

Reference	Topic	Sub-topic	Settlement	Known Project or Requirement	Description	Location	PCN Area	Major Site	Infrastructure Provider	Delivery Period	Phase	Phase	Phase	Phase	Phase	Phase	Priority (critical)	Delivery Timescales					Project Cost	Funding	Funding source	Potential Gap	Cost/Funding Notes	Project Notes/Source
											2024-29	2029-34	2034-39	2039-44	Over Plan	Beyond Plan	2024-2029	2029-2034	2034-2039	2039-2044	Beyond plan	Total Cost	Total Funding					
	Community Facilities	Community Hubs, Music Community Hubs, Music Venue and arts	South Ockendon	Community Kitchen	Project yet to be defined. Development of a community kitchen and dedicated community development support	South Ockendon		Purfleet-on-Thames	Thurrock Council															Unfunded		Thurrock Council- stakeholder engagement April 2026		
	Community Facilities		South Ockendon	Modernised hub with co-located services would better serve this area.	The Belhus Library and South Ockendon Hub is well-used, open 5.56 days a week and could benefit from a larger, multi-use footprint. It is located east of the railway line. There is potential to complement with a mobile bus service.	South Ockendon																	Unfunded		Thurrock Council- stakeholder engagement April 2026			
	Community Facilities	Playing Pitch	South Ockendon		Natural Grass Pitches : Cost calculation is for playing pitches and changing rooms together.																							
	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.	South Ockendon															3984576		Developer contributions		Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon		Adult Football : Cost calculation is for playing pitches and changing rooms together.																							
	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 South Ockendon															1638982	1102154	Developer contributions Developer contributions		Sports England playing pitch calculator Sports England playing pitch calculator			
	Community Facilities	Playing Pitch	South Ockendon		To accommodate growth over plan period 4.22 youth football pitches and 5.55 changing rooms would be required.																							
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	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		To accommodate growth over plan period 3.18 mini soccer pitches an 0 changing rooms would be required.																							
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	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		To accommodate growth over plan period 0.83 rugby union pitches and 1.67 changing rooms would be required.																							
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	Cricket: Cost calculation is for playing pitches and changing rooms together.	South Ockendon																	623877		Developer contributions		Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	South Ockendon		To accommodate growth over plan period 0.76 cricket pitches and 1.52 changing rooms would be required.																							
	Community Facilities	Playing Pitch	South Ockendon	Sports England playing pitch calculator	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		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																						
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																	3001163		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 1.5 new courts would be required	South Ockendon																	2369515		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. 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.	Sports England playing pitch calculator 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	£27,492 cost per pupil per place for places delivered through an extension. The calculations were based on advice from Thurrock Council Post-16 Education Services that colleges currently have spare capacity. This cost is derived from the Essex County Council Developers' Guide to Infrastructure Contributions (2026). If delivery through extensions were to exceed existing capacity, revised calculations would be required using the full-time post-16 benchmark cost of £28,865 per place. In the absence of a nationally agreed methodology, the figures should be interpreted as informed projections rather than definitive projections. £20,245.00 per primary pupil place	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 8.5FE 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	943 new pupil places with 6.3FE required over plan period and beyond. Could be accommodated through 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														35975365		Developer Contributions + Department for Education	£27,845.00 per secondary school pupil place	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+													26257835		Developer Contributions	Cost / ha 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 2026 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	Thurrock Open Space Audit and Needs Assessment January 2026	
										2024-2044+													419406.1776					

Green and Blue Infrastructure	Amenity green space	South Ockendon	Amenity green space	Development requires 6.89ha of amenity greenspace over plan periodSouth Ockendon	Thurrock Council / Developer				Developer Contributions	Cost / ha 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 2026 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	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 0.60ha/1000 people to be applied to determine total infrastructure space requirement.
Green and Blue Infrastructure	Green and Blue Infrastructure	South Ockendon	Improvements to Grangewaters	Enhanced facilities and activities at Grangewaters Outdoor Education Centre, as well as improvements to biodiversity within waterbodies. South Ockendon		2024-2044+	1427016.56	0			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 spaceSouth Ockendon	Thurrock Council / Developer	2024-2044+	3747730.72	0	Developer Contributions	Cost / ha 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 2026 from Bank of England CPI	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 0.60ha/1000 people to be applied to determine total infrastructure space requirement.
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							
Green and Blue Infrastructure	Parks and gardens	South Ockendon			Thurrock Council / Developer					Cost / ha 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 2026 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	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 0.60ha/1000 people to be applied to determine total infrastructure space requirement.
Healthcare	Primary Care	South Ockendon	Parks and gardens	Development requires 9.19ha of parks and gardens over plan period and beyond to accommodate growth South Ockendon	ICB	2024-2044+	5234292.61		Developer 0 Contributions	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	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		3756075		Developer Contributions + ICB		Integrated Care Board Response on 16/02/2026, 23/04/2026 and 01/06/2026
Transport	Highways	South Ockendon	Active travel routes	Creation of or upgrade of existing roads to provide sufficient width for inclusion of cycle lane / 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; Connections with Stifford Road; Buckles Lane; Mollands Lane	South Ockendon	Thurrock Council		44500000		Developer contributions		Thurrock Transport Strategy (Nov 2025)
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 railway line	South Ockendon	Thurrock Council		26400000		Developer contributions		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	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	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 Helipad 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 carriage, and a 2.5m two-way cycle lane. South Ockendon			18000000				
Transport	Highways	South Ockendon	New roads	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. Total of approximately 2,285m South Ockendon	South Ockendon		14507283		Developer Contributions		Local Plan Transport Assessment (2026)
Transport	Highways	South Ockendon	Road upgrade	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		3446000		Developer Contributions		Local Plan Transport Assessment (2026)
Transport	Rail	South Ockendon	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)