

	Topic	Sub-topic	Settlement	Known Project or Requirement	Description	Location	PCN Area (health)	Major Site	Infrastructure Provider	Delivery Period	Phase 2024-29	Phase 2029-34	Phase 2034-39	Phase 2039-44	Phase Over Plan	Phase Beyond Plan	Priority (critical)	Delivery Timescales					Project Cost	Funding	Funding source		Potential Gap	Cost/Funding Notes	Project Notes/Source
																		2024-2029	2029-2034	2034-2039	2039-2044	Beyond plan	Total Cost	Total Funding					
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Natural Grass Pitches : Cost calculation is for playing pitches and changing rooms together.	Stanford-le-Hope																	£3,329,267		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Adult Football : Cost calculation is for playing pitches and changing rooms together.	Stanford-le-Hope																	£920,897		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Youth Football: Cost calculation is for playing pitches and changing rooms together.	Stanford-le-Hope																	£1,369,427		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Mini Soccer: Calculation for mini-soccer does not include a cost for changing rooms	Stanford-le-Hope																	£84,421		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Rugby Union: Cost calculation is for playing pitches and changing rooms together.	Stanford-le-Hope																	£433,246		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Cricket: Cost calculation is for playing pitches and changing rooms together.	Stanford-le-Hope																	£521,276		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Artificial Grass Pitches (3G): To accommodate growth over plan period 0.41 pitches and 0.83 changing rooms would be	Stanford-le-Hope																	£703,951		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Artificial Grass Pitches (Sand): To accommodate growth over plan period 0.04 pitches and 0.08 changing rooms	Stanford-le-Hope																	£81,877		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Sports Facilities	Lower Langdon	Sports England playing pitch calculator	Swimming Pools: To accommodate growth over plan period 109.52 sqm of swimming pools would be required.	Stanford-le-Hope																	£2,507,624		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Sports Facilities	Lower Langdon	Sports England playing pitch calculator	Sports Halls: To accommodate growth over plan period 2.49 new courts, within 0.62 halls would be required.	Stanford-le-Hope																	£1,979,851		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Sports Facilities	Lower Langdon	Sports England playing pitch calculator	Outdoor Tennis Courts: To accommodate growth over plan period 1.33 new courts would be required	Stanford-le-Hope																	£162,060		Developer Contributions			Sports England playing pitch calculator	
	Community Facilities	Community Hubs, Music Venue and arts	Lower Langdon	New build library provision	New build proposed north of A13, with some library provision co-located with other services and community access.	Stanford-le-Hope																			Unfunded			Thurrock Council- stakeholder engagement April 2026	
Education	Nursery		Lower Langdon	New school or expansions required	295 new pupil places to be provided as part of primary school provision.	Stanford-le-Hope			Thurrock Council	2024-2044+													£4,071,979.40		Developer Contributions + Department for Education		£13,803.32 per nursery pupil place.	Engagement with Head of Education Support Services	
Education	Post-16		Lower Langdon	New school or expansions required	120 new pupil places required over plan period and beyond. Could be accommodated through expansion of existing	Stanford-le-Hope			Thurrock Council	2024-2044+													£3,299,040.00		Developer Contributions + Department for Education		£27,492 cost per pupil per place for places delivered	Engagement with Head of Education Support Services	
Education	Primary including		Lower Langdon	New school or expansions required	1486 new pupil places with 7.1FE required over plan period and beyond. This requirement can be partially met through	Stanford-le-Hope			Thurrock Council	2024-2044+													£30,084,070.00		Developer Contributions + Department for Education		£20,245.00 per primary pupil place	Engagement with Head of Education Support Services	
Education	Secondary including		Lower Langdon	New school or expansions required	788 new pupil places with 5.3FE required over plan period and beyond. Could be accommodated through expansion of	Stanford-le-Hope			Thurrock Council	2024-2044+													£21,941,860.00		Developer Contributions + Department for Education		£27,845.00 per secondary school pupil place	Engagement with Head of Education Support Services	
Green and Blue Infrastructure	Allotments		Lower Langdon	Allotment space	Development requires 1.2 hectares of allotment space over the plan period and beyond to accommodate growth	Stanford-le-Hope			Thurrock Council / Developer	2024-2044+													£349,315		Developer Contributions		Cost / ha Standard from Dacorum Borough Council	Thurrock Open Space Audit and Needs Assessment	
Green and Blue Infrastructure	Amenity green space		Lower Langdon	Amenity green space	Development requires 5.76ha of amenity greenspace over plan period and beyond to accommodate growth	Stanford-le-Hope			Thurrock Council / Developer	2024-2044+													£1,193,336		Developer Contributions		Cost / ha Standard from Dacorum Borough Council	Calculation of Thurrock Council Housing Allocations	
Green and Blue Infrastructure	Natural and semi natural open space		Lower Langdon	Natural and semi natural open space	Development requires 17.28ha of natural and semi natural open space over the plan period and beyond to accommodate growth	Stanford-le-Hope			Thurrock Council / Developer	2024-2044+													£3,131,038		Developer Contributions		Cost / ha Standard from Dacorum Borough Council	Calculation of Thurrock Council Housing Allocations and application of an assumed 2.4 people per household standard. This	
Green and Blue Infrastructure	Parks and gardens		Lower Langdon	Parks and gardens	Development requires 7.68ha of parks and gardens over plan period and beyond to accommodate growth	Stanford-le-Hope			Thurrock Council / Developer	2024-2044+													£4,375,565		Developer Contributions		Cost / ha Standard from Dacorum Borough Council	Calculation of Thurrock Council Housing Allocations	
Green and Blue Infrastructure	RAMS		Lower Langdon	Recreational Disturbance and Avoidance Mitigation Strategy (RAMS) tariff	RAMS tariff is payable for Lower Langdon site to satisfy Natural England and to meet Thurrock's obligations under the Habitat Regulations.	Stanford-le-Hope																	£638,640.00		Developer Contributions		RAMS tariff is £122.30 per dwelling at 2019 base date, but index-linked. Source: Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Draft	Identified through engagement with Thurrock Council Green and Blue Infrastructure specialist (Karl Dean)	
Green and Blue Infrastructure	SANGS		Lower Langdon	Suitable Alternative Natural Green Space (SANGS) for Lower Langdon	SANGS to account for extra recreational pressure on the Ramsar/SPA Thames Estuary and Marshes, and Langdon Ridge SSSI	Stanford-le-Hope																					Identified through engagement with Thurrock Council Green and Blue Infrastructure specialist (Karl Dean)		
Healthcare	Primary Care		Lower Langdon	One new healthcare facility or equivalent capacity achieved by extension/reconfiguration	Growth requires a total of 686 square metres of new floorspace. New GP surgeries usually have an NIA of 700.	Stanford-le-Hope	Stanford-le-Hope		ICB														£3,138,450		Developer Contributions + ICB		The ICB uses BCIS (Building Cost Information Service) data	Integrated Care Board Response on 16/02/2026.	
Transport	Active Travel		Lower Langdon	Underpass upgrade	Upgrade existing pedestrian underpass to accommodate cyclists including associated wayfinding lighting railing etc.	Stanford-le-Hope																	£900,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Active Travel		Lower Langdon	Rail crossing upgrade	Upgrade rail crossing to allow the safe passage of pedestrians and cyclists including associated infrastructure, signage and lighting	Stanford-le-Hope																	£1,800,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Active Travel		Lower Langdon	Pedestrian and cycling paths	Dedicated active travel routes along green corridors with paving, lighting and signage c2m	Stanford-le-Hope																	£9,036,117		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Bus		Lower Langdon	New bus route	New bus service to connect to Basildon station, Corringham Park Farm, Lower Langdon, Stanford-le-Hope station and London Gateway.	Stanford-le-Hope																						Local Plan Transport Assessment (2026)	
Transport	Bus		Lower Langdon	New bus route	New bus service to connect to Basildon town, Corringham Park Farm, Lower Langdon, Stanford-le-Hope station, Tilbury and Grays	Stanford-le-Hope																						Local Plan Transport Assessment (2026)	
Transport	Bus		Lower Langdon	New bus gate	New bus gate at the junction between internal site road network and One Tree Hill.	Stanford-le-Hope																	£600,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	Upgrade of Secondary Road	Upgrade of existing road Vange Park Road in Corringham Park to typical carriageway width of 6m accommodating buses and other heavy vehicles (refuse, access to B1 and B2 employment areas) with c. 2m footway on both sides, verge planting and associated lighting and signage	Stanford-le-Hope			Thurrock Council														£5,248,752		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New Secondary Road	East-west road through Lower Langdon from North Hill B1007 to One Tree Hill into Corringham Park Farm. Typical carriageway width of 6m accommodating buses and other heavy vehicles (refuse, access to B1 and B2 employment areas) with c2m footway on both sides, verge planting and associated lighting and signage.	Lower Langdon			Thurrock Council														£37,799,963		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New Tertiary Road	Road through Lower Langdon connecting to the northern site access onto South Avenue. Typical carriageway width 4.1m accommodating buses and other heavy vehicles (refuse, access to B1 and B2 employment areas) with c. 2m footway on both sides with verge planting and associated lighting and signage	Stanford-le-Hope			Thurrock Council														£18,758,628					Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New access junction (all modes)	New access junction: One Tree Hill and Primary Road junction into Lower Langdon to include bus access.	Stanford-le-Hope			Thurrock Council														£4,050,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New junction (all modes)	New signalled access junction: North Hill B1007 and Primary Road junction into Lower Langdon to include bus access	Stanford-le-Hope																	£4,500,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New access junction (veh / peds/ cyc)	New priority access junction: North Hill B1007 and Secondary Road junction into Lower Langdon.	Stanford-le-Hope																	£1,500,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	Junction upgrade (veh / peds/ cyc)	Junction upgrade into Nether Mayne Roundabout	Stanford-le-Hope																	£4,500,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New junction (vehicles)	New access onto the existing dormant dumbbell junction onto A13	Stanford-le-Hope																	£7,650,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New access junction (veh / peds/ cyc)	Potential new access between Laindon Road and the northern access junction to the site	Stanford-le-Hope																	£3,000,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	New bridges (all modes)	#1: Bridge over existing creek (equivalent to Secondary road standard). The proposal includes a 5.5m carriageway, a 3m shared pedestrian/cyclist lane and a 2m footway. #2: Bridge over existing creek (equivalent to Tertiary road standard). The proposal includes a 3m carriageway, ~4m shared pedestrian and cyclist route.	Stanford-le-Hope																	£12,750,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Highways		Lower Langdon	Bridge upgrade (all modes)	Upgrade existing One Tree Hill bridge (approximately 140m) over the A13 Stanford-Le-Hope Bypass, widening of the footways to c.2m either side to improve pedestrian safety and associated lighting and signage. Dedicated pedestrian and cyclist bridge along Southend Road over the railway tracks, running parallel to existing road overpass approximately 80m in length and 5.5m wide (separate provision of 2m footway, 3m cycle track, with 0.5m clearance on one side) with associated lighting and signage	Stanford-le-Hope																	£22,500,000		Developer Contributions			Local Plan Transport Assessment (2026)	
Transport	Active Travel		Lower Langdon	New bridge (pedestrian and cyclist only)		Corringham																	£18,000,000		Developer Contributions			Local Plan Transport Assessment (2026)	