

Reference	Topic	Sub-topic	Settlement	Known Project or Requirement	Description	Location	PCN Area	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	Community Hubs, Music Community Hubs, Music Playing Pitch	South Ockendon	Community Kitchen	Project yet to be defined. Development of a community kitchen and dedicated community development support	South Ockendon		Parfleeth-on-	Thurrock Council																Unfunded		Thurrock Council- stakeholder engagement April 2026		
	Community Facilities		South Ockendon	Modernised hub with co-located services would better serve this	The Belhus Library and South Ockendon Hub is well-used, open 5.56 days a week and could benefit from a larger, Natural Grass Pitches - Cost calculation is for playing pitches and changing rooms together.	South Ockendon																		Unfunded		Thurrock Council- stakeholder engagement April 2026			
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	To accommodate growth over plan period 10.96 grass pitches and 12.69 changing rooms would be required. Adult Football - Cost calculation is for playing pitches and changing rooms together.	South Ockendon																3984576		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator Sports England playing pitch calculator	To accommodate growth over plan period 1.97 adult football pitches and 3.94 changing rooms would be required. Youth Football: Cost calculation is for playing pitches and changing rooms together.	South Ockendon																1638982	1102154	Developer contributions Developer contributions		Sports England playing pitch calculator Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	To accommodate growth over plan period 4.22 youth football pitches and 5.55 changing rooms would be required. Mini Soccer: Calculation for mini-soccer does not include a cost for changing rooms	South Ockendon																101037		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	To accommodate growth over plan period 3.18 mini soccer Rugby Union: Cost calculation is for playing pitches and changing rooms together.	South Ockendon																518525		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	To accommodate growth over plan period 0.83 rugby union pitches and 1.67 changing rooms would be required.	South Ockendon																623877		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	To accommodate growth over plan period 0.76 cricket pitches and 1.52 changing rooms would be required. Artificial Grass Pitches (3G): To accommodate growth over plan period 0.49 pitches and 0.99 changing rooms required.	South Ockendon																842507		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	Artificial Grass Pitches (Sand): To accommodate growth over plan period 0.05 pitches and 0.1 changing rooms required.	South Ockendon																74054		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Sports Facilities	South Ockendon	Sports England playing pitch calculator	Swimming Pools: To accommodate growth over plan period 131.08 sqm of swimming pools would be required, amounting to roughly 0.62 new swimming pools.	South Ockendon																3001163		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Sports Facilities	South Ockendon	Sports England playing pitch calculator	Sports Halls: To accommodate growth over plan period 2.98 new courts, within 0.74 halls would be required.	South Ockendon																2369515		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Sports Facilities	South Ockendon	Sports England playing pitch calculator	Outdoor Tennis Courts: To accommodate growth over plan period 1.59 new courts would be required	South Ockendon																193956		Developer contributions		Sports England playing pitch calculator			
	Education	Nursery	South Ockendon	New school or expansions required	353 new pupil place to be provided as part of primary school provision.	South Ockendon			Thurrock Council		2024-2044+											4872571.96		Developer Contributions + Department for Education	£13,803.32 per nursery pupil place.	Engagement with Head of Education Support Services at Thurrock			
	Education	Post-16	South Ockendon	New school or expansions required	144 new pupil places required over plan period and beyond. Could be accommodated through expansion of existing schools and/or new school required.	South Ockendon			Thurrock Council		2024-2044+											3958848		Developer Contributions + Department for Education	Costs based on per pupil cost and does not include costs for land or additional cost for new provision. Costs based on June 2025 prices. Cost provided by Thurrock Council Education Services.	Engagement with Head of Education Support Services at Thurrock			
	Education	Primary including SEN	South Ockendon	New school or expansions required	1777 new pupil places with 6.5FE required over plan period and beyond. This requirement can be partially met through expansion and provision of additional school facilities. Using a standard assumption of 2FE per primary school, this equates to a total of 4.25 new primary schools or equivalent.	South Ockendon			Thurrock Council		2024-2044+														Developer Contributions + Department for Education	Costs based on per pupil cost and does not include costs for land or additional cost for new provision. Costs based on June 2025 prices. Cost provided by Thurrock Council Education Services.	Engagement with Head of Education Support Services at Thurrock		
	Education	Secondary including SEN	South Ockendon	New school or expansions required	Expansion of existing schools and/or new school required. Using the Essex Contributions Guide assumption of a minimum 6FE per secondary school, this indicates that 1.1 secondary schools or equivalent are required.	South Ockendon			Thurrock Council		2024-2044+											35975365		Developer Contributions + Department for Education	Costs based on per pupil cost and does not include costs for land or additional cost for new provision. Costs based on June 2025 prices. Cost provided by Thurrock Council Education Services.	Engagement with Head of Education Support Services at Thurrock			
	Green and Blue Infrastructure	Allotments	South Ockendon	Allotment space	Development requires 1.44 hectares of allotment space over the plan period and beyond to accommodate growth	South Ockendon			Thurrock Council / Developer		2024-2044+											419406.1776		Developer Contributions	from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Assessment January 2026	Thurrock Open Space Audit and Needs			
	Green and Blue Infrastructure	Amenity green space	South Ockendon	Amenity green space	Development requires 6.89ha of amenity greenspace over the plan period and beyond to accommodate growth	South Ockendon			Thurrock Council / Developer		2024-2044+											1427016.56		Developer 0 Contributions	Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Sports and Leisure Background Topic	Standards of 0.80ha/1000 people to be applied to determine total infrastructure identified through engagement as part of the Baseline Assessment			
Green and Blue Infrastructure	Green and Blue Infrastructure	South Ockendon	Enhanced facilities and activities at Grangewaters Outdoor Education Centre, as well as improvements to biodiversity within waterbodies.		South Ockendon			Thurrock Council / Developer		2024-2044+											3747730.72	0	Developer Contributions	Cost / ha Standard from Dacorum Borough Council Open Space, Sports and Leisure	Calculation of Thurrock Council Housing Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Standards of 1.80ha/1000 people to be applied to determine total infrastructure identified through engagement as part of the Baseline Assessment				
Green and Blue Infrastructure	Natural and semi natural open space	South Ockendon	Natural and semi natural open space	Development requires 20.68ha of natural and semi natural open space over the plan period and beyond to accommodate growth	South Ockendon			Thurrock Council / Developer		2024-2044+														Developer Contributions	Cost / ha Standard from Dacorum Borough Council Open Space, Sports and Leisure	Calculation of Thurrock Council Housing Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Standards of 1.80ha/1000 people to be applied to determine total infrastructure identified through engagement as part of the Baseline Assessment			
Green and Blue Infrastructure	Open Space	South Ockendon	Thames Chase Community Forest	Sites for wildlife, measures to maintain, restore and enhance woodland, open Mosaic Habitats and wetlands should be implemented across all relevant sites.	South Ockendon			Thurrock Council / Developer		2024-2044+														Developer Contributions	Cost / ha Standard from Dacorum Borough Council Open Space, Sports and Leisure	Calculation of Thurrock Council Housing Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Standards of 1.80ha/1000 people to be applied to determine total infrastructure identified through engagement as part of the Baseline Assessment			
Green and Blue Infrastructure	Parks and gardens	South Ockendon	Parks and gardens	Development requires 9.19ha of parks and gardens over plan period and beyond to accommodate growth	South Ockendon			Thurrock Council / Developer		2024-2044+											5234292.61		Developer 0 Contributions	from Dacorum Borough Council Open Space, Sports and Leisure Background Topic	Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Standards of 0.80ha/1000 people to be applied to determine total infrastructure identified through engagement as part of the Baseline Assessment				
Healthcare	Primary Care	South Ockendon	One new healthcare facility or equivalent capacity achieved by extension/reconfiguration	Growth requires a total of 821 square metres of new floorspace. New GP surgeries usually have an NIA of 700-1,000m2.	South Ockendon		South Ockendon	ICB														3756075		Developer Contributions + ICB	BCIS (Building Cost Information Service) data to estimate building costs. The current	Integrated Care Board Response on 16/02/2026, 23/04/2026 and 01/06/2026			
Transport	Active Travel	South Ockendon	Active travel routes	Creation of or upgrade of existing roads to provide sufficient width for inclusion of cycle lanes / footways. Proposed cycle lanes can be provided as traffic-free links. Total of approximately 9,800m.	South Ockendon																	10352808		Developer contributions		Local Plan Transport Assessment (2026)			

Transport	Highways	South Ockendon	Transport Strategy - Ockendon Road Link – road link between the A13 Stifford Interchange and the B186 North Road	Ockendon Road Link – road link between the A13 Stifford Interchange and the B186 North Road; Connections with Stifford Road; Buckles Lane; Mollands Lane	South Ockendon	Thurrock Council				
Transport	Highways	South Ockendon	Transport Strategy - Ockendon Road Link extension – road link between the B186 North Road and West Road / Arisdale Avenue with multimodal bridge over	Ockendon Road Link extension – road link between the B186 North Road and West Road / Arisdale Avenue with multimodal bridge over railway line	South Ockendon	Thurrock Council	26400000	44500000	Developer contributions Developer contributions	Thurrock Transport Strategy (Nov 2025) Thurrock Transport Strategy (Nov 2025)
Transport	Highways	South Ockendon	T1 - B1335 Stifford Road / South Ockendon	Junction Improvements through signal upgrades and civils works	South Ockendon	Thurrock Council			BSIP/Transport Grant/ S106 if available	Engagement with Head of Highways and Transport Delivery at Thurrock Council
Transport	Highways	South Ockendon	N3 - B1335 Stifford Road/ Daiglen Drive	Junction Improvements through signal upgrades and civils works	South Ockendon	Thurrock Council			BSIP/Transport Grant/ S106 if available	Engagement with Head of Highways and Transport Delivery at Thurrock Council
Transport	Highways	South Ockendon	New bridge	New bridge for use by all modes to be provided across the railway track, to the south of Heli-pad Road. This bridge would provide connection for housing to the north of Ockendon Station. The bridge is proposed to comprise 5.5m carriageway, 2m footway on both sides of the	South Ockendon			18000000		
Transport	Highways	South Ockendon		New roads to be built to facilitate access and connectivity to the new housing / employment sites. Carriageway width depends on function of the roads, typically range between 4.1m (secondary) to 5.5m (primary road), or 6m for bus routes; with c.2m footway or either or both sides of the road.						
Transport	Highways	South Ockendon	New roads	Total of approximately 2,265m Existing roads to be upgraded to meet function of the road. Carriageway width typically ranges between 4.1m (secondary) to 5.5m (primary road), or 6m for bus routes; with c.2m footway or either or both sides of the road. Total of approximately 552m.	South Ockendon	South Ockendon		14507263	Developer Contributions	Local Plan Transport Assessment (2026)
Transport	Rail	South Ockendon	Road upgrade		South Ockendon	South Ockendon		3446000	Developer Contributions	Local Plan Transport Assessment (2026)
			Transport Strategy - Dynamic loop on the railway line between Ockendon and Upminster	Dynamic loop on the railway line between Ockendon and Upminster	South Ockendon	Thurrock Council		21700000		Thurrock Transport Strategy (Nov 2025)