site considered to be unsuitable for development due to it being designated as a National Nature Reserve. Remainder of site has a suitable balance score of 50. Balance score reduced due to part of the site falling within Flood Zones 2 & 3, and part of the site being a Local Wildlife Site. Other constraints - Green Belt, archaeological impact, potential Norwich to Tilbury scheme, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	4.85	3.39	102	PlaceMaker
60939	Gobions Park, East Tilbury	East Tilbury	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to the majority of the site falling within Flood Zone 2 & 3, and part of the site being designated as Parks and Gardens. Other constraints - Green Belt, ecological impact, archaeological impact, gas pipeline buffer, site access. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	36.94	29.55	1034	PlaceMaker
60956	Land East of Chadwell St Mary	East Tilbury	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, temporary acquisition of land for LTC. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value. The site is of a strategic scale and would require the provision of supporting infrastructure. However, development is considered to be achievable at present with further viability work to be undertaken.	111.43	54.27	1899	PlaceMaker
61022	Land at Linford Road and Turnpike Lane, Chadwell St Mary	East Tilbury	Call-for-Sites Submissions	Suitable	3% of site considered to be unsuitable for development due to it being permanently acquired for the construction of LTC. Remainder of site has a suitable balance score of 75. Balance score reduced due to the whole site forming part of a historic landfill site. Other constraints - Green Belt, ecological impact, archaeological	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	3.84	3.74	131	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.								
61187	Land adjacent and rear of George and Dragon Public House, East Tilbury Road, East Tilbury	East Tilbury	Planning Application Sites	Suitable	Suitable balance score of 43.75. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 230 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	9.52	9.04	230	Planning permission has been approved for 230 dwellings
60378	Land at Bankfoot, Grays	Grays Riverside	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints -ecological impact , archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.44	1.44	105	PlaceMaker
60542	Morrisons car park (part of), London Road, Grays	Grays Riverside	UCS Sites	Suitable	Suitable balance score of 50. Balance score reduced due to the majority of the site falling within Flood Zone 2. Other constraints - AQMA, secondary industrial and commercial areas. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site has been identified as a potential urban redevelopment opportunity. However, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site in existing use as a car park and development is considered to be not achievable at present.	0.43	0.43	91	PlaceMaker
60952	Meesons Bluff, Meesons Lane, Grays	Grays Riverside	Call-for-Sites Submissions	Suitable	8% of site considered to be unsuitable for development due to it being designated as a SSSI. Remainder of site has a suitable balance score of 100. Other constraints - ecological impact, archaeological impact, HSE Outer Zone, The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.54	1.88	56	PlaceMaker
61171	Grays Shopping Centre, High Street, Grays	Grays Riverside	Planning Application Sites	Suitable	Suitable balance score of 81.25. Balance score reduced due to part of the site falling within Flood Zone 2 and the site's proximity to a listed building. Other constraints - AQMA, retail centres and	Available	Available - A planning application for 860 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme in a town centre location which may	2.06	2.06	331	PlaceMaker

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					parades. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.		therefore considered to be available.		have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.				
61172	Car Parks Crown Road And Darnley Road, Grays	Grays Riverside	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - AQMA, retail centres and parades. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 53 dwellings on the site has received a resolution to grant permission subject to the signing of a S106 agreement. Site is currently being marketed for sale. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme in a town centre location which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	0.59	0.59	51	PlaceMaker
61196	Land west of & adj. to Hogg Lane, Grays	Grays Riverside	Planning Application Sites	Suitable	Suitable balance score of 25. Balance score reduced due to the site being a designated Local Wildlife Site. Other constraints - site access. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has achieved permission in principle for 9 dwellings. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.18	0.18	9	Planning permission has been approved for 9 dwellings
60444	Telephone exchange, Palmers Avenue, Grays	Grays Thurrock	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.	0.47	0.47	31	PlaceMaker
61011	Land at Manor Road, Grays	Grays Thurrock	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to half of the site falling within Flood Zone 2 & 3. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.	0.63	0.63	39	PlaceMaker
61177	Grays Park Centre & former Adult Community College, Richmond Road, Grays	Grays Thurrock	Planning Application Sites	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for an 86 bed care home and 8 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.	0.57	0.57	40	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
61195	Land Adjacent Dell Road & Orsett Road, Grays	Grays Thurrock	Planning Application Sites	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for an 82 bed care home on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site but development is likely to be economically viable at an appropriate density.	0.61	0.61	40	PlaceMaker
60349	Chapel Farm, land south of Stanford Road, Grays	Little Thurrock Blackshots	Legacy Call-for-Sites Submissions	Suitable	3% of site considered to be unsuitable for development due to it being subject to permanent acquisition for LTC. Remainder of site has a suitable balance score of 75. Balance score reduced as whole site falls within an area designated as a potential Local Wildlife Site. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, temporary acquisition of land for LTC. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	8.47	7.77	272	PlaceMaker
61085	Chapel Farm, land south of Long Lane, Grays	Little Thurrock Blackshots	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, archaeological impact, temporary possession of land for LTC, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	4.23	4.23	148	PlaceMaker
61088	Blackshots Estate, land south of Long Lane (Kier Hardie House), Grays	Little Thurrock Blackshots	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, gas pipeline buffer. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	0.58	0.58	40	PlaceMaker
61100	Blackshot Estate, Land south of Laird Avenue (Bevan & Morrison House), Grays	Little Thurrock Blackshots	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to nearly half of the site designated as Fields in Trust. Other constraints - Green Belt. The site offers a potentially suitable location for development for residential uses but development potential may be limited by	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	1.85	1.85	304	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					existing constraints, which may be difficult to mitigate.								
60937	Land east of Malvern Road, Grays	Little Thurrock Rectory	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.65		58	PlaceMaker
61178	Tag Contract Services Ltd, Whitehall Works, Whitehall Lane, Grays	Little Thurrock Rectory	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 6 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site with planning permission for a housing scheme. Development is likely to be economically viable.	0.16		6	Planning permission has been approved for 6 dwellings
60835	Land east of A1012 & south of Stifford Clays Road, Grays	Stifford Clays	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, landscape impact, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	7.35	6.99	245	PlaceMaker
60836	Land north of Stifford Clays Road, Grays	Stifford Clays	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to pylon/overhead powerlines on the site. Other constraints - Green Belt, ALC, landscape impact, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	14.67	13.20	462	PlaceMaker
60933	Bloomfields Farm, Stifford Clays Road, Grays	Stifford Clays	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.43	2.43	85	PlaceMaker
61070	Land opposite William Edwards Primary School, Blackshots	Stifford Clays	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, archaeological impact, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.77	0.77	27	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
	Lane, Stifford Clays, Grays				existing constraints, which may be difficult to mitigate.		development during the Local Plan period.						
61072	Land west of William Edwards Secondary School, Stifford Clays Road, Grays	Stifford Clays	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Other constraints - Green Belt, site access. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.97	0.97	34	PlaceMaker
60177	Land east of North Road, South Ockendon	Ockendon	Legacy Call-for-Sites Submissions	Suitable	34% of site considered to be unsuitable for development due to it being permanently acquired for the construction of LTC. Remainder of site has a suitable balance score of 100. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, LTC temporary possession of land, high pressure gas pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	11.49	5.29	159	PlaceMaker
60860	Little Belhus Country Park, land west of Arisdale Avenue, South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	Suitable balance score of 25.5. Balance score reduced due to the majority of the site being a historic landfill site, part of the site being designated as a Local Wildlife Site and subject to a TPO. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	82.72	41.33	1971	PlaceMaker
60883	Land to the west of North Road, South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	24% of site considered to be unsuitable for development due to it being permanently acquired for the construction of LTC. Remainder of site has a suitable balance score of 100. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, LTC temporary possession of land, high pressure gas	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	94.27	35.99	2356	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.								
60899	Land at Kemps Farm, Dennis Road, South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to the site's proximity to a listed building. Other constraints - Green Belt, ecological impact, archaeological impact, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period. A planning application for 27 custom build dwellings has previously been approved but the development was not implemented.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.18	2.81	98	PlaceMaker
60915	Land north-east of South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	5% of site considered to be unsuitable for development due to it being permanently acquired for the construction of LTC and designated as a Scheduled Ancient Monument. Remainder of site has a suitable balance score of 93.75. Balance score reduced due to site's proximity to a listed building. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, LTC temporary possession of land. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.47	51.98	1559	PlaceMaker
60972	Land at Kemps Farm, north of Dennises Lane, South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	4% of site considered to be unsuitable for development due to it being permanently acquired for the construction of LTC. Remainder of site has a suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.63	27.00	945	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
61008	Distribution Centre, West Road, South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - secondary industrial & commercial area. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme on the edge of the settlement which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	0.57	3.57	416	PlaceMaker
61092	Hall & Garage site, off South Road, South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable -The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	0.61	0.12	6	PlaceMaker
61095	Former Prince of Wales PH, West Road, South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to site's proximity to a listed building. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable -The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	4.23	0.07	8	PlaceMaker
61098	Parking/Garage Site, Land west of Anton Road (North), South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 4 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable -The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	0.58	0.21	4	Planning permission has been approved for 4 dwellings
61099	Parking/Garage Site, Land west of Anton Road (south), South Ockendon	Ockendon	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 7 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable -The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	1.85	0.30	13	PlaceMaker
61115	Belhus Park Boxing Club, Darenth Lane, South Ockendon	Ockendon	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - Retail centres and parades. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 24 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme in the town centre which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	1.65	0.15	17	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
61117	Jack O Lantern, Daiglen Drive, South Ockendon	Ockendon	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 17 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme in the town centre which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	0.16	0.16	17	Planning permission has been approved for 17 dwellings
61147	Land Adjoining Tamarisk Road, South Ockendon	Ockendon	Planning Application Sites	Suitable	Suitable balance score of 87.5. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 38 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme on the edge of the settlement which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	7.35	0.43	38	Planning permission has been approved for 38 dwellings
60116	Marshall Lodge Farm (enlarged site), Horndon on the Hill	Orsett	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	3.54	3.54	124	PlaceMaker
60119	Land west of Pump Street, Horndon on the Hill, SS17 8PG	Orsett	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, proximity to a listed building, potential Norwich to Tilbury scheme. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	15.01	7.51	225	PlaceMaker
60152	Rose Valley Farm, York Road, Horndon on the Hill	Orsett	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	3.40	3.40	119	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					existing constraints, which may be difficult to mitigate.		is not currently considered to be available.						
60149	Land to the east of High Road (B1007), Horndon on the Hill, SS17 8LS	Orsett	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	5.83	5.54	194	PlaceMaker
60150	Land to the east of North Hill, Horndon on the Hill	Orsett	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, landscape impact, archaeological impact, high pressure gas pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site was submitted to the Council through the Call for Sites prior to 2018. However, it was promoted for development through a response to the previous consultation in 2023/24 so is considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	14.67	1.70	59	PlaceMaker
60151	Land on the West side of North Hill, Horndon on the Hill	Orsett	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, landscape impact, topography, high pressure gas pipeline, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.13	2.13	75	PlaceMaker
60187	Land south of Church Road, Bulphan	Orsett	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 68.75. Balance score reduced due to nearly half the site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	7.10	4.97	149	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
60442	Land at Grey Goose Farm, Grays	Orsett	Call-for-Sites Submissions	Suitable	43% of site considered to be unsuitable for development due to it being permanently acquired for the construction of the LTC. A further small area of the site is considered to be unsuitable due to it being designated as a Scheduled Ancient Monument. Remainder of site has a suitable balance score of 93.75. Balance score reduced due to proximity of the site to a listed building. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, temporary possession of land for LTC, high pressure gas main, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.43	5.81	174	PlaceMaker
60443	Land north of Welling Road, Southfields	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, gas pipeline buffer. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and is in use. Site remediation may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	0.77	3.07	107	PlaceMaker
60821	Land south of School Lane, Orsett	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, landscape impact, archaeological impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.97	1.51	53	PlaceMaker
60827	Land south of Hillcrest Road, Horndon-on-the-Hill	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - A planning application for 49 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	82.72	1.55	54	PlaceMaker
60832	Land fronting High Road, Baker Street	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to proximity of site to listed building. Other constraints - Green Belt, ecological impact, temporary	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	94.27	0.39	14	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					possession of land for LTC. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.		the site is available for development during the Local Plan period.						
60833	Land north of Stanford Road, Southfields	Orsett	Call-for-Sites Submissions	Suitable	9% of site considered to be unsuitable for development due to it being permanently acquired for the construction of the LTC. Remainder of site has a suitable balance score of 100. Constraints - Green Belt, ecological impact, archaeological impact, temporary possession of land for LTC, potential Norwich to Tilbury scheme, high pressure gas pipeline, gas pipeline buffer, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.18	7.17	251	PlaceMaker
60852	Land at Orsett Park Farm, Prince Charles Avenue, Orsett	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to majority of the site being covered by a TPO. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, proximity to listed buildings. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and the proposed development is likely to be economically viable.	0.47	13.29	465	PlaceMaker
60866	Land adjacent to Orsett House, High Road, Orsett	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to the site's proximity to a listed building. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact, TPOs, site access. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.63	1.04	36	PlaceMaker
60871	Land east of Rectory Road, Orsett	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 93.75. Balance score reduced due to site's proximity to listed buildings. Other constraints -	Available	Available - A planning application for 187 dwellings on the site is awaiting determination. Planning	Achievable	Achievable - The site is a greenfield site with a low existing	0.57	12.24	428	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.		application indicates the site owners intentions. Site is therefore considered to be available.		use value and development is likely to be economically viable.				
60876	Land at Arden House, High Road, Horndon-on-the-Hill	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 87.5. Balance score reduced due to site's proximity to listed buildings. Other constraints - Green Belt, landscape impact, archaeological impact, conservation area, site access. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.61	1.72	60	PlaceMaker
60897	Land west of Baker Street (opposite Chapel Farm), Baker Street	Orsett	Call-for-Sites Submissions	Suitable	65% of site considered to be unsuitable for development due to it being permanently acquired for the construction of the LTC. Remainder of site has a suitable balance score of 93.75. Balance score reduced due to proximity of site to listed building. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact, temporary possession of land for LTC, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	4.23	1.23	37	PlaceMaker
60901	Land south of Welling Road, Southfields	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to majority of site being covered by a TPO. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.58	10.54	369	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
60913	Land south of West Horndon	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to nearly half the site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, proximity to listed buildings, high pressure gas pipeline, gas pipeline buffer, strategic transport infrastructure. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period. A planning application for 2,100 dwellings on part of the site is awaiting determination.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable. The site is of a strategic scale and has been identified as a potential new settlement option. This would require the delivery of significant new supporting infrastructure. However, development is considered to be achievable at present with further viability work to be undertaken.	1.85	231.64	6949	PlaceMaker
60924	Land west of A128 & east of Church Lane, Bulphan	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 68.75. Balance score reduced due to part of the site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.65	16.69	501	PlaceMaker
60932	Land west of Rectory Road & west of Brentwood Road, Orsett	Orsett	Call-for-Sites Submissions	Suitable	2% of site considered to be unsuitable for development due to it being permanently acquired for the construction of the LTC. Remainder of site has a suitable balance score of 100. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, temporary possession of land for LTC, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.16	38.16	1335	PlaceMaker
60940	Land north of Stanford le Hope	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 68.75. Balance score reduced due to part of the site falling within Flood Zones 2 & 3 and within a Local Wildlife Site. Other constraints - Green Belt, ALC, ecological impact, Country Parks, landscape impact, archaeological impact, high	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable. The site is of a strategic scale and has been identified as a potential new settlement option. This would	7.35	112.61	3378	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					pressure gas pipeline, gas pipeline buffer, noise pollution, site access, strategic transport infrastructure. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.				require the delivery of significant new supporting infrastructure. However, development is considered to be achievable at present with further viability work to be undertaken.				
60942	Land east of Heath Road, Chadwell St Mary	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, site access. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	14.67	14.11	494	PlaceMaker
60951	Land east of Baker Street	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, landscape impact, archaeological impact, proximity to listed buildings. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - A planning application for 150 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	2.43	6.89	241	PlaceMaker
60953	Land at East Quarry, south of Stanford Road & north of Orsett Golf Club, Southfields	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to part of the site being a historic landfill site and part being designated as a Local Wildlife Site. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact, potential Norwich to Tilbury project, gas pipeline buffer, . The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site where pylons and overhead powerlines may affect the viability of development and market attractiveness of the site to a developer. The site is of a strategic scale and would require the provision of supporting infrastructure. However, development is considered to be achievable at present with further viability work to be undertaken.	0.77	19.70	591	PlaceMaker
60969	Land at Blue House Farm, Brentwood Road, Bulphan	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 68.75. Balance score reduced due to part of the site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, proximity to	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.97	77.03	2311	PlaceMaker

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					listed buildings, potential Norwich to Tilbury project, gas pipeline buffer, . The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.		development during the Local Plan period.						
61002	Dansand Quarry, Stanford Road, Southfields	Orsett	Call-for-Sites Submissions	Suitable	7% of site considered to be unsuitable for development due to it being permanently acquired for the construction of the LTC. Remainder of site has a suitable balance score of 100. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact, temporary possession of land for LTC, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site and is in use. Site remediation may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	82.72	12.91	452	PlaceMaker
61007	Nursery Gardens off Sandown Road, Southfields	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, potential Norwich to Tilbury project. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	94.27	0.48	17	PlaceMaker
61026	Little Wellhouse Farm, Grays	Orsett	Call-for-Sites Submissions	Suitable	69% of site considered to be unsuitable for development due to it being designated as a Scheduled Ancient Monument. Remainder of site has a suitable balance score of 100. Balance score reduced due to site's proximity to a listed building. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.18	0.83	25	PlaceMaker
61032	Whitfields Farmhouse, Baker Street	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 87.5. Balance score reduced due to site's proximity to listed buildings. Other constraints -	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site	Achievable	Achievable - The site is a greenfield site with a low existing	0.47	4.80	168	PlaceMaker

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					Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.		promoter who has confirmed that the site is available for development during the Local Plan period.		use value and development is likely to be economically viable.				
61066	Land North of Church Road, Bulphan	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.63	0.68	24	PlaceMaker
61067	Land at Church Road & Bulphan Bypass (A128), Bulphan	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, site access. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.57	0.73	25	PlaceMaker
61071	Land east of Blackshots Lane, Grays	Orsett	Call-for-Sites Submissions	Suitable	49% of site considered to be unsuitable for development due to it being designated as a Scheduled Ancient Monument. Remainder of site has a suitable balance score of 93.75. Balance score reduced due to site's proximity to a listed building. Other constraints - Green Belt, ALC, ecological impact, landscape impact, archaeological impact, LTC temporary possession of land. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.61	2.13	64	PlaceMaker
61084	Land adj. Brookmans Avenue & north of Long Lane, Grays	Orsett	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, landscape impact. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	4.23	1.25	44	PlaceMaker
61126	Sandown Nurseries, Sandown Road, Southfields	Orsett	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 6 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.58	0.33	6	Planning permission has been approved for 6 dwellings

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61127	Criton Works, Stanford Road, Southfields	Orsett	Planning Application Sites	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 25 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and is in use as an employment site. The demolition of existing buildings and any site remediation may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	1.85	0.59	23	PlaceMaker
61149	Kings Farm, Parkers Farm Road, Bulphan	Orsett	Planning Application Sites	Suitable	Suitable balance score of 56.25. Balance score reduced due to part of the site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - A planning application for 750 dwellings on the site has been refused and is the subject of an appeal. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	1.65	15.65	469	PlaceMaker
61152	Judds Farm, Harrow Lane, Bulphan	Orsett	Planning Application Sites	Suitable	Suitable balance score of 75. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 6 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.16	0.76	27	PlaceMaker
61161	Langdon Hills Golf Course, Lower Dunton Road, Langdon Hills	Orsett	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 242 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site where development should be economically viable. The planning permission has been implemented for the proposed development which is a retirement village. Development of the scheme has stalled due to the ownership of the site changing. However, development is considered to be achievable at present.	7.35	56.18	242	Planning permission has been approved for 242 dwellings
61162	Rose Briar, Lower Dunton Road, Horndon On The Hill	Orsett	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 4 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	14.67	0.53	4	Planning permission has been approved for 4 dwellings
61090	47-49 The Geerings, Corringham	Stanford East and Corringham Town	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. No significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for	Achievable	Achievable - The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	2.43	0.12	4	PlaceMaker

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							development during the Local Plan period.						
61136	The Springhouse Club, Springhouse Road, Corringham	Stanford East and Corringham Town	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - site is in leisure/recreation use. Development proposals include the reprovision/enhancement of the sports facilities. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 81 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a partially brownfield/greenfield site with the site in use as a sports/leisure and social club. The proposed development involves the redevelopment of the site and due to the higher existing use value of the site, the viability of development may be challenging. However, development is considered to be achievable at present with further viability work to be undertaken.	0.77	3.43	120	PlaceMaker
61137	DD Furnishings, St Augustines Hall, St Johns Way, Corringham	Stanford East and Corringham Town	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - Retail centres & parades. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site had a withdrawn planning application for 17 dwellings in 2019. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site in existing use and development is considered to be not achievable at present.	0.11	0.11	8	PlaceMaker
61139	Police Station, Gordon Road, Corringham	Stanford East and Corringham Town	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 34 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme in the town centre which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	0.97	0.25	34	Planning permission has been approved for 34 dwellings
61146	Garage Site, Lyndhurst Road, Corringham	Stanford East and Corringham Town	Planning Application Sites	Suitable	Suitable balance score of 100. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 6 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the proposed development is a Council led development so development considered to be achievable.	82.72	0.22	6	Planning permission has been approved for 6 dwellings
60093	Land at Ivy Wall House Billet Lane, Stanford Le Hope	Stanford-le-Hope West	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site in existing use and development is considered to be not achievable at present.	0.36	0.36	12	PlaceMaker

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60828	Land west of Butts Lane & St Andrews Way, Stanford-le-Hope	Stanford-le-Hope West	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, existing open space, ecological impact, landscape impact, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	94.27	11.02	386	PlaceMaker
60888	Land at Wharf Road, Stanford-le-Hope	Stanford-le-Hope West	Call-for-Sites Submissions	Suitable	Suitable balance score of 43.75. Balance score reduced due to part of site falling within Flood Zones 2 & 3, and pylons/overhead powerlines on site. Other constraints- Green Belt, ALC, ecological impact, landscape impact, archaeological impact, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site where pylons and overhead powerlines may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	0.18	15.16	485	PlaceMaker
60912	Land east of Butts Lane, Stanford-le-Hope	Stanford-le-Hope West	Call-for-Sites Submissions	Suitable	Suitable balance score of 75. Balance score reduced due to pylons/overhead powerlines on site. Other constraints- Green Belt, ALC, ecological impact, landscape impact, archaeological impact, gas pipeline buffer. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - A planning application for 121 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site where pylons and overhead powerlines may affect viability of development. However, development is considered to be achievable at present with further viability work to be undertaken.	0.47	9.01	315	PlaceMaker
60944	Land east of Rainbow Lane, Stanford-le-Hope	Stanford-le-Hope West	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ALC, landscape character, The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.63	9.47	332	PlaceMaker
60964	St Clere's Hall Driving Range, London Road, Stanford-le-Hope	Stanford-le-Hope West	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, landscape impact, proximity to listed building, potential Norwich to Tilbury project, gas pipeline buffer, site access. The site offers a potentially suitable location for development for	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site where pylons and overhead powerlines may affect viability of development. However, development is considered to be achievable at	0.57	8.81	308	PlaceMaker

Site ID	Site Name	Ward	Site Source	Suitability Conclusion - Officer Verified	Suitability - Officer Comments	Availability Conclusion	Availability Officer Comments	Achievability Conclusion	Achievability Officer Comments	Total Site Area (ha)	Net Developable Area (ha)	Residential Working Capacity (units)	Residential Working Capacity Comments
					residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.				present with further viability work to be undertaken.				
61064	Former Cottage Site, Rainbow Lane, Stanford-le-Hope	Stanford-le-Hope West	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Constraints - Green Belt, ecological impact, site access. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.61	0.50	17	PlaceMaker
61123	Land At 22 And To Rear Of 18 To 28, Fairview Avenue, Stanford Le Hope	Stanford-le-Hope West	Planning Application Sites	Suitable	Suitable balance score of 100. Constraints - site access. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 8 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	4.23	0.30	10	PlaceMaker
61124	Whitwell Court, Fairview Chase, Stanford le Hope	Stanford-le-Hope West	Planning Application Sites	Suitable	Suitable balance score of 81.25 Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 6 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site with planning permission for a housing scheme. Development is likely to be economically viable.	0.58	0.15	6	Planning permission has been approved for 6 dwellings
61132	97 Victoria Road, Stanford-le-Hope	Stanford-le-Hope West	Planning Application Sites	Suitable	Suitable balance score of 75. Balance score reduced due to part of site falling within Flood Zone 2. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site had an application for 12 dwellings refused in 2022. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable at an appropriate density.	0.12	0.12	5	PlaceMaker
61134	Land adj. Central Court, Central Road, Stanford-le-Hope	Stanford-le-Hope West	Planning Application Sites	Suitable	Suitable balance score of 75. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 8 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme in the town centre which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	1.85	0.03	8	Planning permission has been approved for 8 dwellings
60147	Greenacres Farm, Arterial Road, Stanford le Hope	The Homesteads	Legacy Call-for-Sites Submissions	Suitable	Suitable balance score of 68.75. Balance score reduced due to part of site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ALC, ecological impact, landscape impact, gas pipeline buffer, site access, noise pollution. The	Unavailable	Unavailable - The site was submitted to the Council through the Call for Sites prior to 2018. Currently, there is no known landowner or developer interest in bringing the site forward for	Achievable	Achievable - The site is a greenfield site where the constrained location of the site in terms of accessibility may reduce the market attractiveness of the site to a developer. However,	6.20	5.89	206	PlaceMaker

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					site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.		development. Therefore, the site is not currently considered to be available.		development is considered to be achievable at present with further viability work to be undertaken.				
61044	Land south-east of the A13, Stanford-le-Hope	The Homesteads	Call-for-Sites Submissions	Suitable	Suitable balance score of 100. Balance score reduced due to part of site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ALC, ecological impact, landscape impact, gas pipeline buffer, site access, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site where the constrained location of the site in terms of accessibility may reduce the market attractiveness of the site to a developer. However, development is considered to be achievable at present with further viability work to be undertaken.	1.65	4.81	168	PlaceMaker
61045	Land south-east of the A13 and west of Hope Avenue, Stanford-le-Hope	The Homesteads	Call-for-Sites Submissions	Suitable	Suitable balance score of 50. Balance score reduced due to nearly half the site falling within Flood Zones 2 & 3. Other constraints - Green Belt, ALC, ecological impact, landscape impact, gas pipeline buffer, site access, noise pollution. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site where the constrained location of the site in terms of accessibility may reduce the market attractiveness of the site to a developer. However, development is considered to be achievable at present with further viability work to be undertaken.	0.16	9.68	391	PlaceMaker
61130	Land opp. 37-46 Delius Way, Stanford-le-Hope	The Homesteads	Planning Application Sites	Suitable	Suitable balance score of 75. Balance score reduced due to proximity of site to listed building. Other constraints - existing open space. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site had a withdrawn planning application for 6 dwellings in 2023. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable at an appropriate density.	0.12	0.12	9	PlaceMaker
60456	197 Dock Road, Tilbury	Tilbury Riverside and Thurrock Park	UCS Sites	Suitable	Suitable balance score of 25. Balance score reduced due to whole of site falling within Flood Zone 3. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Unavailable	Unavailable - The site has been identified as a potential urban redevelopment opportunity. However, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site and development is considered to be not achievable at present.	0.19	0.19	20	PlaceMaker
60547	Land at Civic Square, Tilbury	Tilbury Riverside and Thurrock Park	UCS Sites	Suitable	Suitable balance score of 25. Balance score reduced due to whole of site falling within Flood Zone 3. Constraints - Retail	Available	Available - Whilst the site has not been actively promoted for development through the Call for	Achievable	Achievable - Site is a vacant brownfield site and development	7.35	0.19	12	PlaceMaker

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					centres and parades. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.		Sites process, the site is vacant and is considered to be available.		is likely to be economically viable at an appropriate density.				
61093	Crown Court, Newton Road, Tilbury	Tilbury Riverside and Thurrock Park	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to whole of site falling within Flood Zone 3. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site in existing use. Any redevelopment of the site would be a Council led scheme so development is considered to be achievable.	14.67	0.54	48	PlaceMaker
61097	Alexandra Court Sheltered Housing complex, Alexandra Road, Tilbury	Tilbury Riverside and Thurrock Park	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to whole of site falling within Flood Zone 3. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site in existing use. Any redevelopment of the site would be a Council led scheme so development is considered to be achievable.	2.43	0.46	34	PlaceMaker
61106	Alexandra Court sheltered housing complex, Tilbury	Tilbury Riverside and Thurrock Park	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to whole of site falling within Flood Zone 3. No other significant constraints. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a brownfield site in existing use. Any redevelopment of the site would be a Council led scheme so development is considered to be achievable.	0.77	0.18	17	PlaceMaker
61185	176-178 Dock Road, Tilbury	Tilbury Riverside and Thurrock Park	Planning Application Sites	Suitable	Suitable balance score of 25. Planning permission has been granted for residential development so the site is considered to be suitable.	Unavailable	Unavailable - A planning application for 25 dwellings on the site has been approved. This permission was implemented in 2021 but has since stalled. Currently, there is no known landowner or developer interest in bringing the site forward for development. Therefore, the site is not currently considered to be available.	Not Achievable	Not achievable - The site is a brownfield site with a stalled planning permission. The proposed scheme is a flatted development scheme and there is evidence that it is currently unviable to develop. Development is considered to be not achievable at present.	0.10	0.10	25	Planning permission has been approved for 25 dwellings
61058	Kipling Farm, Kipling Avenue, Tilbury	Tilbury St Chads	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to the whole site falling within Flood Zone 3. Other constraints - Green Belt, landscape character. The site offers a potentially suitable location for development for residential uses but development	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.97	0.58	34	PlaceMaker

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					potential may be limited by existing constraints, which may be difficult to mitigate.								
61059	Tilbury Football Club, Chadfields, Tilbury	Tilbury St Chads	Call-for-Sites Submissions	Suitable	51% of site considered to be unsuitable for development due to it falling within the Flood Storage Area. Remainder of site has a suitable balance score of 25. Balance score has been reduced due to whole site falling within Flood Zone 3. . Other constraints - Green Belt, ecological impact, landscape impact, archaeological impact. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - Part of the site is in existing use as a football club which is currently being relocated to the northern half of the site. The construction of the new stadium has run into financial difficulties and is currently stalled. However, development of the residential half of the site is likely to be economically viable, once the new stadium has been provided.	82.72	2.07	77	PlaceMaker
61094	Land rear of 2 North View Avenue, Tilbury	Tilbury St Chads	Call-for-Sites Submissions	Suitable	Suitable balance score of 25. Balance score reduced due to the whole site falling within Flood Zone 3. Other constraints - existing open space. The site offers a potentially suitable location for development for residential uses but development potential may be limited by existing constraints, which may be difficult to mitigate.	Available	Available - The site has been submitted to the Call for Sites by the landowner and/or site promoter who has confirmed that the site is available for development during the Local Plan period.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	94.27	0.49	17	PlaceMaker
61184	46-48 Calcutta Road, Tilbury	Tilbury St Chads	Planning Application Sites	Suitable	Suitable balance score of 25. Balance score reduced due to whole of site falling within Flood Zone 3. Constraints - Retail centres and parades. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 36 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme in the town centre which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	0.18	0.14	5	PlaceMaker
61186	Land adj. 120 Quebec Road & sports court, Christchurch Road, Tilbury	Tilbury St Chads	Planning Application Sites	Suitable	Suitable balance score of 25. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 9 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a greenfield site with a low existing use value and development is likely to be economically viable.	0.47	0.13	9	Planning permission has been approved for 9 dwellings
61165	Formally The New Venue, Flint Street, West Thurrock	West Thurrock and South Stifford	Planning Application Sites	Suitable	Unsuitable balance score of -25. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 36 dwellings on the site has been approved. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme. The planning application has been the subject of a viability assessment which has suggested that the	0.63	0.38	36	Planning permission has been approved for 36 dwellings

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									viability of the development may be challenging in a low market. However, development is considered to be achievable at present with further viability work to be undertaken.				
61168	Former TCS Chandlery, Gumley Road, South Stifford, Grays	West Thurrock and South Stifford	Planning Application Sites	Suitable	Suitable balance score of 50. Balance score reduced due to the whole site falling with Flood Zone 2. Other constraints - site is designated as a Secondary Industrial & Commercial Area. The site is a suitable location for development for residential uses when considered against constraints and their potential to be mitigated.	Available	Available - A planning application for 15 dwellings on the site is awaiting determination. Planning application indicates the site owners intentions. Site is therefore considered to be available.	Achievable	Achievable - The site is a brownfield site and the development proposals are for a flatted development scheme which may have viability issues. However, development is considered to be achievable at present with further viability work to be undertaken.	0.57	0.10	8	PlaceMaker
61209	Land East Of Caspian Way And North And South Of London Road, Purfleet	West Thurrock and South Stifford	Planning Application Sites	Suitable	Unsuitable balance score of -62.5. Planning permission has been granted for residential development so the site is considered to be suitable.	Available	Available - A planning application for 2,850 dwellings on the site has been approved. However, the development proposals have stalled and are currently being re-worked. The site is still considered to be available for development.	Achievable	Achievable - The site is a large brownfield site in the centre of the settlement which is proposed for major regeneration. A planning application has been approved but the development has stalled. A new planning application is likely to be submitted in due course and whilst the proposed developoemt scheme is likely to encounter some viability issues, the site is considered to be achievable over the lifetime of the Local Plan.	0.61	26.24	2,850	Planning permission has been approved for 2.850 dwellings