

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
Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Natural Grass Pitches: Cost calculation is for playing pitches and changing rooms together.	Starford-le-Hope													2024-2029	2029-2034	2034-2039	2039-2044	Beyond Plan	Total Cost	Total Funding	Developer Contributions			Sports England playing pitch calculator
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	To accommodate growth over plan period 9.16 grass pitches and 10.6 changing rooms would be required.	Starford-le-Hope																						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.	Starford-le-Hope																					Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	To accommodate growth over plan period 1.65 adult football pitches and 3.29 changing rooms would be required.	Starford-le-Hope																					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.	Starford-le-Hope																					Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	To accommodate growth over plan period 3.53 youth football pitches and 4.64 changing rooms would be required.	Starford-le-Hope																					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.	Starford-le-Hope																					Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	To accommodate growth over plan period 2.66 mini soccer pitches and 0 changing rooms would be required.	Starford-le-Hope																					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.	Starford-le-Hope																					Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	To accommodate growth over plan period 0.7 rugby union pitches and 1.39 changing rooms would be required.	Starford-le-Hope																					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.	Starford-le-Hope																						Sports England playing pitch calculator	
Community Facilities	Playing Pitch	Lower Langdon	Sports England playing pitch calculator	Artificial Grass Pitches (AGF): To accommodate growth over plan period 0.41 pitches and 0.83 changing rooms would be required.	Starford-le-Hope																						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 would be required.	Starford-le-Hope																						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, amounting to roughly 0.52 new swimming pools.	Starford-le-Hope																						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.	Starford-le-Hope																						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.	Starford-le-Hope																						Sports England playing pitch calculator	
Community Facilities	Community Hubs, Music Venues and Nurseries	Lower Langdon	New build library provision	New build proposed north of A13, with some library provision co-located with other services and community access.	Starford-le-Hope																						Thurrock Council stakeholder engagement April 2025	
Education		Lower Langdon	New school or expansions required	295 new pupil places to be provided as part of primary school provision.	Starford-le-Hope			Thurrock Council		2024-2044+																	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.	
Education		Lower Langdon	New school or expansions required	120 new pupil places required over plan period and beyond. Could be accommodated through expansion of existing schools and/or new school required.	Starford-le-Hope			Thurrock Council		2024-2044+																	Engagement with Head of Education Support Services at Thurrock	
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 schools and/or new school required.	Starford-le-Hope			Thurrock Council		2024-2044+																	Engagement with Head of Education Support Services at Thurrock	
Education	Primary including SEN	Lower Langdon	New school or expansions required	1486 new pupil places with 7.17PE required over plan period and beyond. This requirement can be partially met through expansion and provision of additional school facilities. Using a different assumption of 8PE per primary school, this equates to a total of 3.55 new primary schools or equivalent.	Starford-le-Hope			Thurrock Council		2024-2044+																	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.	
Education	Secondary including SEN	Lower Langdon	New school or expansions required	788 new pupil places with 5.3PE required over plan period and beyond. Could be accommodated through expansion of existing schools and/or new school required. Using the Essex Contribution Guide assumption of a minimum 6PE per secondary school, this indicates that 0.88 secondary schools or equivalent are required.	Starford-le-Hope			Thurrock Council		2024-2044+																	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.	
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	Starford-le-Hope			Thurrock Council / Developer		2024-2044+																	Cost / as Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2025 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	
Green and Blue Infrastructure	Amenity green space	Lower Langdon	Amenity green space	Development requires 5.78ha of amenity greenspace over plan period and beyond to accommodate growth	Starford-le-Hope			Thurrock Council / Developer		2024-2044+																	Cost / as Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2025 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 26.4% over this time period	
Green and Blue Infrastructure	Natural and semi natural open space	Lower Langdon	Natural and semi natural open space	Development requires 17.26ha of natural and semi natural open space over the plan period and beyond to accommodate growth	Starford-le-Hope			Thurrock Council / Developer		2024-2044+																	Cost / as Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2025 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	
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	Starford-le-Hope			Thurrock Council / Developer		2024-2044+																	Cost / as Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2025 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	
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	Starford-le-Hope																						Identified through engagement with Thurrock Council Green and Blue Infrastructure specialist (Karl Dean)	
Green and Blue Infrastructure	SANOS	Lower Langdon	Suitable Alternative Natural Green Space (SANOS) for Lower Langdon	SANOS to account for extra recreational pressure on the Ramsar/SPA Thames Estuary and Marshes, and Langdon Ridge SSSI	Starford-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 695 square metres of new floorspace. New GP surgeries usually have an N/A of 700-1,000sqm.	Starford-le-Hope	Starford-le-Hope		ICB																			The ICB uses BCIS (Building Cost Information Service) data to estimate building costs. The current BCIS cost for primary care facilities is £4,575 per m²	
Transport	Active Travel	Lower Langdon	Underpass upgrade	Upgrade existing pedestrian underpass to accommodate cyclists including associated wayfinding lighting railing etc.	Starford-le-Hope																						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	Starford-le-Hope																						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 cfm.	Starford-le-Hope																						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, Starford-le-Hope station and London Gateway.	Starford-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, Starford-le-Hope station, Tilbury and Grays	Starford-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	Starford-le-Hope																						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	Starford-le-Hope			Thurrock Council																			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 cfm footway on both sides, verge planting and associated lighting and signage.	Lower Langdon			Thurrock Council																			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 of 4m 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	Starford-le-Hope			Thurrock Council																			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.	Starford-le-Hope			Thurrock Council																			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.	Starford-le-Hope																						Local Plan Transport Assessment (2026)	
Transport	Highways	Lower Langdon	New access junction (veh / ped/cy /cyc)	New priority access junction: North Hill B1007 and Secondary Road junction into Lower Langdon.	Starford-le-Hope																						Local Plan Transport Assessment (2026)	
Transport	Highways	Lower Langdon	Junction upgrade (veh / ped/cy /cyc)	Junction upgrade into Netter Mayne Roundabout	Starford-le-Hope																						Local Plan Transport Assessment (2026)	
Transport	Highways	Lower Langdon	New junction (vehicles)	New access onto the existing dormant dumbbell junction onto A13	Starford-le-Hope																						Local Plan Transport Assessment (2026)	
Transport	Highways	Lower Langdon	New access junction (veh / ped/cy /cyc)	Potential new access between Landon Road and the northern access junction to the site	Starford-le-Hope																						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.	Starford-le-Hope																							