



Thurrock Council

Strategic Housing Land Availability Assessment Volume 3 (Site Schedules)

Final Report

Tribal
In association with CBRE

February 2010

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1 Introduction

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1.1.1 This document is Volume 3 of the Strategic Housing Land Availability Assessment (SHLAA), containing the schedule of all sites identified and assessed as part of the study.

1.1.2 The site schedules are presented alphabetically on a ward by ward basis. Each site has a unique code which relates to the ward it falls within. The schedules contain the following information about each site:

Suitability Assessment

- Site Address
- Site Area
- Whether the site is classified as Previously Developed Land (PDL) or is Greenfield (G); whether the site is in the Urban Area (Urban) or Green Belt (GB) and whether the site is in a Key Centre for Development and Change (KCDC)
- Site constraints or benefits in relation to its suitability for housing
- Other site characteristics and considerations
- Any known developer intentions (including inclusion in masterplans)
- Site Planning history
- Whether it has been accepted as suitable for housing or rejected as unsuitable. Each site falls into one of three categories. 'A' sites are sites that have been accepted as suitable; 'R1' sites are sites that have been rejected as unsuitable for housing or sites that have now been built out, and 'R2' sites are sites that have been rejected as suitable for housing on current policy grounds only.
- Comments relating to whether a site falls into the A, R1 or R2 category.

Availability and Achievability Assessment

- 'Availability' of site (Low, Medium or High)
- 'Achievability' of site (Low, Medium or High)
- Phasing / delivery period of site (0-5yrs, 6-10yrs, 11-15yrs or 15+ yrs)

Dwelling Capacity Estimate

- Capacity estimate for each site, based on the midpoint between a low density and a high density scenario. Site capacity estimates have been based on one of the following: a Design Exercise¹ (numbered 1-16), Planning Permission figures (p/p) or a Thurrock Council estimate (TC). Where a site is marked 'R2' it has been rejected as unsuitable on the basis of current policy only, therefore a dwelling capacity estimate has been made.

1.1.3 In addition to that described above, each site schedule also provides a summary table for the ward. These tables state the total number of dwellings that fall within each phasing period, and also the overall total for the ward. The Total figures for each ward may not add up exactly due to rounding. The total figures only include 'accepted' sites and sites falling into the 0-15 year period. The table below states the reference codes for each of the wards.

¹ The Design Exercises are set out in Volume 2 of the SHLAA

Ward	Code
Aveley and Uplands	AVE
Belhus	BEL
Chadwell St Mary	CSM
Chafford and North Stifford	CNS
Corringham and Fobbing	COF
East Tilbury	EAT
Grays Riverside	GRI
Grays Thurrock	GTH
Little Thurrock Blackshots	LTB
Little Thurrock Rectory	LTR
Ockendon	OCK
Orsett	ORS
South Chafford	SCH
Stanford East and Corringham Town	SEC
Stanford-le-Hope West	STW
Stifford Clays	STC
The Homesteads	HOM
Tilbury Riverside and Thurrock Park	TRV
Tilbury St Chads	TSC
West Thurrock and South Stifford	WTS

Aveley and Uplands

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
AVE01	Land at Kenningtons, Romford Road, Aveley	14.72	GB/G	- Within Green Belt - Possible archaeological implications - No rail station in Aveley - Poor access to public transport	- Within 1600m of a local centre	- Immediately to the north of the site are 3 listed buildings - Possible archaeological implications - Landfill south-west of the site - Development needs to be in conjunction with improved access to strategic roads	- Site can provide 600 homes, along with other uses e.g. health, community and leisure facilities. Application withdrawn		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
AVE02	Land R/O 77 - 87 Shannon Way, Aveley	0.12	Urban / PDL	- Narrow access may restrict number of units - No rail station in Aveley - Poor access to public transport	- Within 1600m of a local centre	- Concrete car parking area - Adjacent to school and two-storey residential - Some evidence of use - Council Owned	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme		A	
AVE03	Aveley School, Aveley	1.07	GB / PDL	- Within Green Belt - No rail station in Aveley - Poor access to public transport	- Within 800m of a local centre	- Existing school site, but identified for relocation - Adjacent to registered Park and Garden of special historic interest - Development needs to be in conjunction with improved access to strategic roads - site is owned by Ormiston Trust	Potential for housing but subject to school development proposals		A	
AVE04	Land North of Aveley by-pass. Aveley	3.26	GB/G	- Within Green Belt - Intersects potential wildlife site - No rail station in Aveley - Poor access to public transport	- Within 800m of a local centre	- Adjacent to Registered Park and Garden of special historic interest - Adds to the openness of the area - Presumption against allowing access onto a rural distributor, therefore the site should only be developed with a single access point to the Aveley Bypass, possibly in conjunction with AVE09 and AVE07 - Development needs to be in conjunction with improved access to strategic roads	- Barratt holdings have ownership of the site; the site is available for development immediately.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF
AVE05	Aveley Football Ground, Mill Road, Aveley	2.49	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 800m of a local centre	- Alternative location for sports club has to be located - Adjacent to main road, existing residential and greenfield - Active use in average condition (externally), good condition (pitch)	Developer seeking relocation of existing football ground to proposed sports hub to enable redevelopment of this site to take place		A	
AVE06	Springfields, Mill Road, Aveley	0.46	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Two large detached properties - On main road adjacent to new residential - Adjacent to TPO 2/88			A	
AVE07	Land south of Aveley ByPass. Aveley	4.90	GB/G	- Within Green Belt - Intersects potential wildlife site - No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Site identified in TTGDC Masterplan - Presumption against allowing access onto a rural distributor, therefore the Site should only be developed with a single access point to the Aveley Bypass, possibly in conjunction with AVE04 and AVE09 - Ship Lane has road safety issues and requires significant improvements - Preference is for Green Belt release land to be nearer Ockendon Rail Station, there is no Station in Aveley -Site subject to planning permission (see AVE30)	- Barratt holdings have ownership of the site; the site is available for development immediately.	See AVE30	R1	Site now AVE30
AVE08	Site East of Park Lane. Aveley	0.32	GB/PDL	- Within Green Belt - No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Adjacent to listed building - If stable use discontinued then alternative development e.g. housing is probably acceptable if low density.	- Barratt holdings have ownership of the site; the site is available for development immediately.	See AVE30	R1	Site now AVE30
AVE09	Land East of B1335, Aveley.	4.77	GB/G	- Within Green Belt - No rail station in Aveley - Poor access to public transport	- Within 800m of a local centre	- In TTGDC masterplan - Adjacent to listed building - Site between Park Lane and Aveley bypass; limited local services or facilities within a safe, convenient walking distance - Preference is for Green Belt release land to be nearer Ockendon Rail Station, there is no station in Aveley - Ship Lane has road safety issues and requires significant improvements	- Barratt holdings have ownership of the site; the site is available for development immediately.	See AVE30	R1	Site now AVE30
AVE10	26 Purfleet Road, Aveley	0.05	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Access onto main road - History of applications for retaining ground floor space with flats above - Potential to demolish and redevelop	Agent understands site is likely to be sold on for development	09/00255/FUL - Planning permission granted in 2009 for 5 flats.	A	
AVE11	Petrol Station, Purfleet Road, Aveley	0.16	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Corner site on busy road - Total petrol station - Well used, but has long term potential			A	
AVE12	Sunnyside High Street Aveley South Ockendon	0.12	Urban/PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Planning permission; 12-bedroom care home.	- Applicant: Express Homes	06/01025/FUL - Planning permission; 12-bedroom care home	R1	PP for care home

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
AVE13	Car Repair Centre Ship Lane, Aveley	0.05	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Couple of units with right of access through the site - Access onto main road - Close to High Street - Site has limited potential			A	
AVE14	27 High Street Aveley Essex RM15 4BE	0.02	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	Planning permission; 1 net dwelling now built	Built out 07/08	07/001162/LDC - 1 net dwelling now built	R1	Built out 07/08
AVE15	Garage 9 High Street, Aveley	0.09	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	Recently bought as a garage, has permission for small extension - In village centre - Access onto main road - Previous history of unimplemented planning applications	Unlikely to come forward in the next 5 years	Previous planning permission 91/00519/FUL for 8 units.	A	
AVE16	Land North of High Street/South of Meadow View, High Street, Aveley	0.14	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- History of Planning permissions; 14 net dwellings	Some activity on site but not in compliance with conditions precedent. However a new architect now appointed with view to pursuing a revised scheme. Access issue needs resolving with neighbouring land owner (see AVE27) but in interests of both parties to resolve.	Application 06/00775/FUL for 14 units expired. Application 09/00481/FUL to renew the earlier application has been withdrawn.	A	
AVE17	Off 1a & 1b Park Lane, Aveley	0.17	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Scrap car site in poor condition - In residential area		Expired outline application 89/00034/OUT for 16 flats.	A	
AVE18	Land South East of Aveley	19.85	GB/G	- Within Green Belt - No rail station in Aveley - Poor access to public transport	- Within 400m of a local centre	- Listed building within site (Aveley Hall); also listed building adjacent (Church of St Michael) - Part of the site is within a scheduled ancient monument (south of Lennard Row) - Possible archaeological implications - Site provides opportunity for a south-eastern distributor, that would enable the diversion of Ship Lane traffic away from Aveley High Street; however, refer to HA options for junction 30 improvements that may affect this site. - The Green Infrastructure Plan shows a greenway through this area which represents an important link to Belhus Park.	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF
AVE19	Aveley Sports and Social Club, Aveley	14.40	GB/G	- Within Green Belt - Intersects flood zones 2 & 3 - Intersects local wildlife site	- Within 1600m of local centre - Within 1600m of train station	- Sports Ground is well-used - Adjacent to listed building (Fanns Farmhouse) - Relatively isolated from community facilities and public transport - TPO 6/89 covers site. - Eastern part of the site is part of the Jill's Field Local Wildlife Site (Th 3)	- Proposal for mixed-use development (Sports / community / residential) - Site immediately available for redevelopment.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF
AVE20	Circus Tavern, Purfleet	1.03	Urban / PDL / KCDC	Site in use as Nightclub	- Within 1600m of local centre - Within 800m of train station	- Identified in LDF Preferred options for commercial or mixed use - Gateway Site - Surrounding site is a 24hrs Depot Station - Noise / Air pollution from adjacent uses - Potential to incorporate into any development a green grid link from cycleway at Botany Way/Purfleet by pass to scouts site at Watts Wood	- Developer interest; hotel, pub, plus limited residential component. Identified as suitable site by TTGDC.		A	
AVE22	Mardale House, Purfleet Road, Aveley	0.16	Urban / PDL / KCDC		- Within 1600m of local centre - Within 1600m of train station	- No direct access to the A1306, access from the Quadrant only or through Circus Tavern - Subject to history of planning applications		No recent planning history. 03/00818/OUT - expired application for 4 dwellings	A	
AVE23	East of Mardale House, Arterial Road (A1306), Purfleet	0.21	Urban / PDL / KCDC		- Within 1600m of local centre - Within 1600m of train station	- Planning permission: 4 net dwellings - Access from the Quadrant only	Owner/developer has confirmed January 2010 start	09/00612/FUL - full planning permission: 4 net dwellings	A	
AVE24	Bluelands Quarry (West), Purfleet	6.26	Urban / PDL / KCDC	- Intersects SSSI - Intersects flood zones 2 & 3 - Intersects potential wildlife site	- Within 1600m of local centre - Within 1600m of train station	- Currently allocated as primary industrial land - Attractive water filled quarry with SSSI on south side - Major constraint draining the water off the site - Deep site - Safety of cliff - Limited potential for residential development - Site considered undeliverable for residential development due to amount of remediation required	- Identified in TTGDC Master plan for mixed use development: 'Opportunity for water based leisure and recreational activities focused around a mixed use development on the waters edge'.		R1	Site considered unsuitable for residential development

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
AVE25	Catholic Church Of St Paul Mill Road Aveley	0.07	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 800m of local centre	- Small site	Owner confirms site is being marketed and expects disposal for redevelopment - building condition not suitable for re-use	08/01059/OUT - Outline permission for 5 flats	A	
AVE26	28 Dacre Crescent Aveley Essex RM15 4TP	0.06	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of local centre	- Small, awkward site - There is no scope for development.			R1	Site rejected as unsuitable
AVE27	Lennard House High Street Aveley Essex	0.04	Urban / PDL	- No rail station in Aveley - Poor access to public transport	- Within 400m of local centre	- Good access onto main road	No pp pending completion of S106. Agent believes scheme will be implemented within 5 years. Site splay issue needs resolving with neighbouring land owner (see AVE16) but in interests of both parties to resolve	08/00837/FUL - Permitted subject to completion of S106 for 4 units.	A	
AVE28	Site Love Lane, Aveley	5.82	GB / G	- Within Green Belt	- Within 800m of local centre - Within 1600m of train station	- Aveley college buildings were demolished as part of legal agreement to retain openness when the adjacent Love Lane was developed - Green Belt release in Ockendon and Aveley would have to be done in conjunction with improved access to strategic roads - Love Lane may not be suitable as access road given the significant size of this site - Ship Lane has road safety issues and requires significant improvements - Possible site of archaeological importance	Agent suggested capacity 240 units, believe site is deliverable within 1-5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF
AVE29	55 Park Lane, Aveley, RM15 4HA	0.02	Urban / PDL		- Within 800m of local centre	- Back land development. - No scope for further development.	Promoter owns the leasehold and Thurrock Council is the managing agent; proposal for 2 flats		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF
AVE30	Aveley Village Extension South of Aveley Bypass Aveley Essex	12.27	GB / G	- Within Green Belt	- Within 400m of a local centre	- Site identified in TTGDC Masterplan - Presumption against allowing access onto a rural distributor, therefore the Site should only be developed with a single access point to the Aveley Bypass, possibly in conjunction with AVE04 and AVE09 - Ship Lane has road safety issues and requires significant improvements - Preference is for Green Belt release land to be nearer Ockendon Rail Station, there is no Station in Aveley - Site rejected at issues and Options stage/Preferred Options stage. - Site granted permission subject to s106 agreement	Outline pp pending completion of S106 - so assume no start year 1. However applicants '...are confident that they can substantially implement these proposals within the 5 year period 2009 to 2014.' (Planning Statement Feb 2009)	09/00091/TTGOUT - Permitted outline application S106 for up to 340 dwellings	A	
AVE31	22-24 Ship Lane Aveley	0.06	Urban / PDL		- Within 400m of a local centre	- Small site on main road occupied by pair semi-detached houses. - Planning permission on appeal for redevelopment. - Intensification.	Planning permission on appeal. Applicant confirms likely start in year 1	08/01011/FUL - Permission for 2 net dwellings.	A	
AVE32	56 Stifford Road Aveley Essex	0.03	GB / PDL	- Within Green Belt	- Within 800m of a local centre	Site contains extension to neighbouring house. Permission for use as self contained dwelling.	Applicant confirms start in year 1	09/00561/FUL - Permitted 1 dwelling.	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
AVE02	Land R/O 77 - 87 Shannon Way, Aveley		✓		✓				✓			6-10
AVE03	Aveley School, Aveley	✓			✓				✓			6-10
AVE05	Aveley Football Ground, Mill Road, Aveley		✓					✓		✓		6-10
AVE06	Springfields, Mill Road, Aveley	✓				✓			✓			6-10
AVE10	26 Purfleet Road, Aveley		✓			✓				✓		0-5
AVE11	Petrol Station, Purfleet Road, Aveley		✓			✓				✓		6-10
AVE13	Car Repair Centre Ship Lane, Aveley		✓		✓				✓			6-10
AVE15	Garage 9 High Street, Aveley	✓			✓				✓			6-10
AVE16	Land North of High Street/South of Meadow View, High Street, Aveley		✓			✓				✓		0-5
AVE17	Off 1a & 1b Park Lane, Aveley	✓			✓				✓			6-10
AVE20	Circus Tavern, Purfleet		✓			✓				✓		0-5
AVE22	Mardale House, Purfleet Road, Aveley	✓			✓				✓			6-10
AVE23	East of Mardale House, Arterial Road (A1306), Purfleet			✓		✓				✓		0-5
AVE25	Catholic Church Of St Paul Mill Road Aveley		✓			✓				✓		0-5
AVE27	Lennard House High Street Aveley Essex		✓			✓				✓		0-5
AVE30	Aveley Village Extension South of Aveley Bypass Aveley Essex			✓		✓				✓		0-5
AVE31	22-24 Ship Lane Aveley			✓		✓				✓		0-5
AVE32	56 Stifford Road Aveley Essex		✓			✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
AVE02	Land R/O 77 - 87 Shannon Way, Aveley	0.12	1	4	6	5	6-10	
AVE03	Aveley School, Aveley	1.07	13	32	48	40	6-10	
AVE05	Aveley Football Ground, Mill Road, Aveley	2.49	3	77	142	110	6-10	
AVE06	Springfields, Mill Road, Aveley	0.46	2	15	25	20	6-10	
AVE10	26 Purfleet Road, Aveley	0.05	p/p	5	5	5	0-5	
AVE11	Petrol Station, Purfleet Road, Aveley	0.16	5	5	9	7	6-10	
AVE13	Car Repair Centre Ship Lane, Aveley	0.05	4	2	4	3	6-10	
AVE15	Garage 9 High Street, Aveley	0.09	2	3	5	4	6-10	
AVE16	Land North of High Street/South of Meadow View, High Street, Aveley	0.14	p/p	14	14	14	0-5	
AVE17	Off 1a & 1b Park Lane, Aveley	0.17	2	5	9	7	6-10	
AVE20	Circus Tavern, Purfleet	1.03	20	21	31	26	0-5	
AVE22	Mardale House, Purfleet Road, Aveley	0.16	TC	4	4	4	6-10	
AVE23	East of Mardale House, Arterial Road (A1306), Purfleet	0.21	p/p	5	5	5	0-5	
AVE25	Catholic Church Of St Paul Mill Road Aveley	0.07	p/p	5	5	5	0-5	
AVE27	Lennard House High Street Aveley Essex	0.04	p/p	4	4	4	0-5	
AVE30	Aveley Village Extension South of Aveley Bypass Aveley Essex	12.27	p/p	340	340	340	0-5	
AVE31	22-24 Ship Lane Aveley	0.06	p/p	2	2	2	0-5	
AVE32	56 Stifford Road Aveley Essex	0.03	p/p	1	1	1	0-5	
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	397	407	402		
			6-10	147	253	200		
			11-15	0	0	0		
			15+	0	0	0		
			Total	544	660	602		
	Note figures may not add due to rounding		Total 0-15 yrs	544	660	602		

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Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
BEL01	Adj Bentons Farm, Mollands Lane, South Ockendon	0.38	GB / PDL	- Within Green Belt	- Within 1600m of a local centre - Within 800m of train station	- Within Green Belt - Outline planning permission; 10 net dwellings - Adjacent to listed building (implications for setting) - Development needs to be in conjunction with improved access to Strategic Roads - Within 1600m of a local centre - Within 800m of train station	Permission expires 8.8.10. Owner confirms sale of site to developer is imminent	99/00491/OUT - Planning permission granted on 08.08.2007. Permission expires 08.08.2010.	A	
BEL02	139 Orchard Road, South Ockendon	0.01	Urban / PDL		- Within 800m of a local centre - Within 1600m of train station		Permission now expired. Reasonable to assume would be granted again. Owner confirms sale of site imminent	05/01180/FUL for subdivision of house into 2 flats (1 net). Permission now expired.	A	
BEL03	The Culver Centre, Daiglen Drive, South Ockendon	2.00	Urban / PDL	Site currently in use	- Within 400m of a local centre - Within 1600m of train station	- Active teacher training centre close to centre of Ockendon; may come forward for disposal - Development needs to be in conjunction with improved access to Strategic Roads - Could come forward with BEL04 - Site is council owned	Identified in the LDF as suitable for residential development supported by Council. Consider medium to long term availability.		A	
BEL04	Whiteacre, Daiglen Drive, South Ockendon	0.35	Urban / PDL		- Within 400m of a local centre	- Derelict/boarded up building (former residential home or similar) - Adjacent to new residential - No access to B1335, development needs to be in conjunction with improved access to Strategic Roads - Could come forward with BEL03 - Site is council owned	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme		A	
BEL05	86 Humber Avenue, South Ockendon	0.05	Urban / PDL		- Within 1600m of a local centre	- Planning permission; 1 net dwelling		03/01029/FUL - permission for one dwelling. Construction started.	A	
BEL06	Knightsmead School, Fortin Close, South Ockendon	0.54	Urban / PDL	Currently in use	- Within 800m of a local centre	- School site operational but to be relocated elsewhere - Development needs to be in conjunction with improved access to Strategic Roads - Site is council owned	Council considers suitable for long term residential development		A	
BEL07	Land adj B1335 Stifford Road	0.56	Urban / PDL		- Within 1600m of a local centre	-Caravan park/showroom -On main road in residential area -site restricted shape.			A	
BEL09	63 Humber Avenue South Ockendon Essex RM15 5JW	0.09	Urban / PDL		- Within 800m of a local centre	- Refused planning permission; 1 net dwelling - Backland development		07/01300/FUL - Refused planning permission for 1 dwelling	R1	Site rejected as unsuitable
BEL10	Rear Of 144G South Road South Ockendon Essex RM15 6DA	0.11	Urban / PDL		- Within 1600m of a local centre - Within 800m of train station	- Planning permission granted for 2 net dwellings	Has pp on appeal. Agent understands that scheme will come forward within 5 years (with renewal sought if need be). Also revising designs/features to reduce costs.	07/00887/FUL - permission for 2 dwellings allowed on appeal.	A	
BEL11	Marley Works	2.28	GB / PDL	- Within Green Belt	- Within 800m of a local centre	- Existing commercial development in MGB Green Belt - Limit residential to building footprint - Unauthorised clearance of adjacent woodlands on site by current owners, unauthorised clearances to be replanted and restored (any further incursion into green belt should be resisted) - TPO adjacent to site	Current commercial occupier but interest in long term residential use. TTGDC residential in Aveley masterplan. Site promoted by developers through representations to LDF at previous consultation phases.		A	- BEL 11 (building footprint) and BEL 12 (surrounding land) merged to become BEL12.
BEL12	Marley Works (building footprint and surrounding land), Stifford Road, South Ockendon	8.37	GB / PDL	- Within Green Belt - Adjacent to a local wildlife site	- Within 800m of a local centre	- Existing commercial development in MGB Green Belt - Limit residential to building footprint - Unauthorised clearance of adjacent woodlands on site by current owners, unauthorised clearances to be replanted and restored (any further incursion into green belt should be resisted) - TPO adjacent to site	Current commercial occupier but interest in long term residential use. TTGDC residential in Aveley masterplan. Site promoted by developers through representations to LDF at previous consultation phases.		A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
BEL13	Buckles Lane, South Ockendon	58.24	GBG/PDL	-Within Green Belt. -Site is partially occupied to North and south South of Buckles lane by existing Travelling Show people sites some with temporary permission. -Landfill site	-Site occupied by to North and south South of Buckles lane by existing Travelling Show people sites some with temporary permission. -Adjacent to authorised Travelling Showpeople site. -Issues of contamination and remediation.	Developer states approx 2500 with relocation proposed for travelling showpeople and development for mixed use residential led development.	Approx 2,500 units	Detailed history regarding Travelling showpeople sites .	R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
BEL01	Adj Bentons Farm, Mollands Lane, South Ockendon		✓			✓			✓			0-5
BEL02	139 Orchard Road, South Ockendon		✓			✓			✓			0-5
BEL03	The Culver Centre, Daiglen Drive, South Ockendon	✓				✓			✓			6-10
BEL04	Whiteacre, Daiglen Drive, South Ockendon			✓		✓			✓			0-5
BEL05	86 Humber Avenue, South Ockendon			✓		✓			✓			0-5
BEL06	Knightsmead School, Fortin Close, South Ockendon		✓			✓			✓			11-15
BEL07	Land adj B1335 Stifford Road		✓			✓			✓			11-15
BEL10	Rear Of 144G South Road South Ockendon Essex RM15 6DA		✓			✓			✓			0-5
BEL11	Marley Works		✓			✓			✓			11-15
BEL12	Marley Works (building footprint and surrounding land), Stifford Road, South Ockendon		✓			✓			✓			11-15

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
BEL01	Adj Bentons Farm, Mollands Lane, South Ockendon	0.38	p/p	10	10	10	0-5	Planning permission
BEL02	139 Orchard Road, South Ockendon	0.01	TC	1	1	1	0-5	Thurrock Council estimate
BEL03	The Culver Centre, Daiglen Drive, South Ockendon	2.00	10	162	204	183	6-10	
BEL04	Whiteacre, Daiglen Drive, South Ockendon	0.35	2	11	19	15	0-5	
BEL05	86 Humber Avenue, South Ockendon	0.05	p/p	1	1	1	0-5	Planning permission
BEL06	Knightsmead School, Fortin Close, South Ockendon	0.54	6	16	28	22	11-15	
BEL07	Land adj B1335 Stifford Road	0.56	4	22	45	33	11-15	
BEL10	Rear Of 144G South Road South Ockendon Essex RM15 6DA	0.11	p/p	4	4	4	0-5	Planning permission
BEL11	Marley Works	2.28	TC	85	85	85	11-15	Thurrock Council estimate
BEL12	Marley Works (building footprint and surrounding land), Stifford Road, South Ockendon	6.10	TC	59	59	59	11-15	Thurrock Council estimate
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	27	35	31		
			6-10	162	204	183		
			11-15	182	217	200		
			15+	0	0	0		
			Total	372	456	414		
	Note figures may not add due to rounding		Total 0-15 yrs	372	456	414		

Chadwell St Mary

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
CSM01	Orsett Golf Club, Brentwood Road, Chadwell St Mary	0.16	GB/ G	- Within Green Belt		- Planning permission; no net gain		07/00606/FUL - Permission for 1 dwelling (no net gain).	R1	No net gain
CSM02	160 Heath Road, Chadwell St Mary	0.03	GB / PDL	- Within Green Belt	- Within 1600m of a local centre	- Residential area - Good access	Building Regs submitted	08/00610/FUL - Permission for 1 flat.	A	
CSM03	Land at St John's Church, Brentwood Road, Chadwell St Mary	0.30	Urban / PDL / KCDC			- St John's church and substantial land surrounding - No direct access to Brentwood Road			A	
CSM04	St Mary's Hall, Longhouse Road, Chadwell St Mary	0.21	Urban / PDL / KCDC			- Site currently used as a kickboxing club (need to reprovide existing community use) - Access issues			A	
CSM05	R/O 33-55 Vigerons Way, Chadwell St Mary	0.16	Urban / PDL / KCDC			- Site is currently used a garage court - Site is council owned	- Subject to developer interest		A	
CSM06	12 Holyrood Gardens, Chadwell St Mary	0.04	GB / PDL / KCDC			- Small site in residential area - Good access		03/00825/FUL - Permission for 1 dwelling. Built.	R1	Built out
CSM07	Land north of Linford Rd, Chadwell	0.63	GB / Urban / PDL / KCDC	- Within Green Belt - Limited access		- Enforcement notice on the site - Cole Avenue could cope with additional development providing suitable density - No direct access to Linford Road - Identified as reasonable alternative site in the Preferred options LDF Site DPD	Developer interested in providing social housing on site.		R2	- Site rejected on current policy grounds
CSM08	Petrol Station, Brentwood Road, Chadwell St Mary	0.22	Urban / PDL / KCDC			- Well used local service	- Previous developer interest		A	
CSM09	R/O 7&9 Brentwood Road	0.04	Urban / PDL / KCDC			- Space to rear of existing properties - Access is not ideal - Preferable if it came forward in conjunction with CSM08.			A	
CSM10	Rear of River View, Chadwell St Mary	0.14	Urban / PDL / KCDC			- Site is council owned and is designated for allotments, therefore reject - Access is poor (very narrow), no visibility splays and single carriageway - Access constrained by adjacent houses			R1	-Site rejected as unsuitable. -In LDF allocations as allotment.
CSM11	43 River View, Chadwell St Mary	0.18	Urban / PDL / KCDC			- Planning permission	Developer confirms start likely year 1	07/00619/FUL - Permission for 18 flats (12 net).	A	
CSM12	21A River View, Chadwell St Mary	0.06	Urban / PDL / KCDC			- Small site in residential area - Access issues		06/00903/FUL - Withdrawn application for 1 dwelling.	A	
CSM13	Sleepers Farm Chadwell Hill	0.32	Urban / PDL / KCDC			- Site includes listed building, and is also adjacent to listed buildings - Previous application for flats which was withdrawn - Pivotal site in the urban fabric of Chadwell - Development should complement setting of the Church opposite and the amenity space that runs south down Chadwell Hill - Access directly onto crossroads is not acceptable, access would have to be from the southern boundary into a basement car park - Chadwell Hill carriageway would have to be widening into the site to allow a 2 lane entry to the signals and cycleway footway, which would require part of the site	History of developer interest on this site. Subject to previous applications.	04/01388/FUL - Withdrawn application for 41 dwellings.	A	
CSM14	10 St Johns Road, Chadwell St Mary	0.07	Urban / PDL / KCDC			- Planning permission; 1 net dwelling		06/01192/FUL - Permission for 1 flat allowed on appeal.	A	
CSM15	Rear of St Johns Road, Chadwell St Mary	0.57	Urban / GF	- Within Green Belt (part)		- Prior to owners entering revievership, a planning application was pending for 44 units (subject to S106 agreement). This permission covered CSM15 and CSM24 collectively - CSM24 now has planning permission for 20 units		00/00993/FUL - Permission for 44 dwellings S106	A	
CSM16	Land Adjacent To Thatched Cottage Baker Street Orsett Essex	0.55	GB / PDL	- Within Green Belt	- Within 1600m of a local centre	- Adjacent to listed buildings			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
CSM18	246 Heath Road Chadwell St Mary Essex RM16 4XH	0.31	GB / PDL	- Within Green Belt	- Within 1600m of a local centre	- Previously Council owned hostel, now sold	Developer Interest	08/00208/FUL - Planning permission refused; 5 net dwellings	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
CSM19	Land Adjacent 1 Templar Avenue Chadwell St Mary Essex	0.08	Urban / PDL / KCDC		- Within 1600m of a local centre			08/00354/FUL - Planning permission refused; 1 net dwelling	R1	Site rejected as unsuitable
CSM20	224 Heath Road Orsett Heath Grays Essex RM16 3AP	0.12	GB / PDL / KCDC	- Within Green Belt	- Within 1600m of a local centre			Planning applications refused for 1 net dwelling. Most recent 07/00361/OUT	R1	Site rejected as unsuitable
CSM21	Land at Chadwell Hill, Chadwell St Mary	5.95	GB / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects a potential wildlife site - Within Green Belt - Site is on sloping land		- There is a presumption against allowing a new access onto to a rural distributor road, however the speed limit has been reduced to 30mph and the character of the area has changed following the opening of the Gateway Community College, so conceivably, an access could be achieved - Important in maintaining the size and identity of Chadwell St Mary - Site rejected at Issues and Options Stage / Preferred Options Stage due to conflict with Green Belt policy	Apex Property Holdings: Believe the site is deliverable within 5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
CSM22	Land South of Chadwell St Mary.	1.39	GB / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects a potential wildlife site - Within Green Belt		- There is a presumption against allowing a new access onto to a rural distributor road, however the speed limit has been reduced to 30mph and the character of the area has changed following the opening of the Gateway Community College, so conceivably, an access could be achieved - Site rejected at Issues and Options Stage / Preferred Options Stage due to conflict with Green Belt policy	C/O Planning Services: 50 dwellings deliverable within 5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
CSM23	Chadwell Library, corner of Linford Road and Brentwood Road	0.26	Urban / PDL / KCDC			- Council owned site for medium to longer term disposal - Adjacent to listed buildings - Access from the north via modified car park	Council to further investigate the potential uses for this site.		R2	- Site rejected on current policy grounds
CSM24	Land rear of St Johns Way Chadwell St Mary	0.56	Urban / PDL / KCDC	- Small part of site within Green Belt		- Pending planning application; 20 net dwellings - Vacant / overgrown land at edge of residential and works units - Prior to owners entering receivership, a planning application was pending for 44 units (subject to S106 agreement). This permission covered CSM15 and CSM24 collectively - Site is council owned	No pp but residential area. Newly submitted application. Agent advises that access issue with neighbouring owner now resolved.	10/00006/FUL - Pending decision for 20 dwellings.	A	
CSM26	1 Tasker Road, Chadwell St Mary	0.02	Urban / PDL / KCDC			No scope for development			R1	Site rejected as unsuitable
CSM27	St Johns Road / West of Sandy Lane, East Tilbury (land south-west of building footprint)	2.34	GB / PDL / KCDC	- Within Green Belt - Intersects potential wildlife sites - Sloping site		- Capacity problems at Cross Keys; widen, improvement of Linford Rd junction needed. Possible distributor rd to Chadwell Hill - Site is close to the wooded ridge and open countryside northwest of West Tilbury			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
CSM28	1 Errington Close, Chadwell, St Mary Essex RM16 4TA	0.02	Urban / PDL / KCDC			- Small site comprising part of garden to house on corner plot in cul de sac - Permission for 1 dwelling .	Agent understands will start year 1	09/00444/FUL - Permission for 1 dwelling	A	
CSM29	2 Nevell Road, Grays	0.02	Urban / PDL / KCDC			- Small site comprising part of garden to house on corner plot in cul de sac. - Permission for 1 dwelling .	Applicant confirms start in year 1	09/00464/FUL - Permission for 1 dwelling	A	
CSM30	Land located between Dock Approach Road and Lytton Road, Grays	3.47	GB	Within Green Belt. Sloping site. Bounded by A1089 Dock Road to the west.		Within the Green Belt Potential noise and air pollution due to close proximity to Dock Approach Road. Access issues.	Residential development with a buffer-zone on the western and northern areas of the site, retaining an area of green space and not allow development right up to the dual carriageway. The buffer area to the north could also serve as a public amenity space, with children's play areas. Access off the existing roundabout off River View.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)
		Low	Medium	High	Cost Assessment			Market Assessment			
					Low	Medium	High	Low	Medium	High	
CSM02	160 Heath Road, Chadwell St Mary		✓			✓			✓		0-5
CSM03	Land at St John's Church, Brentwood Road, Chadwell St Mary		✓		✓			✓			6-10
CSM04	St Mary's Hall, Longhouse Road, Chadwell St Mary		✓		✓				✓		6-10
CSM05	R/O 33-55 Vigerons Way, Chadwell St Mary		✓		✓			✓			6-10
CSM07	Land north of Linford Rd, Chadwell		✓			✓			✓		(0-5)
CSM08	Petrol Station, Brentwood Road, Chadwell St Mary	✓							✓		11-15
CSM09	R/O 7&9 Brentwood Road		✓			✓			✓		11-15
CSM11	43 River View, Chadwell St Mary			✓		✓			✓		0-5
CSM12	21A River View, Chadwell St Mary		✓			✓			✓		6-10
CSM13	Sleepers Farm Chadwell Hill		✓			✓			✓		6-10
CSM14	10 St Johns Road, Chadwell St Mary			✓		✓			✓		0-5
CSM15	Rear of St Johns Road, Chadwell St Mary			✓		✓			✓		6-10
CSM18	246 Heath Road Chadwell St Mary Essex RM16 4XH	✓				✓			✓		6-10
CSM23	Chadwell Library, corner of Linford Road and Brentwood Road		✓			✓			✓		(11-15)
CSM24	Land rear of St Johns Way Chadwell St Mary		✓			✓			✓		0-5
CSM28	1 Errington Close, Chadwell, St Mary Essex RM16 4TA			✓		✓			✓		0-5
CSM29	2 Nevell Road, Grays Essex, RM16 4TA			✓		✓			✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
CSM02	160 Heath Road, Chadwell St Mary	0.03	p/p	1	1	1	0-5	Planning permission
CSM03	Land at St John's Church, Brentwood Road, Chadwell St Mary	0.30	5	9	18	13	6-10	
CSM04	St Mary's Hall, Longhouse Road, Chadwell St Mary	0.21	1	7	10	9	6-10	
CSM05	R/O 33-55 Vigerons Way, Chadwell St Mary	0.16	1	5	8	7	6-10	
CSM07	Land north of Linford Rd, Chadwell	0.63	R (13)	19	28	24	(0-5)	
CSM08	Petrol Station, Brentwood Road, Chadwell St Mary	0.22	2	7	12	10	11-15	
CSM09	R/O 7&9 Brentwood Road	0.04	1	1	2	1	11-15	
CSM11	43 River View, Chadwell St Mary	0.18	p/p	12	12	12	0-5	Planning permission
CSM12	21A River View, Chadwell St Mary	0.06	TC	1	1	1	6-10	Thurrock Council estimate
CSM13	Sleepers Farm Chadwell Hill	0.32	2	10	17	14	6-10	
CSM14	10 St Johns Road, Chadwell St Mary	0.07	p/p	1	1	1	0-5	Planning permission
CSM15	Rear of St Johns Road, Chadwell St Mary	0.57	3	18	32	25	6-10	
CSM18	246 Heath Road Chadwell St Mary Essex RM16 4XH	0.31	TC	5	5	5	6-10	Thurrock Council estimate
CSM23	Chadwell Library, corner of Linford Road and Brentwood Road	0.26	R (2)	8	14	11	(11-15)	
CSM24	Land rear of St Johns Way Chadwell St Mary	0.56	TC	20	20	20	0-5	Thurrock Council estimate
CSM28	1 Errington Close, Chadwell, St Mary Essex RM16 4TA	0.02	p/p	1	1	1	0-5	Planning permission
CSM29	2 Nevell Road, Grays Essex, RM16 4TA	0.02	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	36	36	36		
			6-10	55	92	73		
			11-15	8	14	11		
			15+	0	0	0		
			Total	99	142	120		
	Note figures may not add due to rounding		Total 0-15 yrs	99	142	120		

Chafford and North Stifford

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
CNS01	Bridge Meadow Farm, Stifford Hill, North Stifford	0.57	GB / G	- Intersects flood zones 2 & 3 - Intersects local wildlife site - Within Green belt	- Within 1600m of a local centre	- Adjacent to the Mardyke Local Wildlife Site (Th 11) - Only south edge of site, by Stifford Hill road, is outside floodplain - Strategic gap between North Stifford & South Ockendon		07/00814/REM - Permitted replacement dwelling (no net gain).	R1	- No net gain with current planning permission - Reject site for any further development as conflicts with Adopted RSS and LDF
CNS02	Former Ardale, Clockhouse Lane, North Stifford	0.51	GB / PDL	- Intersects potential wildlife sites - Within Green Belt	- Within 1600m of a local centre - Within 1600m of train station	- Reserved matters application for 12 units	There is Developer Interest	06/01139/REM - Reserved matters application for 12 dwellings	A	
CNS03	1 Sylvan Close, Grays	0.04	Urban / PDL / KCDC		- Within 1600m of train station			04/01331/FUL - Planning permission; 1 net dwelling. Close to completion.	A	
CNS04	South Bungalow, Hogg Lane, West Thurrock	0.08	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- No scope for more development	Commenced	02/01204/FUL - Planning permission for 4 dwellings (2 already built out); 2 dwellings outstanding	A	Building Regs indicate work commenced. 18.11.08 - Building control advise foundations put in for one of the properties.(PC)
CNS05	34 Warren Terrace Arterial Road (A1306) North Stifford Grays Essex RM16 6UT	0.03	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station		Agent understands early start likely	08/01182/FUL - Planning permission for 2 flats	A	
CNS06	Stifford Clays; Adj. to A13 and west of A1012, Grays	13.51	GB / G	- Within Green Belt - Electricity pylons across site	- Within 1600m of a local centre - Within 1600m of train station	- Large site, currently agricultural land - Possible LDF allocations as Employment site - Issues to do with access to site from A1306 - Noise issues - Rejected at Issues and Options and Preferred Options stage for residential.	Developer Interest. Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
CNS07	Coach Park, Pilgrims Lane / A13 / Arterial Road West Thurrock	5.34	GB / PDL	Within Green Belt. Electricity pylons across site. Currently hard surfaced area used as coach park.	- Within 1600m of a local centre - Within 1600m of train station	Hard surfaced area. Restricted with electricity pylons. Noise issues. Access to highways issues.	Owners suggested potential for residential development		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
CNS02	Former Ardale, Clockhouse Lane, North Stifford		✓			✓				✓		6-10
CNS03	1 Sylvan Close, Grays			✓		✓				✓		0-5
CNS04	South Bungalow, Hogg Lane, West Thurrock			✓		✓				✓		0-5
CNS05	34 Warren Terrace Arterial Road (A1306) North Stifford Grays Essex RM16 6UT			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
CNS02	Former Ardale, Clockhouse Lane, North Stifford	0.51	p/p	12	12	12	6-10	Planning permission
CNS03	1 Sylvan Close, Grays	0.04	p/p	1	1	1	0-5	Planning permission
CNS04	South Bungalow, Hogg Lane, West Thurrock	0.08	p/p	2	2	2	0-5	Planning permission
CNS05	34 Warren Terrace Arterial Road (A1306) North Stifford Grays Essex RM16 6UT	0.03	TC	2	2	2	0-5	Thurrock Council estimate
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	5	5	5		
			6-10	12	12	12		
			11-15	0	0	0		
			15+	0	0	0		
			Total	17	17	17		
	Note figures may not add due to rounding		Total 0-15yrs	17	17	17		

Corringham and Fobbing

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
COF01	Land rear of Marie Close, Corringham	1.23	GB / G	- Within Green Belt		- Site is not in convenient walking or cycling distance of local services and facilities; there are bus services, however poor level of service - Air quality issues given proximity to A13 - Identified with potential in LDF Preferred Options stage	Site promoted by developers through representations to LDF at previous consultation phases.		R2	Rejected on current policy grounds
COF02	Whitehall Lodge, High Road, Fobbing	0.22	GB / PDL	- Within Green Belt		No net gain		07/00415/FUL - Permission for replacement dwelling; no net gain	R1	- Replacement dwelling; no net gain
COF03	Land fronting Southend Road and Lampits Hill, Corringham	10.86	GB / PDL	- Within Green Belt		- Mainly agricultural and open farmland. Western end adjoins Gable Hall School and surrounds leisure centre - Identified in Preferred Options as Reasonable Alternative - Improvements are required to public transport links, particularly to the Station and London Gateway Port - A transport assessment is being undertaken by the promoters of HOM01, this should inform specific infrastructure requirements - Would be beneficial if site could come forward with COF05, this would enable a cohesive estate road layout to be devised - It is not clear whether the quantum of development in this area will support a Primary School, the existing Schools have falling rolls and are not conveniently located for walking to/from this area of Southend Road - development would require a clear strategy for access to primary school provision - Depending on the quantum of development a local centre may be required - There is currently planning permission for 1 dwelling in the north-east corner of the site (Ausonia, Lampits Hill).	Site promoted by developers through representations to LDF at previous consultation phases.	07/00429/TTGFUL - Permission for replacement dwelling on part of site (Ausonia)	R2	Rejected on current policy grounds. Conflicts with adopted RSS.
COF04	Ausonia, Lampits Hill, Corringham	2.31	GB / PDL	- Within Green Belt		- Site now likely to be developed as part of COF03; can be assumed planning permission site not coming forward		07/00429/TTGFUL - Permission for replacement dwelling	R1	- Site superseded by COF03
COF05	Gable School, Southern Road, Corringham	5.22	Urban / PDL			- Current school site in use - Proposed in Preferred Options LDF to relocate school site and therefore potential to develop site - Element of open space must be retained on site - Improvements are required to public transport links, particularly to the Station and London Gateway Port	Council identified longer term potential if relocation of school takes place		A	
COF07	81 Lampits Hill, Corringham	0.08	Urban / PDL		- Within 400m of a local centre	- Planning permission; no net gain		03/00941/COND - Permitted renewal of planning permission 98/00475/FUL for replacement dwelling.	R1	- Replacement dwelling; no net gain
COF08	Land east of Digby Road, Fobbing	9.48	GB / G	- Within Green Belt, important in separating Corringham from Fobbing - Intersects potential wildlife sites	- Within 1600m of a local centre	- Fobbing conservation area is adjacent to the east - Poor public transport in the area - The local road network is very poor, in particular the junction of Digby Road and Fobbing Road. The local residential estate road network may struggle to cope with the additional residential traffic, especially the Digby Road / Fobbing Road junction. - Possible biodiversity and ecological issues - Site rejected at Issues and Options stage/Preferred Options stage.	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF09	Land adjacent to High Road, Fobbing	0.66	GB / G	- Within Green Belt	- Within 1600m of a local centre	- Adjacent to conservation area - Adjacent to listed building - Poor public transport and poor proximity to local services - Site rejected at Issues and Options stage/Preferred Options stage	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF10	Petrol Station Lampits Hill, Corringham	0.16	Urban / PDL		- Within 400m of a local centre	- Petrol station and showroom on main road - Possible long-term potential			A	
COF11	22 Lampits Hill, Corringham	0.06	Urban / PDL		- Within 400m of a local centre	- Existing residential bungalow - Good access to Lampits Hill - Potential to increase density			R1	Site rejected as unsuitable
COF12	Corringham Tyre Services, Giffords Cross Road, Corringham	0.06	Urban / PDL		- Within 400m of a local centre	- Well used and in good condition			A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
COF13	Land south of Thames Haven Road, Corringham	0.50	GB / G	- Within Green Belt	- Within 400m of a local centre	- Island site located between Thames Haven Road and Manorway; this location might undermine the purpose of its Green Belt designation - Site near to Corringham conservation area - Chase Road currently experiences on-street parking problems associated with the retail unit and community facility; site should be considered in conjunction with some form of parking controls on the local Road network - Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt.	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF14	Land north of Thames Haven Road, Corringham	0.92	GB / G	- Within Green Belt	- Within 400m of a local centre	- Site adjoins Corringham conservation area - Potential TPO and adjacent to existing TPOs - No access via Thames Haven Road - Problems with capacity at Giffords/Springhouse/Manorway that would need to be remedied as part of any large land release - Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt.	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF15	East Thurrock Football Club, Rookery Hill, Corringham	4.04	GB / PDL	- Within Green Belt	- Within 400m of a local centre	- This site is partly the existing football club and partly the site of the Kagooshi clinic - Partly within conservation area - Adjacent to listed buildings - The clinic area in the north west of the site has a number of fine trees and TPO's affecting site is 22/91 and 2/74 - Manorway left-in/left-out is not suitable for a primary access - No access via Thames Haven Road - Problems with capacity at Giffords/Springhouse/Manorway that would need to be remedied as part of any large land release - Noise & air quality as it is major route for HGVs - Possible biodiversity concerns - Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt.	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF16	Land west of Rookery Hill, Fobbing	1.36	GB / G	- Within Green Belt - Intersects flood zones 2&3	- Within 800m of a local centre	- This is an island site wedged between the Manorway and Rookery Hill - Immediately adjoins the Corringham conservation area - The relationship of old Corringham to the Manorway is problematic and the poor quality industrial/garage units at the southeast corner of the island are unattractive - Noise & air quality issues as it is major route for HGVs - Possible biodiversity concerns - Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt.	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF17	Petrol Station Church Road	0.07	Urban / PDL		- Within 400m of a local centre	- Adjacent to conservation area - Active corner site			A	
COF18	Cunningham Carriage Co., Fobbing Road, Corringham	0.11	Urban / PDL	- Intersects biodiversity sites of local interest	- Within 400m of a local centre	- Previous coach park site - Adjacent to conservation area	Developer has confirmed likely start March 2010	02/00681/FUL - Permission for 9 dwellings.	A	
COF19	Gower Lodge, Herd Lane, Corringham	0.08	Urban / PDL	- Intersects biodiversity sites of local interest	- Within 800m of a local centre	- Outline planning permission; 8 net dwellings	Owner has confirmed probably not starting for two years. Personal circumstances not related to market conditions	05/01343/FUL - Permission for 8 dwellings.	A	
COF20	Site off Fobbing Road, Fobbing	1.07	GB / G	- Within Green Belt	- Within 1600m of a local centre	- TPO 4/73 covers this site, however, site is fairly open and a development could be built around the trees - Site is at north end of the Corringham Light Railway (historical value) - Development would have to respect and enhance both the protected trees and the railway's heritage - Short distance from Fobbing conservation area - Possible biodiversity and ecological concerns - Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF21	Pell House, High Road, Fobbing	0.51	GB / PDL	- Intersects biodiversity sites of local interest - Within Green Belt	- Within 1600m of a local centre	- Planning permission for 3 net dwellings - Wholly within conservation area - Listed building on site		07/00523/FUL - Permission for conversion into 5 flats (3 net gain)	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
COF23	Land At Mill Lane Fobbing Essex SS17 9HS	0.89	GB / G	- Within Green Belt	- Within 1600m of a local centre	- Planning application for one dwelling refused - unsuitable access - Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt		07/01019/OUT - Planning permission refused for 1 dwelling.	R1	Site rejected as unsuitable
COF24	37 Lampits Hill Corringham Essex SS17 9AA	0.43	Urban / PDL		- Within 400m of a local centre	- Planning permission allowed; 8 net dwellings	Agent believes site will be developed within 5 years.	07/01194/OUT - Permission allowed on appeal for 8 dwellings.	A	- Application allowed on appeal
COF25	84 Laburnum Drive Corringham Essex SS17 7QF	0.05	Urban / PDL		- Within 400m of a local centre	- Refused planning application; 1 net dwelling		08/00074/OUT - Refused permission for 1 dwelling.	R1	Site rejected as unsuitable
COF27	Land off Fobbing High Road, Fobbing	4.52	GB / G	- Within Green Belt - Intersects local wildlife site		- Poor access to services and public transport - Poor vehicular access	20 units deliverable within 0-5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF28	Vange Waterworks, High Road, Fobbing	0.89	GB / PDL	- Within Green Belt - Adjacent to local wildlife site		- Disused waterworks/underground reservoirs - Most of this site is adjacent to a Local Wildlife Site (Th 67 Vange Depot) - Site to come forward predominantly for leisure and commercial uses. - Site has ecology constraints and other restrictions (such as covered reservoirs); could only provide a very limited residential component, therefore design case study only applied to 10% of site, residential component = 89ha	Promoted by Anglian Water for mixed use development		A	
COF30	Land between A13 and Southend Road, Corringham	2.87	GB / G	- Within Green Belt		- An intensification of vehicle movements to/from the A13 off-slip would be problematic - The site is not within close proximity to local services and facilities	70 units+ deliverable within 0-5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF
COF31	Greenwise Nurseries, Vange Park Road, Basildon	2.27	GB / PDL	- Within Green Belt Intersects local wildlife site - Intersects a SSSI		- Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt - An intensification of vehicle movements to/from the A13 off-slip would be problematic - The site is not within close proximity to local services and facilities	Deliverable within 5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF32	GT Commercial Scrap yard, Vange Park Road, Vange.	0.21	GB / PDL	- Within Green Belt		- An intensification of vehicle movements to/from the A13 off-slip would be problematic - The site is not within close proximity to local services and facilities	Deliverable 0-5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF33	Land adjacent to GT Commercial Scrap yard, Vange Park Road, Vange.	0.40	GB / G	- Within Green Belt		- An intensification of vehicle movements to/from the A13 off-slip would be problematic - The site is not within close proximity to local services and facilities	Deliverable 0-5 years		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF34	Thames View Farm, High Road, Fobbing	0.86	GB / PDL			- Mostly backland site in green belt.			A	
COF35	Pump House, Church Road, Corringham, Essex	0.17	Urban / PDL		- Within 1600m of a local centre	- Small site in commercial use with residential above. Planning permission to intensify use.	Applicant confirms will not start in year 1 due to state of market but will within next 5 years	09/00244/FUL - Permission for 2 flats.	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)
		Low	Medium	High	Cost Assessment			Market Assessment			
					Low	Medium	High	Low	Medium	High	
COF01	Land rear of Marie Close, Corringham		✓			✓				✓	(6-10)
COF03	Land fronting Southend Road and Lampits Hill, Corringham	✓				✓				✓	(11-15)
COF05	Gable School, Southern Road, Corringham		✓				✓		✓		11-15
COF10	Petrol Station Lampits Hill, Corringham	✓					✓		✓		11-15
COF12	Corringham Tyre Services, Giffords Cross Road, Corringham	✓					✓		✓		11-15
COF17	Petrol Station Church Road		✓			✓			✓		6-10
COF18	Cunningham Carriage Co., Fobbing Road, Corringham			✓		✓			✓		0-5
COF19	Gower Lodge, Herd Lane, Corringham		✓			✓			✓		0-5
COF21	Pell House, High Road, Fobbing	✓			✓			✓			6-10
COF24	37 Lampits Hill Corringham Essex SS17 9AA		✓			✓			✓		0-5
COF28	Vange Waterworks, High Road, Fobbing		✓				✓		✓		6-10
COF34	Thames View Farm, High Road, Fobbing		✓			✓			✓		6-10
COF35	Pump House, Church Road, Corringham, Essex		✓			✓			✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
COF01	Land rear of Marie Close, Corringham	1.2	R (13)	37	56	47	(6-10)	
COF03	Land fronting Southend Road and Lampits Hill, Corringham	10.9	R (16)	217	326	272	(11-15)	
COF05	Gable School, Southern Road, Corringham	5.2	TC	193	193	193	11-15	Thurrock Council estimate.
COF10	Petrol Station Lampits Hill, Corringham	0.2	2	5	9	7	11-15	
COF12	Corringham Tyre Services, Giffords Cross Road, Corringham	0.1	4	3	5	4	11-15	
COF17	Petrol Station Church Road	0.1	5	2	4	3	6-10	
COF18	Cunningham Carriage Co., Fobbing Road, Corringham	0.1	p/p	9	9	9	0-5	Planning permission
COF19	Gower Lodge, Herd Lane, Corringham	0.1	TC	8	8	8	0-5	Thurrock Council estimate.
COF21	Pell House, High Road, Fobbing	0.5	p/p	3	3	3	6-10	Planning permission
COF24	37 Lampits Hill Corringham Essex SS17 9AA	0.4	p/p	8	8	8	0-5	Planning permission
COF28	Vange Waterworks, High Road, Fobbing	0.9	TC	11	11	11	6-10	Thurrock Council estimate. Reduced capacity due to other uses
COF34	Thames View Farm, High Road, Fobbing	0.9	TC	16	16	16	6-10	Thurrock Council estimate.
COF35	Pump House, Church Road, Corringham, Essex	0.2	p/p	2	2	2	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	27	27	27		
			6-10	32	34	33		
			11-15	201	207	204		
			15+	0	0	0		
			Total	260	268	264		
	Note figures may not add due to rounding		Total 0-15 yrs	260	268	264		

East Tilbury

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
EAT01	St Johns Road / West of Sandy Lane, East Tilbury (building footprint)	4.00	Urban / PDL / KCDC	- Intersects potential wildlife site		-Capacity problems at Cross Keys; widening and improvement of Linford Rd junction needed. Also Possible distributor rd to Chadwell Hill - No rail station in Chadwell - Adjacent to greenfield - Loss of employment - Industrial estate quite clean but fuel pumps and asbestos on site	Developer interest		A	
EAT03	Sandy Lane, East Tilbury	2.27	Urban / PDL / KCDC			- Existing use causes problems to neighbours; change would be beneficial - Capacity problems - access road needed, also improvements of Linford Rd junction needed.			A	
EAT04	40 Northumberland Road, Linford, Stanford Le Hope	0.08	Urban / PDL		- Within 1600m of train station	- Planning permission; 2 net dwellings		09/00244/FUL - Planning permission for 2 dwellings. Now built out.	R1	Built out
EAT05	Land adj. Northumberland Road, Linford	9.90	GB / G	- Within Green Belt - Intersects flood zones 2 & 3	- Within 800m of train station	- Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock & Muckingford Rd to cope with new development - Cycleway, footpaths and public transport would also need improving - Site identified in Preferred Options as a Reasonable Alternative	No recent information. Site promoted by developers through representations to LDF at previous consultation phases.		R2	Rejected on current policy grounds
EAT06	Waterworks Site, Lower Crescent, Linford	0.47	Urban / PDL	- Intersects flood zones 2 & 3	- Within 800m of train station	- Not part of East Tilbury but in adjacent village - Attractive rural location			A	
EAT07	Land off Colne, East Tilbury	0.18	Urban / GF	- Intersects flood zones 2 & 3	- Within 800m of train station	- Large green amenity space adjacent to 3 storey block of flats and 2 storey residential - Site is council owned			A	
EAT08	Bata Field, East Tilbury	13.25	GB / G	- Within Green Belt - Intersects flood zones 2 & 3	- Within 400m of train station	- Site adjoined on 2 sides by East Tilbury conservation area - Listed buildings adjoin to South - Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock & Muckingford Rd to cope with new development - Improved public transport, better local centre and Secondary School needed - Site identified in Preferred Options as a Reasonable Alternative	- Identified in draft TTGDC South East Thurrock Masterplan (approx. 300 flats/homes including some ground floor retail, with the western half of site providing open space) - Site promoted by developers through representations to LDF at previous consultation phases. Subject to planning application		R2	Rejected on current policy grounds
EAT09	Thames Industrial Estate, East Tilbury	10.31	Urban / PDL	- Intersects flood zones 2 & 3	- Within 800m of train station	- Most of site to remain as industrial land, therefore residential potential limited to 50 dwellings - Most of site in East Tilbury conservation area - Listed buildings adjoin to North - Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock & Muckingford Rd to cope with new development - Large land releases to the south of the rail line should only be considered in conjunction with measures to bypass the level crossing and bridge the main line - Improve public transport, provide better local centre and Secondary School - Improve cycleway and footway links	- Identified in TTGDC South East Thurrock Masterplan. - Masterplan site covers EAT09 and EAT10, and suggests between 100 and 200 work/live units and homes		A	
EAT10	Bata/Thames Industrial Park, East Tilbury	3.47	Urban / PDL	- Intersects flood zones 2 & 4	- Within 800m of train station	- Most of site in East Tilbury conservation area - Bata factory is listed building, all proposal would need to be assessed in light of this issue - The potential for this site relies on converting and re-using the existing buildings; the suggested capacity is 150 dwellings. - Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock & Muckingford Rd to cope with new development	- Identified in TTGDC South East Thurrock Masterplan. - Masterplan site covers EAT09 and EAT10, and suggests between 100 and 200 work/live units and homes		A	
EAT11	Coronation Avenue, East Tilbury	0.19	Urban / PDL	- Intersects flood zones 2 & 3	- Within 800m of train station	- Site within conservation area - Car parking area at rear of village parade and residential - Little activity and major car park to front of parade.	No pp but residential area and development could be of benefit to conservation area so likely no objections in principle. Vacant unoccupied land		A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
EAT12	Land Adj Farm Road, East Tilbury	0.09	GB / PDL	- Within Green Belt - Intersects flood zones 2 & 3	- Within 800m of train station	- Planning permission; 2 net dwellings - Adjacent to conservation area		03/00715/FUL - Permission for 2 dwellings. Owner considers that permission still alive as foundations in.	A	
EAT13	Land Adjacent 55 Queen Elizabeth Avenue East Tilbury Essex	0.07	Urban / PDL		- Within 400m of train station	- Site within conservation area			R1	Site unsuitable for intensification
EAT14	5 Linley Close East Tilbury Essex RM18 8PT	0.10	Urban / PDL			- Adjacent to scheduled ancient monument			R1	Site unsuitable for intensification
EAT15	43 Halt Drive Linford Essex SS17 0RG	0.03	Urban / PDL		- Within 400m of train station				R1	Site unsuitable for intensification
EAT16	Land To West 1 Farm Road Gloucester Avenue East Tilbury Tilbury Essex	0.06	Urban / PDL	- Intersects flood zones 2 & 3	- Within 800m of train station	-adjacent to conservation area			R1	Site unsuitable for intensification
EAT17	Land East of East Tilbury	109.10	GB / PDL	- Intersects flood zones 2 & 3 - Within Green Belt - Intersects biodiversity sites of local interest - Intersects potential wildlife sites	- Within 1600m of train station	- Site currently used for mineral extraction and landfill - This land is immediately adjacent to the new Thameside Nature Park being developed by EWT and provides a vital link to Coalhouse Fort - Impact on nearby RAMSAR site - It is within the area that has been identified as South Essex Marshes - Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock & Muckingford Rd to cope with new development	Owner suggests 40ha for residential and 82 ha parkland and believes site to be deliverable within 1-5years		R1	- Site rejected as unsuitable due to flood issues and RAMSAR. Also conflicts with adopted RSS and LDF.
EAT18	Former Tennis Court Site, East Tilbury	0.98	Urban / PDL	- Intersects flood zones 2 & 3	- Within 400m of train station	- Within conservation area			R1	- Site rejected as unsuitable
EAT20	Glanwood, Sandy Lane. Chadwell St Mary	0.11	Urban / PDL / KCDC			- Active corner site - Good access onto Linford Road	Developer confirms start year 1	07/00951/FUL - Permission for 9 dwellings.	A	
EAT21	Land at Junction of Blue Anchor Lane, Muckingford Road, Linford, Essex	0.13	GB / PDL			-Small site in green belt with derelict buildings. Planning permission for a replacement dwelling	Agent is doing B Regs and understands start year 1	09/00634/FUL - Permission for 1 dwelling.	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
EAT01	St Johns Road / West of Sandy Lane, East Tilbury (building footprint)			✓			✓		✓			6-10
EAT03	Sandy Lane, East Tilbury		✓			✓			✓			6-10
EAT05	Land adj. Northumberland Road, Linford		✓				✓		✓			(11-15)
EAT06	Waterworks Site, Lower Crescent, Linford	✓					✓		✓			11-15
EAT07	Land off Colne, East Tilbury			✓		✓			✓			6-10
EAT08	Bata Field, East Tilbury		✓			✓			✓			(0-5)
EAT09	Thames Industrial Estate, East Tilbury		✓			✓			✓			6-10
EAT10	Bata/Thames Industrial Park, East Tilbury		✓			✓			✓			6-10
EAT11	Coronation Avenue, East Tilbury		✓			✓			✓			0-5
EAT12	Land Adj Farm Road, East Tilbury		✓									6-10
EAT20	Glanwood, Sandy Lane. Chadwell St Mary			✓		✓			✓			0-5
EAT21	Land at Junction of Blue Anchor Lane, Muckingford Road, Linford, Essex			✓		✓			✓			0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
EAT01	St Johns Road / West of Sandy Lane, East Tilbury (building footprint)	4.00	3	124	228	176	6-10	
EAT03	Sandy Lane, East Tilbury	2.27	3	70	129	100	6-10	
EAT05	Land adj. Northumberland Road, Linford	9.90	R (15)	248	347	298	(11-15)	
EAT06	Waterworks Site, Lower Crescent, Linford	0.47	2	15	26	21	11-15	
EAT07	Land off Colne, East Tilbury	0.18	4	7	15	11	6-10	
EAT08	Bata Field, East Tilbury	13.25	R (16)	265	397	331	(0-5)	
EAT09	Thames Industrial Estate, East Tilbury	10.31	TC	50	50	50	6-10	Thurrock Council estimate
EAT10	Bata/Thames Industrial Park, East Tilbury	3.47	TC	150	150	150	6-10	Thurrock Council estimate
EAT11	Coronation Avenue, East Tilbury	0.19	5	6	12	9	0-5	
EAT12	Land Adj Farm Road, East Tilbury	0.09	p/p	2	2	2	6-10	Planning permission
EAT20	Glanwood, Sandy Lane. Chadwell St Mary	0.11	p/p	9	9	9	0-5	Planning permission
EAT21	Land at Junction of Blue Anchor Lane, Muckingford Road, Linford, Essex	0.13	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	16	22	19		
			6-10	403	574	489		
			11-15	15	26	21		
			15+	0	0	0		
			Total	434	621	528		
	Note figures may not add due to rounding		Total 0-15yrs	434	621	528		

Grays Riverside

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
GRI01	Kaneb Terminal Former GATX (STS) Terminal, Askew Farm Road	9.69	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Operational Storage tank site with long term allocation for housing - Current HSE safety zones acting as constraint on adjoining land for residential and school expansion - Owners to retain site unless offered suitable relocation, therefore considered long term proposal unless relocation package moves current operators - Existing woodlands surround site and these should be respected. TPO 3/2001 applies - Contamination issues - Council generally support change of use to residential in this area, in conjunction with a comprehensive environmental/safety improvement to London Road - Issues would be location of access - Comprehensive development to cover GRI01, GRI02 and GRI03.	-Owners; Kaneb Terminals - Identified for residential in TTGDC draft Lakeside/West Thurrock masterplan. -Long term proposal		A	
GRI02	Former Murco Oil Depot, Askew Farm Road	6.52	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Industrial units and other uses on site - Existing woodlands surround site and these should be respected. TPO 3/2001 applies - Long term allocation for housing - Current adjoining oil storage site and HSE safety zones acting as constraint - Contamination issues. Developer interest - Considered long term proposal unless relocation package moves current oil storage operators - Council generally support change of use to residential in this area, in conjunction with a comprehensive environmental/safety improvement to London Road - Issues would be location of access - Comprehensive development to cover GRI01, GRI02 and GRI03.	-Identified for residential in TTGDC draft Lakeside/West Thurrock masterplan - Developer interest -Long term proposal		A	
GRI03	Askew Farm Road	5.69	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Industrial units and other uses on site - Long term allocation for housing - Outline permission expired for 300 dwellings - Current adjoining oil storage site and HSE safety zones acting as constraint - Contamination issues - Considered long term proposal unless relocation package moves current oil storage operators - Council generally support change of use to residential in this area, in conjunction with a comprehensive environmental/safety improvement to London Road - Issues would be location of access - Comprehensive development to cover GRI01, GRI02 and GRI03	-Identified in TTGDC draft Lakeside/West Thurrock masterplan - Developer interest -Long term proposal	04/00082/TTGOUT - Expired outline permission for residential development.	A	
GRI04	Former Belmont Allotment Site, Grays	2.59	Urban / GF / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Vacant land / shrubland to south of school. Askew farm industrial estate to west, residential surrounds on other sides - Adjoining oil storage site - Contamination issues - Some biodiversity value - Improvement to London Rd needed - Previously refused permission for housing because of lack of relief road; will require access in connection with site GRI03	No pp but Council owned and identified as housing land in local plan. TTGDC support	95/00038/FUL - Expired application for nursing home	A	
GRI05	Vehicle Depot, Wouldham Road, Grays	0.59	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission; 66 net dwellings - Suitable for residential development	TTGDC advise likely to happen	07/01276/TTGREM - Planning permission for 66 dwellings.	A	
GRI06	Land off London Road South Of Askew Farm	0.16	Urban / GF / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Narrow overgrown strip between road and allotments - Fronts very busy road and industrial park			A	
GRI07	257 London Road Grays Essex RM17 5XY	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station		Potential to come forward within 5 years	09/00234/FUL - Conversion permitted (1 net dwelling)	A	
GRI08	Red Lion, 229 London Road, Grays	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission; 2 net dwellings	Owner confirms start year 1	04/00625/FUL - Planning permission for 2 flats	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
GRI09	Land East of Meesons Lane, Grays	1.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 800m of train station	- Currently vacant shrubland - This site is north of the gasworks, east of Meesons Lane and just west of a wood covered by TPO 3/88. There are also trees along east side of Meesons Lane covered by TPO 9/87 - Recent years developer interest - Contamination issues - Maintain element of open space on site - This site cannot be accessed through Meesons Lane and should only come forward as part of GRI10 Gas Works.- - Owned by gas works - Issues re: safety zone around gas holders - Could come forward with time	- Identified in TTGDC Grays masterplan - Developer interest		A	
GRI10	Gas Works Site, London Road, Grays	2.50	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 800m of train station	- Recent years developer interest - Contamination issues - Council generally support change of use to residential in this area, in conjunction with a comprehensive environmental/safety improvement to London Road.	- Identified in TTGDC Grays masterplan - National Grid Property Ltd have ownership interest. Site promoted by developers through representations to LDF at previous consultation phases.		A	
GRI11	London Road - 'Cavectracenter', Grays	0.20	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Car showroom - Good corner site - Improvement to London Rd needed - Backs onto railway - Adjacent to gas works			A	
GRI12	Aldi Store, London Road, West Thurrock	0.79	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Generally support change of use to residential in this area, in conjunction with a comprehensive environmental/safety improvement to London Road	Previous developer interest		R2	Rejected on current policy grounds
GRI14	Lion Garage, Thurrock Enterprise Park, Grays	0.51	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station		- Within TTGDC draft North Grays Design brief for industrial.		R1	- Enterprise Centre to rebuild on site
GRI15	Land west of Grays Station carpark, Station Approach, Grays	0.33	PDL	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Access limited unless remove car park; or scheme incorporate new station car park - Opportunity to improve Church Path footpath. Unlikely to come forward as a separate site.	- Within TTGDC draft South Grays Design brief for car park.		R1	Site rejected as unsuitable
GRI16	Petrol Station and Land West of Hogg Lane, Grays	0.43	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Operational garage - Contamination issues - LDF Preferred Options as mixed use residential			A	
GRI17	RT Rates Garage, Hogg Lane, Grays	0.77	Urban / PDL / KCDC	In use as motor showroom.	- Within 400m of a local centre - Within 800m of train station	Proposed LDF submission as a community Hospital	- Within TTGDC draft Grays North Design brief and draft Grays Masterplan as Community hospital		R1	- Allocated for Hospital
GRI18	Grays Sorting Office, Hogg Lane, Grays	0.84	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	Proposed LDF submission as a community Hospital	- Within TTGDC draft Grays North Design brief and draft Grays Masterplan as Community hospital		R1	- Allocated for Hospital
GRI19	TA Centre, Brooke Road, Grays	0.61	Urban / PDL / KCDC	- Intersects a potential wildlife site	- Within 400m of a local centre - Within 400m of train station	Proposed LDF submission as a community Hospital	- Within TTGDC draft Grays North Design brief and draft Grays Masterplan as Sorting office.		R1	- Allocated for sorting office
GRI20	Car Park Brooke Road, Grays	0.06	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	- Surface Car Park on corner - Next to Police Station & residential - Central location - Site is council owned	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme		A	
GRI21	Honda Garage, Orsett Road, Grays	0.23	Urban / PDL / KCDC	- In use as motor showroom. - Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	- Access is limited - Fronts busy roads - Good corner site next to Housing allocation	Considered long term proposal.		A	
GRI22	Depot, Stanley Road, Grays	0.54	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station				R1	- Site built out
GRI23	Walkers Carpets, 108 Clarence Road, Grays	0.02	Urban / PDL / KCDC		- Within 400m of a local centre - Within 800m of train station	Unlikely to come forward in next 5 years as still trading.	Property currently in use	07/00469/FUL - Planning permission for 1 dwelling	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
GRI24	Walkers Carpets, 110/112 Clarence Road, Grays	0.03	Urban / PDL / KCDC		- Within 400m of a local centre - Within 800m of train station	- Site is council owned. Unlikely to come forward in next 5 years as still trading.	Property currently in use	07/00468/FUL - Planning permission for 3 dwellings	A	
GRI25	Historic 4/8 Grange Road, Grays	0.02	Urban / PDL / KCDC		- Within 400m of a local centre - Within 800m of train station	Unlikely to come forward in next 5 years as still trading.	Property currently in use	04/00015/FUL - Planning permission for 4 dwellings.	A	
GRI26	Grays Athletic FC, Bridge Road, Grays	1.30	Urban / PDL / KCDC	Currently in use as football ground	- Within 400m of a local centre - Within 800m of train station	- Access is limited; only from Bridge Rd - Football club would need to relocate Identified in LDF as residential redevelopment.	- Within TTGDC draft Grays North Design brief and draft Grays Masterplan as residential and open space Football club has short lease on site so could become available in short term.		A	
GRI27	Land at Prospect Place, Grays	0.08	Urban / PDL / KCDC		- Within 400m of a local centre - Within 800m of train station	- Access is limited through Prospects Place - Noise issues from Railway - Site is council owned			A	
GRI28	Shoppers Luck, 66 High Street, Grays	0.08	Urban / PDL / KCDC	Currently in use as retail.	- Within 400m of a local centre - Within 400m of train station	- Site has planning history - Current occupied retail frontage A1-A5 - Future redevelopment linked into Grays transport zone redevelopment - Adjacent to listed building - Could incorporate an upgraded rail crossing	- Network rail has part ownership of the site. Issues with release of site. Potential alternative use for hotels.	06/00665/FUL - Planning permission S106 for 8 dwellings.	A	
GRI29	59-65 High Street, Grays	0.27	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	- Adjacent to listed building - Access onto High Street Sustainability - Noise from trains	- Within TTGDC draft Grays South Design brief and draft Grays Masterplan as hotel; this may include a limited element of residential.		A	
GRI30	High Street - 'Changes' Health & Fitness Club	0.07	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	- Adjacent to listed building - Previous applications for mixed development; retail, gym with flats over the top (refused because of the number of units; no constraints otherwise)	Although pp refused by TTGDC no objection in principle to redevelopment including for residential. TTGDC consider 'do-able'	06/00829/TTGFUL and 07/01196/TTGFUL - Refused applications for mixed use, including residential development	A	
GRI31	Land East of West Street, South Grays	0.34	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Access is limited - Sites in Grays South should be developed in conjunction with a comprehensive access strategy, including assessment of Town centre parking needs, Level Crossing, Bus Links to Wouldham Road and Bridge Road upgrade - Part of redevelopment to form learning campus on north part of site; part of site would be used temporarily for 5 years before movement to temporary learning campus. - Site is council owned	- Within TTGDC draft Grays South Design brief within learning campus redevelopment scheme. This section of the site is defined as residential land.		A	
GRI32	Land north and south of Kings Walk, Grays South Masterplan	0.46	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Access is limited - Sites in Grays South should be developed in conjunction with a comprehensive access strategy, including assessment of Town centre parking needs, Level Crossing, Bus Links to Wouldham Road and Bridge Road upgrade - Part of redevelopment to form learning campus on north part of site; part of site would be used temporarily for 5 years before movement to temporary learning campus. - Site is council owned	- Within TTGDC draft Grays South Design brief within learning campus redevelopment scheme. This section of the site is defined as mixed-use land.		A	
GRI33	Argent Street / Thames Road, Grays	0.46	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 800m of train station	- Good access off Argent Street / Thames Road - Sites in Grays South should be developed in conjunction with a comprehensive access strategy, including assessment of Town centre parking needs, Level Crossing, Bus Links to Wouldham Road and Bridge Road upgrade	No pp but no policy objection and TTGDC believe 'do-able'		A	
GRI34	Lion (of Grays) Ltd 85 London Road Grays Essex	0.21	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Noise from railway - Good corner site in central location; good opportunity for high density development	No pp yet. Previous application withdrawn by housebuilder. Recent resubmission this time by owner. Likely that previous flood risk objection may be avoided or not sustained by Council.	10/00089/FUL - Pending application for 24 dwellings	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
GRI35	Possible Marine Development, Grays	0.25	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 800m of train station	- Existing car park, need to assess need - Car park has green flag status - The site might be contrary to the agreement with Corys Trust - Marina concept in TTGDC Masterplan not supported in LDF Preferred Options - Sites in Grays South should be developed in conjunction with a comprehensive access strategy, including assessment of Town centre parking needs, Level Crossing, Bus Links to Wouldham Road and Bridge Road upgrade - Site is council owned	- Within TTGDC draft Grays Riverside brief as residential.		R1	Site rejected as unsuitable
GRI36	Possible Marine Development, Grays	0.23	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 800m of train station	- Marina concept in TTGDC Masterplan not supported in LDF Preferred Options - Sites in Grays South should be developed in conjunction with a comprehensive access strategy, including assessment of Town centre parking needs, Level Crossing, Bus Links to Wouldham Road and Bridge Road upgrade	- Within TTGDC draft Grays Riverside brief as residential.		R1	Site rejected as unsuitable
GRI37	Grays Shopping Centre, Grays	2.05	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Previous developer interest to redevelop of shopping centre (housing to the top floors) - Higher floors currently used as HGV parking - Town centre location suitable for high density development	- No recent developer interest - No intention to develop for residential		R1	Site rejected as unsuitable
GRI38	State Cinema, Grays	0.16	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Entire site is a listed building; therefore relies on conversion. Possible residential on upper floor or ground floor to be investigated further.	- Within TTGDC draft Grays North Design brief as mixed use.		A	
GRI39	Retail Units, High Street Clarence Road, Grays	0.10	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	Residential potential if block redeveloped with commercial on ground floor and residential above.	- Within TTGDC draft Grays North Design brief as mixed use.		A	
GRI40	Mot Centre, Grays	0.24	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Operational garage - Contamination issues	- Within TTGDC draft Grays North Design brief as mixed use.		A	
GRI41	Travis Perkins site, Sealey Road, Grays	0.26	Urban / PDL / KCDC		- Within 800m of a local centre - Within 400m of train station	- Operational builders retail centre that will need relocating - No constraints - Town centre location suitable for high density development	- Within TTGDC draft Grays North Design brief as residential.		A	
GRI42	Morrisons Car Park Site, Grays	0.43	Urban / PDL / KCDC	- Intersects flood zones 2 & 3. Operational carpark.	- Within 400m of a local centre - Within 400m of train station	- Site is supermarket carpark - Car park reprovision would need to be integrated into scheme - Town centre location suitable for high density development. Council concerned about lack of parking capacity.	- Within TTGDC draft Grays North Design brief as residential.		R2	Site rejected on current policy grounds Loss of parking provision
GRI43	Hogg Lane Roundabout, North Grays	0.46	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	- Current roundabout junction site; only practical if road system remodelled - Town centre location suitable for high density development	- Within TTGDC draft Grays North Design brief as residential.		A	
GRI45	Grays Medical Centre, Brooke Road, Grays	0.16	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	- Current operational medical centre - Site available once Community hospital built.	- Within TTGDC draft Grays North Design brief as residential.		A	
GRI46	20-24 Clarence Road, Grays	0.06	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	- Planning permission allowed on appeal; however is scope for development	pp on appeal	08/00491/FUL - Permission for 8 dwellings allowed on appeal	A	
GRI47	10 High Street Grays Essex RM17 6LU	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Town centre retail site with residential above. Permission for restaurant and extension for increased residential use.	- Agent understands applicant keen to get things moving with view to commencement	08/01183/FUL - Permission for 3 net dwellings	A	
GRI48	124 Orsett Road Grays Essex RM17 5ET	0.04	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Town centre retail site. Permission for subdivision of first floor flat.	Agent understands will start year 1 when conditions cleared	09/00496/FUL - Permission for subdivision (1 net dwelling)	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
GRI01	Kaneb Terminal Former GATX (STS) Terminal, Askew Farm Road	✓						✓	✓			15+
GRI02	Former Murco Oil Depot, Askew Farm Road	✓						✓	✓			15+
GRI03	Askew Farm Road	✓						✓	✓			11-15
GRI04	Former Belmont Allotment Site, Grays		✓							✓		0-5
GRI05	Vehicle Depot, Wouldham Road, Grays		✓							✓		0-5
GRI06	Land off London Road South Of Askew Farm		✓		✓					✓		6-10
GRI07	257 London Road Grays Essex RM17 5XY		✓							✓		0-5
GRI08	Red Lion, 229 London Road, Grays			✓						✓		0-5
GRI09	Land East of Meesons Lane, Grays			✓						✓		11-15
GRI10	Gas Works Site, London Road, Grays	✓						✓	✓			11-15
GRI11	London Road - 'Cavetracenter', Grays		✓							✓		11-15
GRI12	Aldi Store, London Road, West Thurrock	✓								✓		(11-15)
GRI16	Petrol Station and Land West of Hogg Lane, Grays		✓					✓			✓	11-15
GRI20	Car Park Brooke Road, Grays			✓	✓					✓		0-5
GRI21	Honda Garage, Orsett Road, Grays		✓					✓		✓		6-10
GRI23	Walkers Carpets, 108 Clarence Road, Grays	✓			✓				✓			11-15
GRI24	Walkers Carpets, 110/112 Clarence Road, Grays	✓			✓				✓			11-15
GRI25	Historic 4/8 Grange Road, Grays	✓			✓				✓			6-10
GRI26	Grays Athletic FC, Bridge Road, Grays		✓							✓		6-10
GRI27	Land at Prospect Place, Grays	✓			✓				✓			6-10
GRI28	Shoppers Luck, 66 High Street, Grays		✓							✓		6-10
GRI29	59-65 High Street, Grays		✓							✓		6-10
GRI30	High Street - 'Changes' Health & Fitness Club		✓							✓		0-5
GRI31	Land East of West Street, South Grays	✓								✓		6-10

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
GRI32	Land north and south of Kings Walk, Grays South Masterplan	✓				✓				✓		6-10
GRI33	Argent Street / Thames Road, Grays		✓			✓				✓		0-5
GRI34	Lion (of Grays) Ltd 85 London Road Grays Essex		✓			✓				✓		0-5
GRI38	State Cinema, Grays			✓		✓					✓	6-10
GRI39	Retail Units, High Street Clarence Road, Grays	✓						✓			✓	11-15
GRI40	Mot Centre, Grays		✓			✓				✓		6-10
GRI41	Travis Perkins site, Sealey Road, Grays		✓			✓					✓	6-10
GRI42	Morrisons Car Park Site, Grays	✓				✓					✓	(6-10)
GRI43	Hogg Lane Roundabout, North Grays	✓						✓		✓		6-10
GRI45	Grays Medical Centre, Brooke Road, Grays			✓		✓					✓	6-10
GRI46	20-24 Clarence Road, Grays		✓			✓				✓		0-5
GRI47	10 High Street Grays Essex RM17 6LU		✓			✓				✓		0-5
GRI48	124 Orsett Road Grays Essex RM17 5ET		✓			✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
GRI01	Kaneb Terminal Former GATX (STS) Terminal, Askew Farm Road	9.69	10	784	988	886	15+	
GRI02	Former Murco Oil Depot, Askew Farm Road	6.52	10	528	665	596	15+	
GRI03	Askew Farm Road	5.69	10	461	580	521	11-15	
GRI04	Former Belmont Allotment Site, Grays	2.59	3	80	148	114	0-5	
GRI05	Vehicle Depot, Wouldham Road, Grays	0.59	p/p	66	66	66	0-5	Planning permission
GRI06	Land off London Road South Of Askew Farm	0.16	4	6	13	9	6-10	
GRI07	257 London Road Grays Essex RM17 5XY	0.02	p/p	1	1	1	0-5	Planning permission
GRI08	Red Lion, 229 London Road, Grays	0.02	p/p	2	2	2	0-5	Planning permission
GRI09	Land East of Meesons Lane, Grays	1.02	7	19	56	38	11-15	
GRI10	Gas Works Site, London Road, Grays	2.50	10	203	255	229	11-15	
GRI11	London Road - 'Cavetracenter', Grays	0.20	5	6	12	9	11-15	
GRI12	Aldi Store, London Road, West Thurrock	0.79	R (9)	67	87	77	(11-15)	
GRI16	Petrol Station and Land West of Hogg Lane, Grays	0.43	11	30	64	47	11-15	
GRI20	Car Park Brooke Road, Grays	0.06	4	3	5	4	0-5	
GRI21	Honda Garage, Orsett Road, Grays	0.23	5	7	14	10	6-10	
GRI23	Walkers Carpets, 108 Clarence Road, Grays	0.02	p/p	1	1	1	11-15	Planning permission
GRI24	Walkers Carpets, 110/112 Clarence Road, Grays	0.03	p/p	3	3	3	11-15	Planning permission
GRI25	Historic 4/8 Grange Road, Grays	0.02	TC	4	4	4	6-10	
GRI26	Grays Athletic FC, Bridge Road, Grays	1.30	9	111	143	127	6-10	Original capacity estimate of 57 (design exercise 3) was increased to 127 (higher density design exercise 9) following discussions between Thurrock Council and TTGDC regarding Developer proposals.
GRI27	Land at Prospect Place, Grays	0.08	4	3	6	5	6-10	
GRI28	Shoppers Luck, 66 High Street, Grays	0.08	11	5	11	8	6-10	
GRI29	59-65 High Street, Grays	0.27	11	18	40	29	6-10	
GRI30	High Street - 'Changes' Health & Fitness Club	0.07	12	22	22	22	0-5	
GRI31	Land East of West Street, South Grays	0.34	12	103	103	103	6-10	
GRI32	Land north and south of Kings Walk, Grays South Masterplan	0.46	12	141	141	141	6-10	
GRI33	Argent Street / Thames Road, Grays	0.46	12	140	140	140	0-5	
GRI34	Lion (of Grays) Ltd 85 London Road Grays Essex	0.21	TC	24	24	24	0-5	Thurrock Council estimate

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
GRI38	State Cinema, Grays	0.16	11	11	11	11	6-10	Lower scenario applied to take account of listed building status
GRI39	Retail Units, High Street Clarence Road, Grays	0.10	12	29	29	29	11-15	
GRI40	Mot Centre, Grays	0.24	11	16	36	26	6-10	
GRI41	Travis Perkins site, Sealey Road, Grays	0.26	11	18	39	28	6-10	
GRI42	Morrisons Car Park Site, Grays	0.43	R (11)	30	64	47	(6-10)	
GRI43	Hogg Lane Roundabout, North Grays	0.46	11	32	69	50	6-10	
GRI45	Grays Medical Centre, Brooke Road, Grays	0.16	8	8	12	10	6-10	
GRI46	20-24 Clarence Road, Grays	0.06	p/p	8	8	8	0-5	Planning permission
GRI47	10 High Street Grays Essex RM17 6LU	0.02	p/p	3	3	3	0-5	Planning permission
GRI48	124 Orsett Road Grays Essex RM17 5ET	0.04	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	350	420	385		
			6-10	483	642	563		
			11-15	752	1002	877		
			15+	1312	1652	1482		
			Total	2898	3716	3307		
	Note figures may not add due to rounding		Total 0-15 years	1586	2063	1824		

Grays Thurrock

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
GTH01	2 Orchard Drive, Grays	0.19	Urban / PDL / KCDC		- Within 1600m of a local centre	- Good location on corner site - In residential area			A	
GTH02	Thurrock Masonic Hall Ltd, Lenthall Avenue, Grays	0.34	Urban / PDL / KCDC		- Within 1600m of a local centre	- Well used masonic hall			R1	Site rejected as unsuitable
GTH03	223A Lodge Lane Grays	0.02	Urban / PDL / KCDC		- Within 1600m of a local centre	- Outline planning permission; 1 net dwelling		08/00180/FUL - Refused application for 1 dwelling	R1	Site rejected as unsuitable
GTH04	Titan Works - Hogg Lane	13.78	Urban / PDL / KCDC	- Intersects a potential wildlife site. - intersects flood zones 2 and 3 - Part of site currently operational as industrial plant.	- Within 400m of a local centre - Within 400m of train station	- Part of site is a chemical plant - Contamination issues - Access is limited as problems of building a Hogg Lane roundabout - Cycleways and footways need to be built and improved - Consideration will need to be given to requirement for social and community infrastructure - Long established industrial site. No objection to residential - Some areas of scrub around perimeter, which could be absorbed into landscaping the site	- Within TTGDC draft Grays North Design brief and draft Masterplan as residential - Owner interested to develop site. Long term potential for residential.	97/00452/OUT - Outline permission for residential development on part of site	A	
GTH05	34 Wallace Road, Grays	0.04	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Planning permission; 1 net dwelling - Some scope for development		08/00687/FUL - Permission for conversion (1 net dwelling)	A	
GTH06	131a -c Hathaway Road, Grays	0.27	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- No Constraints Owned by co-operative society - Corner Plot in small neighbourhood centre - Surrounded by residential - Design Exercise applied includes a small retail element. Likely that development will come forward for residential only. However, densities generated considered appropriate for this site.	No pp but previous objections sustained on appeal for 22 likely to be overcome at this lesser number	05/01125/OUT - Outline application for residential development refused	A	
GTH07	Treetops School, Dell Road, Grays	3.08	Urban / PDL / KCDC	- Intersects biodiversity sites of local interest	- Within 800m of a local centre - Within 800m of train station	- Adjacent to listed building - Access is limited - Need additions to serve northern area from Dell rd - Some TPOs/open space/quarry issues - Site is council owned		05/01042/TTGOUT - Outline application for residential development withdrawn.	A	
GTH08	George Wade & Sons, 117 Cromwell Rd, Grays	0.01	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station			03/00944/FUL - Expired permission for conversion (2 net dwellings)	A	
GTH09	28 Southend Road, Grays	0.09	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Planning permission; 8 net dwellings	Agent understands the site has been sold on.	05/00236/FUL - Permission for 8 flats	A	
GTH10	Telephone Exchange, Bradleigh Avenue, Grays	0.47	Urban / PDL / KCDC	Operational as telephone exchange	- Within 800m of a local centre - Within 1600m of train station	- Still operational telephone exchange - Next to school - Corner site - Design Exercise applied includes a small retail element. Likely that development will come forward for residential only. However, densities generated considered appropriate for this site.			A	
GTH12	Scout Hut & Function Hall, Richmond Road, Grays	0.36	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Scout Hut and Function Hall. Does not appear to be well maintained - TPO along boundary - Site is council owned.	Council considers available or could come forward in longer term with GTH37.		A	
GTH14	72 Bridge Road, Grays	0.06	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station				A	
GTH15	Car Park, Bridge Road, Grays	0.08	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Council owned car park, well used - Site may come forward for disposal by TBC	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme		A	
GTH16	Car Park, Grove Road, Grays	0.05	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Residential car park - Loss would result in street parking - Scope for development - Site is council owned	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme		A	
GTH17	Car Park, William Street, Grays	0.10	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Residential car park - Loss would result in street parking - Scope for development - Site is council owned.	Council considers potential for release.		A	
GTH18	Car Park William Street	0.05	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 1600m of train station	- Residential car park - Loss would result in street parking - Scope for development - Site is council owned	Council considers potential for release.		A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
GTH19	Scrapyard Manor Road, Grays	0.23	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Site is a scrap yard - Opposite school and residences - Contamination issues - Possible contamination, would require site clearance			A	
GTH22	Land At 52 Broadway Grays Essex	0.39	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission withdrawn; 30 net dwellings - Limited residential development can take place to front existing road - Flood issues.	Allocated for new road on local plan but road proposal abandoned by Council	08/00194/OUT - Withdrawn application for 30 dwellings	A	
GTH23	18 Broadway Grays Essex RM17 6EW	0.01	PDL		- Within 1600m of a local centre - Within 1600m of train station	- Planning permission refused; 4 net dwellings		07/01279/FUL - Refused permission for conversion into 4 net dwellings	R1	Site rejected as unsuitable
GTH24	1 Allenby Crescent Grays Essex RM17 6DH	0.05	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- No Constraints - Scope for intensification	Agent believes likely to happen late 2010 and definitely within 5 years	08/00455/FUL - Permission for 1 dwelling	A	
GTH25	33 Bradleigh Avenue Grays Essex RM17 5XD	0.09	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Planning permission refused; 1 net dwelling - No scope for intensification		08/00109/FUL - Appeal dismissed regarding application for 1 dwelling	R1	Site rejected as unsuitable
GTH26	86 Southend Road Grays Essex RM17 5NW	0.05	Urban / PDL / KCDC		- Within 400m of a local centre - Within 1600m of train station	- Planning permission refused; 1 net dwelling - No scope for intensification		07/00639/FUL - Refused permission for 1 dwelling	R1	Site rejected as unsuitable
GTH27	221A Lodge Lane Grays	0.05	Urban / PDL / KCDC		- Within 1600m of a local centre				R1	Built out
GTH28	46 Lucas Road Grays Essex RM17 5AJ	0.04	Urban / PDL / KCDC		- Within 1600m of a local centre	- Planning permission; 2 net dwellings - The site does however have scope for more development	Owner confirms is considering selling site on.	08/00611/FUL - Permission for 3 dwellings (2 net)	A	
GTH33	Land west off Manor Road, Grays	2.93	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects potential wildlife sites	- Within 1600m of a local centre - Within 1600m of train station	- This site is located adjacent to the watercourse that runs north/south from Lowes scrap yard at east end of Manor Road down to railway - The site was previously part reserved for the relief road for Globe Works, it was also previously MGB - Flood risk issues - Employment use is preferred to residential by Council due to good transport (i.e. it has trunk road links, but is easily accessible to the local residential population) - If the Globe industrial estate is to be changed to residential, then site could be important in retaining Thurrock Park employment land - Need to retain green space - Issues with congestion on Manor Road currently	- Within South East Thurrock Masterplan as residential - Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable
GTH34	The Chestnuts, 32 College Avenue, Grays	0.15	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Existing residential property - Large gardens with Scope for intensification - Good access onto College Avenue	Owner suggests 10 flats or 4 houses and believes site to be deliverable within 6-10 years.		R2	Conflict with current policy
GTH35	Thameside Theatre, Grays	0.52	Urban / PDL / KCDC	Operational theatre and library.	- Within 400m of a local centre - Within 400m of train station	- Site is currently a council owned theatre and library - Cannot come forward until provided for elsewhere - Long-term proposal - Site is council owned	Within TTGDC draft Grays North Design brief as residential. Council considers site has longer term potential if existing facilities are relocated		A	
GTH36a	Land at Junction Dell Road Southend Road, Grays (PDL portion)	0.17	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Road network and junction with Orsett road need improvement - Good location for housing - Site is council owned	No pp but Council owned. Site is available.		A	
GTH36b	Land at Junction Dell Road Southend Road, Grays (greenfield portion)	0.60	Urban / GF / KCDC		- Within 800m of a local centre - Within 800m of train station	- Road network and junction with Orsett road need improvement - Good location for housing - Site is council owned	No pp but Council owned. Site is available.		A	
GTH37	Adult Education Centre, Richmond Road Grays	0.56	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Site is currently a council owned adult education centre - Possible relocation - Would be suitable site for residential - Site is council owned	Council state longer term potential for redevelopment in conjunction with relocated facilities to Grays learning campus. Could be developed in conjunction with GTH12		A	
GTH38	128 Bridge Road, Grays Essex RM17 6DA	0.02	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	- Formerly house in residential area. - Planning permission for flat conversion.	Development is nearly complete.	08/01099/FUL - Permission for conversion (1 net dwelling). Substantially completed.	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
GTH01	2 Orchard Drive, Grays		✓			✓			✓			6-10
GTH04	Titan Works - Hogg Lane	✓					✓		✓			6-10
GTH05	34 Wallace Road, Grays			✓		✓			✓			0-5
GTH06	131a -c Hathaway Road, Grays		✓		✓			✓				0-5
GTH07	Treetops School, Dell Road, Grays		✓				✓		✓			6-10
GTH08	George Wade & Sons, 117 Cromwell Rd, Grays		✓		✓			✓				6-10
GTH09	28 Southend Road, Grays		✓			✓			✓			0-5
GTH10	Telephone Exchange, Bradleigh Avenue, Grays	✓					✓		✓			11-15
GTH12	Scout Hut & Function Hall, Richmond Road, Grays		✓			✓			✓			6-10
GTH14	72 Bridge Road, Grays		✓			✓			✓			6-10
GTH15	Car Park, Bridge Road, Grays		✓			✓			✓			0-5
GTH16	Car Park, Grove Road, Grays		✓			✓			✓			0-5
GTH17	Car Park, William Street, Grays		✓			✓			✓			6-10
GTH18	Car Park William Street		✓			✓			✓			6-10
GTH19	Scrapyard Manor Road, Grays		✓			✓			✓			6-10
GTH22	Land At 52 Broadway Grays Essex		✓			✓			✓			0-5
GTH24	1 Allenby Crescent Grays Essex RM17 6DH			✓		✓			✓			0-5
GTH28	46 Lucas Road Grays Essex RM17 5AJ		✓			✓			✓			0-5
GTH34	The Chestnuts, 32 College Avenue, Grays		✓			✓			✓			(6-10)
GTH35	Thameside Theatre, Grays	✓				✓				✓		11-15
GTH36a	Land at Junction Dell Road Southend Road, Grays (PDL portion)		✓			✓			✓			0-5
GTH36b	Land at Junction Dell Road Southend Road, Grays (greenfield portion)		✓			✓			✓			0-5
GTH37	Adult Education Centre, Richmond Road Grays		✓			✓			✓			6-10
GTH38	128 Bridge Road, Grays Essex RM17 6DA			✓		✓			✓			0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
GTH01	2 Orchard Drive, Grays	0.19	5	6	11	8	6-10	
GTH04	Titan Works - Hogg Lane	13.78	9 & 3	926	1275	1101	6-10	
GTH05	34 Wallace Road, Grays	0.04	p/p	1	1	1	0-5	
GTH06	131a -c Hathaway Road, Grays	0.27	5	8	16	12	0-5	
GTH07	Treetops School, Dell Road, Grays	1.97	7	37	108	73	6-10	
GTH08	George Wade & Sons, 117 Cromwell Rd, Grays	0.01	p/p	2	2	2	6-10	Planning permission
GTH09	28 Southend Road, Grays	0.09	p/p	8	8	8	0-5	Planning permission
GTH10	Telephone Exchange, Bradleigh Avenue, Grays	0.47	9	40	51	45	11-15	
GTH12	Scout Hut & Function Hall, Richmond Road, Grays	0.36	6	11	19	15	6-10	
GTH14	72 Bridge Road, Grays	0.06	5	2	3	2	6-10	
GTH15	Car Park, Bridge Road, Grays	0.08	4	3	7	5	0-5	
GTH16	Car Park, Grove Road, Grays	0.05	4	2	4	3	0-5	
GTH17	Car Park, William Street, Grays	0.10	4	4	8	6	6-10	
GTH18	Car Park William Street	0.05	4	2	4	3	6-10	
GTH19	Scrapyard Manor Road, Grays	0.23	2	7	13	10	6-10	
GTH22	Land At 52 Broadway Grays Essex	0.39	2	12	21	17	0-5	
GTH24	1 Allenby Crescent Grays Essex RM17 6DH	0.05	p/p	1	1	1	0-5	Planning permission
GTH28	46 Lucas Road Grays Essex RM17 5AJ	0.04	p/p	3	3	3	0-5	Planning permission
GTH34	The Chestnuts, 32 College Avenue, Grays	0.15	R2 (1)	4	6	5	(6-10)	- Capacity estimate reduced by 1 unit to reflect loss of 1 dwelling
GTH35	Thameside Theatre, Grays	0.52	11	36	78	57	11-15	
GTH36a	Land at Junction Dell Road Southend Road, Grays (PDL portion)	0.17	2	5	9	7	0-5	
GTH36b	Land at Junction Dell Road Southend Road, Grays (greenfield portion)	0.60	2	19	33	26	0-5	
GTH37	Adult Education Centre, Richmond Road Grays	0.56	6	17	30	23	6-10	
GTH38	128 Bridge Road, Grays Essex RM17 6DA	0.02	p/p	2	2	2	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	65	105	85		
			6-10	1014	1474	1244		
			11-15	75	129	102		
			15+	0	0	0		
			Total	1155	1708	1431		
	Note figures may not add due to rounding		Total 0-15 years	1155	1708	1431		

Little Thurrock Blackshots

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
LTB01	Land To Rear Of 100, 102, 104 Blackshots Lane, Little Thurrock	0.03	Urban / PDL / KCDC		- Within 800m of a local centre	- Planning permission; 1 net dwelling		07/00498/FUL - Permission for 1 dwelling	A	
LTB03	Site off Gloucester Avenue, Grays	0.49	Urban / PDL / KCDC		- Within 800m of a local centre	- Possible extension of existing infill close continuing into existing mature gardens - Long time period - Design Exercise Site - Policy constraint (access / infill policy)		08/01044/FUL - Permission for 4 dwellings on part of site	A	
LTB04	82 Victoria Avenue, Little Thurrock, Grays	0.04	Urban / PDL / KCDC		- Within 800m of a local centre	- Planning permission; 1 net dwelling	Developer confirms likely start year 1	05/00608/FUL - Permission for 1 dwelling	A	
LTB05	Claremont Close, Little Thurrock	0.38	Urban / PDL / KCDC		- Within 400m of a local centre	- Possible extension of existing infill close continuing into existing mature gardens - Long time period - Policy constraint (access / infill policy)			A	
LTB07	Petrol Station, Daneholes Roundabout' Stanford Road, Grays	0.63	Urban / PDL / KCDC	- Intersects a SSSI	- Within 400m of a local centre	- Operation filling station with Tyre and exhaust centre to rear with office above - Adjacent to scheduled ancient monument - No Constraints Issues with traffic, noise pollution - Unlikely to come forward in foreseeable future; very long term proposal.			A	
LTB08	Land at Thurrock Technical College, Little Thurrock, Grays	9.36	GB / PDL / KCDC	- Within Green Belt. College in use.	- Within 800m of a local centre	- Original site area was larger; has been reduced due to Landfill to east of site - Current use is technical college, car park and open space - Education facility may become surplus with the new learning campus relocation - Limited access at present - Council have no objection provided adequate access provided.	Suggest 680 units. Believe site to be deliverable within 1-5years. Developer representations through LDF.		A	
LTB09	80 Victoria Avenue Grays Essex	0.12	Urban / PDL / KCDC		- Within 800m of a local centre	- Small backland site comprising parts of former gardens to neighbouring properties. - Cul-de-sac road access. - Permission for 4 dwellings.	Developer confirms start in year 1	08/01044/FUL - Permission for 4 dwellings	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
LTB01	Land To Rear Of 100, 102, 104 Blackshots Lane, Little Thurrock			✓		✓				✓		0-5
LTB03	Site off Gloucester Avenue, Grays		✓			✓				✓		11-15
LTB04	82 Victoria Avenue, Little Thurrock, Grays		✓			✓				✓		0-5
LTB05	Claremont Close, Little Thurrock	✓				✓		✓				11-15
LTB07	Petrol Station, Daneholes Roundabout' Stanford Road, Grays		✓					✓			✓	11-15
LTB08	Land at Thurrock Technical College, Little Thurrock, Grays	✓				✓					✓	6-10
LTB09	80 Victoria Avenue Grays Essex			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
LTB01	Land To Rear Of 100, 102, 104 Blackshots Lane, Little Thurrock	0.03	p/p	1	1	1	0-5	Planning permission
LTB03	Site off Gloucester Avenue, Grays	0.49	6	15	26	20	11-15	
LTB04	82 Victoria Avenue, Little Thurrock, Grays	0.04	p/p	1	1	1	0-5	Planning permission
LTB05	Claremont Close, Little Thurrock	0.38	6	12	20	16	11-15	
LTB07	Petrol Station, Daneholes Roundabout' Stanford Road, Grays	0.63	9	54	70	62	11-15	
LTB08	Land at Thurrock Technical College, Little Thurrock, Grays	9.36	15	234	328	281	6-10	
LTB09	80 Victoria Avenue Grays Essex	0.12	p/p	4	4	4	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	6	6	6		
			6-10	234	328	281		
			11-15	80	116	98		
			15+ 0		0	0		
			Total	320	449	385		
	Note figures may not add due to rounding		Total 0-15yrs	320	449	385		

Little Thurrock Rectory

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
LTR01	Poodle Parlour, 157 Southend Rd, Little Thurrock	0.20	Urban / PDL / KCDC		- Within 400m of a local centre			04/00281/FUL - Development completed	R1	Built out
LTR04	3 Rogers Road, Little Thurrock	0.10	Urban / PDL / KCDC		- Within 400m of a local centre - Within 1600m of train station	- Planning permission; 1 net dwelling	Agent understands likely start year 1	07/00014/FUL and 09/00231/FUL - Separate permissions for 1 dwelling	A	
LTR05	Land Adjacent 183A, Rectory Road, Grays	0.02	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Planning permission refused; 1 net dwelling - There is scope for intensification		08/00692/FUL and 08/00388/FUL - Refused applications for 1 dwelling	R1	Site rejected as unsuitable
LTR06	Garden Centre, Chadwell Road, Grays	0.84	Urban / PDL / KCDC	- Intersects biodiversity sites of local interest	- Within 800m of a local centre	- Operational garden centre occupying large site; well kept - On main road - Residential and cemetery surrounds	Recent refusal by Council contrary to officer recommendation. Appeal likely to be allowed. Owner/applicant wishes to sell site for redevelopment as does not want to continuing existing use	09/00326/OUT - Application for 24 dwellings. Appeal in progress.	A	
LTR07	51 Malvern Road, Little Thurrock, Grays	0.02	Urban / PDL / KCDC		- Within 800m of a local centre	- Planning permission; 1 net dwelling		04/01281/FUL - Permission for 1 dwelling	A	
LTR08	Combine Pallet Site Globe Works	1.53	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Active industrial uses in quarry - Contamination and pollution issues - Access through industrial estate - Western side of site requires completion of Tower road to enable suitable access - LTR08 / 10 / 11 to come forward together in conjunction with LTR14 / 15 / 16			A	
LTR09	Land adjacent Combine Pallet Site, Towers Road, Little Thurrock	1.15	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Possible contamination and pollution issues - SSSI south east of site affecting access - Access limited due to SSSI to south of site, but can be gained from Overcliffe Road (this site doesn't need to come forward with LTR10)	- Site has developer interest, proposals for approx. 130	Long history of residential applications submitted on this site	A	
LTR10	Globe Works, Little Thurrock	7.95	Urban / PDL / KCDC	- Possible contamination - Site in use.	- Within 1600m of a local centre - Within 1600m of train station	- Current secondary employment area with various car related businesses occupying this site, provides local employment - HGV traffic a problem due to site, so change of use to residential could be beneficiary - Existing companies would need relocation sites - Lots of scrap yards / waste / contamination / pollution - LTR08 / 10 / 11 to come forward together in conjunction with LTR14 / 15 / 16. - Site size reduced to take into account open space	Previous developer interest		A	
LTR11	Site 1 Globe Works Industrial Estate Towers Road	0.18	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Requires completion of Tower road before access is provided - Awkward size and shape - LTR08 / 10 / 11 to come forward together in conjunction with LTR14 / 15 / 16			A	
LTR12	Sandwich Bar, 44 Rectory Road, Little Thurrock	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission; 1 net dwelling		04/00747/FUL - Change of use to 1 dwelling. Development complete.	A	
LTR13	Blockhouse Road sites, Grays	0.37	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Currently used as a scrap yard - Contamination and pollution issues - In residential area - LTR 13 / 14 /15 to come forward together in a scheme in conjunction with LTR08 /10 / 11			A	
LTR14	Land North of Cement Block Cottages, Towers Road, Little Thurrock	0.12	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Currently used as a scrap yard - Contamination and pollution issues - In residential area - LTR 13 / 14 /15 to come forward together in a scheme in conjunction with LTR08 /10 / 11			A	
LTR15	Site East of Scrapworks, Towers Road, Little Thurrock	0.18	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Currently used as a scrap yard - Contamination and pollution issues - In residential area - LTR 13 / 14 /15 to come forward together in a scheme in conjunction with LTR08 /10 /11			A	
LTR16	Land between Cement Block Cottages and Broadway	0.03	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Small parcel of land between residential on main road - Contamination and pollution issues as near to scrap yard - The release of LTR10 and adjoining site would provide better scope for development when these sites could be developed			A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
LTR19a	Dock Road, Including part of 64 Dock Road, Little Thurrock	0.09		- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission; 18 net dwellings - Adjacent to listed building	Commenced and well advanced but builder has gone bust. Bank advises will dispose of or finance for completion.	06/00233/FUL - Permission for 18 dwellings	A	- Now under construction
LTR19b	R/o 60/62 Dock Road (Former Allotments Gardens), Little Thurrock	0.29	Urban / GF / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission; 18 net dwellings - Adjacent to listed building	Commenced and well advanced but builder has gone bust. Bank advises will dispose of or finance for completion.	06/00233/FUL - Permission for 18 dwellings	A	
LTR20	41 - 43 Southend Road Grays Essex RM17 5NJ	0.06	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Planning permission refused; 9 net dwellings - Is scope for some development	Refusal for scheme inc 9 units on overdevelopment grounds but no objection in principle to lesser scheme.	07/01243/FUL - Refused application for 9 dwellings	A	
LTR21	15 - 17 Southend Road Grays Essex RM17 5NH	0.03	Urban / PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	- Planning permission; 2 net dwellings - Permission for flats above shops, no constraints, opportunity for intensification	Agent understands will commence in 2010	09/00019/FUL - Permission for 2 dwellings (1 net)	A	
LTR22	60 Whitehall Lane Grays Essex RM17 6SS	0.10	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Planning permission for five net dwellings.	Recently commenced	08/00647/FUL - Permission for 5 net dwellings	A	
LTR23	Retail Units Corner Broadway and Whitehall Lane, Little Thurrock	0.18	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	- Exiting retail and associated units in street block in relatively poor condition - The release of LTR10 and adjoining site would provide better scope for development when these sites could be developed - Mixed use development could retain local services.	Developer interest	09/00790/OUT - Refused outline application for 6 dwellings on part of the site.	A	
LTR24	31 Newburgh Road Grays Essex RM17 6UG	0.03	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	-Small site in residential use. Permission for conversion of garage into dwelling.	Applicant confirms start in year 1	09/00469/FUL - Permission for 1 dwelling	A	
LTR25	33 Lander Road Grays Essex RM17 6AX	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	-Part of garden to existing house. Good road access. Permission for 1 dwelling.	Scheme commenced by applicant who advises is considering an offer to buy for completion by purchaser	09/00555/FUL - Permission for 1 dwelling	A	
LTR26	57 Lodge Lane Grays Essex RM17 5RZ	0.02	Urban / PDL / KCDC		- Within 400m of a local centre	-Small site in residential use. -Permission for loft conversion.	Applicant confirms start in year 1	09/00575/FUL - Permission for conversion (1 net dwelling)	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
LTR04	3 Rogers Road, Little Thurrock			✓		✓				✓		0-5
LTR06	Garden Centre, Chadwell Road, Grays		✓			✓				✓		0-5
LTR07	51 Malvern Road, Little Thurrock, Grays		✓			✓		✓				0-5
LTR08	Combine Pallet Site Globe Works			✓				✓	✓			11-15
LTR09	Land adjacent Combine Pallet Site, Towers Road, Little Thurrock		✓			✓		✓				11-15
LTR10	Globe Works, Little Thurrock	✓						✓			✓	11-15
LTR11	Site 1 Globe Works Industrial Estate Towers Road		✓			✓		✓				11-15
LTR12	Sandwich Bar, 44 Rectory Road, Little Thurrock			✓		✓				✓		0-5
LTR13	Blockhouse Road sites, Grays		✓					✓	✓			11-15
LTR14	Land North of Cement Block Cottages, Towers Road, Little Thurrock		✓					✓	✓			11-15
LTR15	Site East of Scrapworks, Towers Road, Little Thurrock		✓					✓	✓			11-15
LTR16	Land between Cement Block Cottages and Broadway		✓			✓				✓		6-10
LTR19a	Dock Road, Including part of 64 Dock Road, Little Thurrock			✓		✓				✓		0-5
LTR19b	R/o 60/62 Dock Road (Former Allotments Gardens), Little Thurrock			✓		✓				✓		0-5
LTR20	41 - 43 Southend Road Grays Essex RM17 5NJ		✓			✓				✓		0-5
LTR21	15 - 17 Southend Road Grays Essex RM17 5NH			✓		✓				✓		0-5
LTR22	60 Whitehall Lane Grays Essex RM17 6SS			✓		✓				✓		0-5
LTR23	Retail Units Corner Broadway and Whitehall Lane, Little Thurrock	✓						✓		✓		11-15
LTR24	31 Newburgh Road Grays Essex RM17 6UG			✓		✓				✓		0-5
LTR25	33 Lander Road Grays Essex RM17 6AX		✓			✓				✓		0-5
LTR26	57 Lodge Lane Grays Essex RM17 5RZ			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
LTR04	3 Rogers Road, Little Thurrock	0.098	p/p	1	1	1	0-5	Planning permission
LTR06	Garden Centre, Chadwell Road, Grays	0.841	TC	24	24	24	0-5	Thurrock Council estimate
LTR07	51 Malvern Road, Little Thurrock, Grays	0.021	p/p	1	1	1	0-5	Planning permission
LTR08	Combine Pallet Site Globe Works	1.528	10	124	156	140	11-15	
LTR09	Land adjacent Combine Pallet Site, Towers Road, Little Thurrock	1.154	11	80	173	126	11-15	
LTR10	Globe Works, Little Thurrock	6.368	10	516	650	583	11-15	
LTR11	Site 1 Globe Works Industrial Estate Towers Road	0.184	4	7	15	11	11-15	
LTR12	Sandwich Bar, 44 Rectory Road, Little Thurrock	0.018	p/p	1	1	1	0-5	Planning permission
LTR13	Blockhouse Road sites, Grays	0.366	6	11	19	15	11-15	
LTR14	Land North of Cement Block Cottages, Towers Road, Little Thurrock	0.123	5	4	7	6	11-15	
LTR15	Site East of Scrapworks, Towers Road, Little Thurrock	0.176	5	5	11	8	11-15	
LTR16	Land between Cement Block Cottages and Broadway	0.027	4	1	2	2	6-10	
LTR19a	Dock Road, Including part of 64 Dock Road, Little Thurrock	0.093	p/p	6	6	6	0-5	Planning permission
LTR19b	R/o 60/62 Dock Road (Former Allotments Gardens), Little Thurrock	0.290	p/p	12	12	12	0-5	Planning permission
LTR20	41 - 43 Southend Road Grays Essex RM17 5NJ	0.058	4	2	5	3	0-5	
LTR21	15 - 17 Southend Road Grays Essex RM17 5NH	0.030	p/p	1	1	1	0-5	Planning permission
LTR22	60 Whitehall Lane Grays Essex RM17 6SS	0.098	p/p	5	5	5	0-5	Planning permission
LTR23	Retail Units Corner Broadway and Whitehall Lane, Little Thurrock	0.182	11	13	27	20	11-15	
LTR24	31 Newburgh Road Grays Essex RM17 6UG	0.026	p/p	1	1	1	0-5	Planning permission
LTR25	33 Lander Road Grays Essex RM17 6AX	0.024	p/p	1	1	1	0-5	Planning permission
LTR26	57 Lodge Lane Grays Essex RM17 5RZ	0.021	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	56	59	57		
			6-10	1	2	2		
			11-15	759	1058	908		
			15+	0	0	0		
			Total	816	1119	968		
	Note figures may not add due to rounding		Total 0-15yrs	816	1119	968		

Ockendon

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
OCK01	Former Church, North Road, South Ockendon	0.11	Urban / PDL	- Within Green Belt	- Within 800m of train station	- Expired outline planning permission; 5 net dwellings - Noise from nearby petrol station	United Reform Church have disposed of site	02/01375/OUT - Expired permission for 5 dwellings.	A	
OCK02	14 North Road	0.06	Urban / PDL		- Existing petrol station - Possible contamination issues - Within 800m of train station				A	
OCK03	Arisdale Industrial Estate, South Ockendon	17.67	Urban / PDL	- Within Green Belt	- Within 800m of train station - Within 400m of train station	- Existing industrial estate - Proximity of Ockendon station makes it good location for residential development - A new pedestrian footbridge over the rail-line is required - Sites in Ockendon and Aveley should be identified in conjunction with a strategy to improve access to Strategic Roads and public transport links - Contamination and pollution issues as some tanks on site - Site area reduced by 20% to allow for employment/mixed-uses	- Identified in TTGDC Masterplan for Aveley / Ockendon as residential and other uses. - Developer interest	09/50035/TTGOUT - Pending application for up to 650 residential dwellings.	A	
OCK05	R/O 32/42 Anton Road, South Ockendon	0.20	Urban / PDL		- Within 800m of train station - Within 800m of train station	- Garage court (council owned) - Potential to link in with OCK03vA, as stated in New Arisdale Design Brief - No constraints	Council identify site as available		A	
OCK06	Tamarisk Road, South Ockendon	0.15	Urban / PDL		- Within 1600m of train station - Within 800m of train station	- Limited access - Would need improvements to strategic roads - Adjacent to railway line (noise issues) and residential area - Site is council owned	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme		A	
OCK07	A Stone's Throw Public House, 92 South Road, South Ockendon	0.10	Urban / PDL		- Within 1600m of train station - Within 800m of train station	- Planning permission; 14 net dwellings	Developer awaiting outcome of appeal for 14 houses rather than flats. Will build one or other depending on outcome	09/00588/FUL - appeal lodged against refusal of 14 house scheme. 08/00190/FUL - Permission for 14 flats.	A	
OCK08	Health Centre, South Road, South Ockendon	0.07	Urban / PDL		- Within 1600m of train station - Within 800m of train station	- Planning permission; 8 net dwellings built		08/00190/FUL - Permission for 8 no one bedroom apartments. Now built out.	R1	Built out
OCK09	Land at Brandon Groves, South Ockendon	1.51	GB / GF	- Within Green Belt	- Within 1600m of train station - Within 1600m of train station	- Site may be needed for a school in the future (legal agreement) - Brandon Groves has good level of amenity space so could be part developed for residential - TPOs in site - Limited access - Will need improvements to strategic roads	Developers Comments Site can accommodate 36 dwellings Contains OCK10		A	
OCK12	Land adjoining 155 Mollands Lane, South Ockendon	0.05	GB / G	- Within Green Belt	- Within 1600m of train station	- Access issues - Adjacent to listed buildings - Very small site - Unsuitable for residential infill			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
OCK13	R/O 93-111 Araglen Avenue, South Ockendon	0.12	Urban / PDL		- Within 800m of train station - Within 1600m of train station	- Site is currently a garage court (council owned)			A	
OCK14	Jack O' Lantern Public House, Daiglen Drive, South Ockendon	0.16	Urban / PDL		- Within 400m of train station - Within 1600m of train station	- No Constraints	Developer Interest	09/00126/OUT - Outline application for 14 dwellings pending decision.	A	
OCK15	Woodacre School, Erriff Drive, South Ockendon	1.79	Urban / PDL	Currently in use as school	- Within 400m of train station - Within 1600m of train station	- Site is currently an operational school - Scope to retain the playing fields or redevelop whole site (Scenario A retains playing fields - Scenario B develops whole of site) - Limited access - Would need improvement to strategic roads - Site is council owned	Council confirmed available for longer term development		A	
OCK17	Car Park, Derry Avenue, Ockendon	0.27	Urban / PDL		- Within 400m of train station - Within 1600m of train station	- Need to retain town centre car park - Limited access - Would need improvements to strategic roads - Site is council owned			R1	Site rejected as unsuitable

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
OCK18	Sorting Office, Derry Avenue, South Ockendon	0.27	Urban / PDL		- Within 400m of train station - Within 1600m of train station	- Site is currently a sorting office, therefore in employment use - Opposite town centre parade - Limited access - Would need improvements to strategic roads - Potential dependent on rationalisation of post office functions	Owners confirmed longer term potential		A	
OCK19	Murco Filling Station, Derry Avenue, South Ockendon	0.17	Urban / PDL		- Within 400m of train station - Within 1600m of train station	- Planning permission; 24 net dwellings now completed - Limited access - Would need improvement to strategic roads		07/00075/FUL - Permission for 24 flats and 3 retail units. Built 2008/09.	R1	Built out
OCK20	Telephone Exchange, Darenth Lane, South Ockendon	0.25	Urban / PDL		- Within 400m of train station - Within 1600m of train station	- Site is currently a telephone exchange - Adjacent to town centre parade, pub, health centre and nursery - Would need improvement to strategic roads - Good location for residential development	Longer term potential		A	
OCK21	Durabella Ltd Arisdale Avenue South Ockenden Essex RM15 5TR	0.81	Urban / PDL		- Within 800m of train station - Within 800m of train station	- Planning permission; 80 net dwellings	Phasing as advised by developer	08/00913/TTGFUL - Permission for 80 dwellings. 09/50069/TTGFUL - Amendments to 2008 application.	A	
OCK22	Land around North Road, South Ockendon	1.29	GB / PDL	- Within Green Belt	- Within 1600m of train station	- Not sustainable; in isolated location north of Ockendon			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
OCK01	Former Church, North Road, South Ockendon			✓		✓				✓		0-5
OCK02	14 North Road	✓			✓				✓			6-10
OCK03	Arisdale Industrial Estate, South Ockendon		✓					✓			✓	6-10
OCK05	R/O 32/42 Anton Road, South Ockendon		✓			✓				✓		0-5
OCK06	Tamarisk Road, South Ockendon		✓			✓				✓		0-5
OCK07	A Stone's Throw Public House, 92 South Road, South Ockendon		✓			✓				✓		0-5
OCK09	Land at Brandon Groves, South Ockendon		✓		✓					✓		6-10
OCK13	R/O 93-111 Araglen Avenue, South Ockendon		✓		✓				✓			6-10
OCK14	Jack O' Lantern Public House, Daiglen Drive, South Ockendon		✓		✓				✓			6-10
OCK15	Woodacre School, Erriff Drive, South Ockendon		✓			✓				✓		6-10
OCK18	Sorting Office, Derry Avenue, South Ockendon	✓				✓				✓		11-15
OCK20	Telephone Exchange, Darenth Lane, South Ockendon		✓			✓				✓		11-15
OCK21	Durabella Ltd Arisdale Avenue South Ockenden Essex RM15 5TR			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
OCK01	Former Church, North Road, South Ockendon	0.11	TC	5	5	5	0-5	Thurrock Council estimate
OCK02	14 North Road	0.06	2	2	3	3	6-10	
OCK03	Arisdale Industrial Estate, South Ockendon	14.14	8	679	1074	876	6-10	Figures are based on reduced estimate based on need for community facilities
OCK05	R/O 32/42 Anton Road, South Ockendon	0.20	4	8	16	12	0-5	
OCK06	Tamarisk Road, South Ockendon	0.15	4	6	12	9	0-5	
OCK07	A Stone's Throw Public House, 92 South Road, South Ockendon	0.10	p/p	14	14	14	0-5	Planning permission
OCK09	Land at Brandon Groves, South Ockendon	1.51	3	47	86	66	6-10	
OCK13	R/O 93-111 Araglen Avenue, South Ockendon	0.12	4	5	10	7	6-10	
OCK14	Jack O' Lantern Public House, Daiglen Drive, South Ockendon	0.16	5	5	10	7	6-10	
OCK15	Woodacre School, Erriff Drive, South Ockendon	1.79	7	34	98	66	6-10	
OCK18	Sorting Office, Derry Avenue, South Ockendon	0.27	8	13	20	17	11-15	
OCK20	Telephone Exchange, Darenth Lane, South Ockendon	0.25	5	8	15	11	11-15	
OCK21	Durabella Ltd Arisdale Avenue South Ockenden Essex RM15 5TR	0.81	p/p	80	80	80	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	113	127	120		
			6-10	771	1281	1026		
			11-15	20	35	28		
			15+	0	0	0		
			Total	904	1443	1174		
	Note figures may not add due to rounding		Total 0-15 yrs	904	1443	1174		

TRIBAL

Orsett

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
ORS02	Malgraves Farm, Lower Dunton Road	16.1	GB / G	- Within Green Belt		- This site is east of Lower Dunton Road; mix of old plotlander dwellings and open countryside - TPO 1/89 is located close to south boundary - No public transport or community facilities nearby - Immediately to the east is a listed building (Barn at Bareham's Kennels) - Access; road is not suitable for a significant increase in traffic - Housing being put forward in one option as enabling development of hospice through S106	Developer interest. Site promoted by developers through representations to LDF at previous consultation phases. Potential development in combination with hospice.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS03	Dahlia Cottage, Kirkham Road, Laindon	0.8	GB / PDL	- Within Green Belt		- Previous planning permission; 1 net dwelling - However, site owners pushing for more development, no scope for more development	Developers suggest 30 units. Believe site will be deliverable within 1-5 years.	06/00591/LDC - made residential use of dwelling lawful. Several refused applications for more development, including 09/00208/OUT - outline for 4 dwellings	R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS04	Bough Trees, Lower Dunton Road, Horndon on the Hill	0.8	GB / PDL	- Within Green Belt		- Planning permission; no net dwelling increase		09/00208/OUT - Replacement dwelling allowed on appeal.	R1	- Replacement dwelling; no net gain
ORS05	Wynstay, Stanley Road, Bulphan	0.0	Urban / PDL			- Planning permission; 1 net dwelling		07/00889/FUL - Permission for 1 dwelling. Development commenced.	A	
ORS06	Fox End, Victoria Road, Bulphan	0.1	Urban / PDL			- Planning permission; no net dwelling increase		08/00420/FUL - Permission replacement dwelling (no net gain).	R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS07	Fairway, Victoria Road, Bulphan	0.0	Urban / PDL			- Site has potential for intensification		08/00420/FUL - Permission for 1 dwelling.	A	
ORS08	Springtime, Victoria Road, Bulphan	0.1	Urban / PDL			- Planning permission; no net dwelling increase		07/00977/FUL - Permission for replacement dwelling (no net gain).	R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS09	Land Adjacent 87 Church Lane, Bulphan	0.2	GB / PDL	- Within Green Belt		- Planning permission; 1 net dwelling		07/00598/FUL - Permission for 1 dwelling.	A	
ORS10	The Cottage, Oxford Road, Horndon On The Hill	0.2	GB / PDL	- Within Green Belt		- Access to services and public transport is limited due to isolated location; not suitable housing site			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS11	Marshall Lodge Farm, Horndon on the Hill	2.4	GB / G	- Within Green Belt	- Within 1600m of train station	- Horndon-on-the-Hill conservation area close to site - A residential development would significantly increase the size of the village - Slope - Access to services and public transport is limited due to isolated location; not suitable housing site	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS12	Maple View, 14A South Hill Crescent, Horndon on the Hill	0.1	Urban / PDL		- Within 1600m of a local centre - Within 1600m of train station	- Access to services and public transport is limited due to isolated location; not suitable housing site			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS13	Les Snack Bar, Stanford Road, Orsett	0.5	GB / PDL	- Within Green Belt				04/01428/FUL - Permission for 6 dwellings. Built out.	R1	- Site is built out; no scope for more development
ORS14	Southfields, Land Adjoining Essay Villa, Grosvenor Road, Orsett	0.2	Urban / PDL			- Planning permission; 5 net dwelling	Agent advises implementation not likely in year 2	07/00399/FUL - Permission for 5 dwellings allowed on appeal.	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
ORS16	Orsett Quarry, Welling Road, Orsett	11.7	GB / PDL	- Intersects local wildlife site - Within Green Belt		- Disused quarry - Adjacent to listed building (implications for setting) Access; Orsett Cock roundabout capacity problems - An significant intensification of use of the Brentwood Road and Orsett Cock junctions would be undesirable - This site is not well served by public transport and it is not conveniently located to local services - A large land release would not be supported by the Council - Issue with drainage and potential contamination - Site rejected at Issues and Options stage	Owner suggests up to 400 units. Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS17	Land at Junction Bristowe Drive/ Welling Road, Orsett	0.4	GB / GF	- Within Green Belt		- Planning permission; 11 net dwellings	Agent understands will start year 1	09/00642/REM - Permitted reserved matters application for 11 dwellings subsequent to 08/01018/OUT	A	
ORS18	Farthings, Rectory Road, Orsett	0.0	Urban / PDL			- Wholly within conservation area, therefore low density development		07/00752/FUL & 08/01194/FUL - Permitted dwelling. Built 2008/09.	R1	Built out
ORS19	Orsett Hospital, Rowley Road, Orsett	5.8	GB / PDL	- Within Green Belt		- Site is developed		07/00752/FUL - Permission for 195 dwellings. Completed 2007/08.	R1	Built out
ORS20	Baker Street Garage, Baker Street, Orsett	0.7	GB / PDL	- Within Green Belt		- Site covers land behind garage - Not a sustainable location - Legal agreement for limited residential development based on the agreement for like for like footprint only at front (see ORS21 which covers building footprint of garages)	S.106 obligation to be completed and reserved matters approved so start not imminent but applicant expects to implement. Site promoted by developers through representations to LDF at previous consultation phases.	08/01106/OUT - Outline application for redevelopment of site to for 24 dwellings. Pending completion of S106.	A	
ORS21	Baker Street Garage (building footprint only), Baker Street, Orsett	0.7	PDL	- Within Green Belt		- Garage site, fairly unattractive at the moment. Use of MGB land for housing is policy issue - The site is generally not in a very sustainable location and the Council have only supported very low density housing in favour of removal of the garage and other uses, higher density uses have been refused (therefore the site only covers building footprint)	S.106 obligation to be completed and reserved matters approved so start not imminent but applicant expects to implement.	08/01106/OUT - Outline application for redevelopment of site to for 24 dwellings. Pending completion of S106.	R1	Merged with ORS20 - See Above
ORS22	Grey Goose Farm, Stifford Clays, Grays, Essex	28.9	GB / G	- Adjacent to biodiversity sites of local interest - Adjacent local wildlife sites - Within Green Belt. - Issue with pylons close to site.	- Within 1600m of a local centre	- This site would form of possible larger green Belt release - Site area has been reduced as to not intersect with environmental designations - Adjacent to listed building - Adjacent to scheduled ancient monument - Access; North Grays is not well served by public transport, significant enhancements would be required - Cycleway/Footway links to Orsett need enhancing - The Quantum of development potential in North Grays is largely controlled by the capacity improvements that can be undertaken at the Trunk Road Stifford Interchange junction - ORS22 / 23 / 24 to come forward in conjunction	Site promoted by developers through representations to LDF at previous consultation phases.		R2	Rejected on grounds of current policy
ORS23	Little Wellhouse Farm, Stifford Clays Road, Orsett	3.1	GB / G	- Within Green Belt	- Within 1600m of a local centre	- Most of the site is included in a scheduled ancient monument - Within the site is a listed building (Little Wellhouse Farm). To the south of the site is a further listed building (Grey Goose Farm) - Access to public transport is limited in North Grays, significant enhancements would be required - ORS22 / 23 / 24 to come forward in conjunction	_Developers Comment Site promoted by developers through representations to LDF at previous consultation phases.		R2	Rejected on grounds of current policy
ORS24	Land adjacent to Little Wellhouse Farm, Stifford Clays	5.1	GB / G	- Within Green Belt	- Within 1600m of a local centre	- Scheduled ancient monument partly within site - Adjacent to listed building (implications for setting) - Site is flat farmland running along east side of Blackshots Lane up to A.13 - If this area of northeast Grays is to be residential then significant strategic thinking needed to link the area to the rest of the borough and provide local facilities - ORS22 / 23 / 24 to come forward in conjunction	Developer Comment. The site can accommodate 100 dwellings. Site promoted by developers through representations to LDF at previous consultation phases.		R2	Rejected on grounds of current policy
ORS27	Orsett Fruit Farm Orsett Road Orsett Grays Essex RM16 3BH	1.2	GB / G	- Within Green Belt		- Planning permission granted for wildlife hospital, which includes a single housing unit for warden; 1 net dwelling		07/00570/TTGFUL - Planning permission for wildlife hospital, which includes a single housing unit for warden	R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
ORS28	Tremorgan Sandown Road Stanford Le Hope Essex RM16 3DD	0.1	GB / PDL	- Within Green Belt		- Access limited, not well served by public transport, roads cant cope with increased traffic - A low density development may be supported if it contributes towards the upgrading of Sandown Road to adoptable standard - Planning permission granted for conversion of garage; 1 net dwellings; no scope for more development beyond this		07/00653/FUL - Permission granted on appeal for conversion of garage to dwelling.	A	
ORS29	Mill House Stifford Clays Road Orsett Essex RM16 3LX	0.1	GB / PDL	- Within Green Belt		- Planning permission refused for conversion of stables; 1 net dwelling - Site includes listed building - Not suitable for intensification		08/00059/FUL - Planning permission refused for conversion of stables to 1 dwelling	R1	Site rejected as unsuitable
ORS30	Land adjacent to Toad Hall. Sandown Road, Orsett.	0.5	GB / G	- Within Green Belt		- Access to services and public transport is limited due to isolated location - Issues with local road network to the south (i.e. rural distributor roads and are not suitable to cope with an intensification of traffic movements for reasons of road safety) - Site accepted, low density typology applied	Owner / agent suggests 5-10 houses (semi-detached/detached). Believe site will be deliverable within 1-5 years.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS32	Site between Elms Lane and Church Lane, Bulphan.	3.4	GB / PDL	- Within Green Belt - Intersects flood zones 2 & 3		- Access to services and public transport is limited due to isolated location - Issues with local road network to the south (i.e. rural distributor roads and are not suitable to cope with an intensification of traffic movements for reasons of road safety)	Site promoted by developers through representations to LDF at previous consultation phases. Owners believe site will be deliverable within 1-5 years.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS33	The Langdon Hills Golf Centre, Little Malgreaves.	80.1	GB / G	- Within Green Belt		- Currently a gold course - Access to services and public transport is limited due to isolated location - Issues with local road network to the south (i.e. rural distributor roads and are not suitable to cope with an intensification of traffic movements for reasons of road safety) - Prominent location; impact upon landscape	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS34	Taylor's Riding Stables, Brentwood Road, Bulphan.	7.1	GB / G	- Within Green Belt		- Access to services and public transport is limited due to isolated location - Issues with local road network to the south (i.e. rural distributor roads and are not suitable to cope with an intensification of traffic movements for reasons of road safety)	Owner suggests 30 units/ha (7.1ha site). Believe site will be deliverable within 1-5 years.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS35	Malvina, Lower Dunton Road, Horndon on the Hill	0.5	GB / PDL	- Within Green Belt		- 4 units completed 07-08		05/00121/REM - Reserved matters application for 4 dwellings associated with outline consent 02/00830/OUT. Built 2007/08.	R1	- Site is built out; no scope for more development
ORS36	The New Rectory. Rectory Road. Orsett	0.3	Urban / PDL	- Within Green Belt		- 12 units completed 07-08		05/01382/FUL - Permission for 12 dwellings allowed on appeal. Built 2007/08.	R1	- Site is built out; no scope for more development
ORS37	Southfields Quarry, Brentwood Road, Orsett, Essex, RM16 3BS	3.1	GB / PDL	- Within Green Belt		- Quarry in use - Corener or Brentwood Road and Stanford Road, good access, although close to junction with A13 - possible congestion issues - Access to services and public transport is limited due to isolated location - Would have significant impact on adjacent settlement - Possible contamination	Suggest low density development. Believe the site will be deliverable within 1-5 years. Site promoted by developers through representations to LDF at previous consultation phases.		R2	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS38	Piers Place, Brentwood Road, Bulphan	3.2	GB / PDL	- Within Green Belt		- Large plot within green belt. Previously used as a nursery and then mixed agricultural use. Enforcement action against dwelling and permission refused for mobile home. Close to principal road but access/road safety issues.	Site promoted by developers through representations to LDF at previous consultation phases.		A	
ORS39	Lower Dunton Hall Farm, Orsett	0.1	GB / PDL			- Permission to regularise barn conversion already carried out.		08/00527/FUL - Permission to regularise conversion already carried out of barn to dwelling	A	
ORS40	Sandown Nurseries Sandown Road Orsett Essex RM16 3DD	0.3	GB / PDL			- Disused nursery within green belt. Unmade road. Resolution to grant permission for residential development subject to S106 securing finance for making up of road.	S106 obligation to be completed and reserved matters to be agreed so no start year 1 but applicants advise their previous nursery business not viable so can reasonably assume start within next 5 years	08/01155/OUT - Decision pending regarding Outline consent for 7 dwellings.	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
ORS41	Farthings Rectory Road Orsett Essex RM16 3JU	0.1	Urban / PDL			-Within conservation area. Permission for 1 dwelling		08/01194/FUL - Permission for 1 dwelling.	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)
		Low	Medium	High	Cost Assessment			Market Assessment			
					Low	Medium	High	Low	Medium	High	
ORS05	Wynstay, Stanley Road, Bulphan			✓		✓			✓		0-5
ORS07	Fairway, Victoria Road, Bulphan			✓		✓			✓		0-5
ORS09	Land Adjacent 87 Church Lane, Bulphan			✓		✓			✓		0-5
ORS14	Southfields, Land Adjoining Essay Villa, Grosvenor Road, Orsett		✓			✓			✓		0-5
ORS17	Land at Junction Bristowe Drive/ Welling Road, Orsett		✓			✓			✓		0-5
ORS20	Baker Street Garage, Baker Street, Orsett		✓			✓			✓		0-5
ORS22	Grey Goose Farm, Stifford Clays, Grays, Essex		✓		✓				✓		(11-15)
ORS23	Little Wellhouse Farm, Stifford Clays Road, Orsett		✓		✓				✓		(11-15)
ORS24	Land adjacent to Little Wellhouse Farm, Stifford Clays		✓		✓				✓		(11-15)
ORS28	Tremorgan Sandown Road Stanford Le Hope Essex RM16 3DD			✓	✓			✓			0-5
ORS37	Southfields Quarry, Brentwood Road, Orsett, Essex, RM16 3BS			✓		✓				✓	6-10
ORS38	Piers Place, Brentwood Road, Bulphan		✓			✓			✓		6-10
ORS39	Lower Dunton Hall Farm, Orsett			✓		✓			✓		0-5
ORS40	Sandown Nurseries Sandown Road Orsett Essex RM16 3DD		✓			✓			✓		0-5
ORS41	Farthings Rectory Road Orsett Essex RM16 3JU		✓			✓			✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
ORS05	Wynstay, Stanley Road, Bulphan	0.04	p/p	1	1	1	0-5	Planning permission
ORS07	Fairway, Victoria Road, Bulphan	0.03	p/p	1	1	1	0-5	Planning permission
ORS09	Land Adjacent 87 Church Lane, Bulphan	0.16	p/p	1	1	1	0-5	Planning permission
ORS14	Southfields, Land Adjoining Essay Villa, Grosvenor Road, Orsett	0.18	p/p	5	5	5	0-5	Planning permission
ORS17	Land at Junction Bristowe Drive/ Welling Road, Orsett	0.38	p/p	11	11	11	0-5	Planning permission
ORS20	Baker Street Garage, Baker Street, Orsett	0.71	p/p	24	24	24	0-5	Planning permission
ORS22	Grey Goose Farm, Stifford Clays, Grays, Essex	28.85	R2 (16)	577	866	722	(11-15)	
ORS23	Little Wellhouse Farm, Stifford Clays Road, Orsett	3.15	R2 (13)	94	142	118	(11-15)	
ORS24	Land adjacent to Little Wellhouse Farm, Stifford Clays	5.07	R2 (16)	101	151	126	(11-15)	
ORS28	Tremorgan Sandown Road Stanford Le Hope Essex RM16 3DD	0.07	p/p	1	1	1	0-5	Planning permission
ORS37	Southfields Quarry, Brentwood Road, Orsett, Essex, RM16 3BS	3.13	R2 (13)	94	141	118	(6-10)	
ORS38	Piers Place, Brentwood Road, Bulphan	3.16	TC	12	12	12	6-10	Thurrock Council estimate
ORS39	Lower Dunton Hall Farm, Orsett	0.09	p/p	1	1	1	0-5	Planning permission
ORS40	Sandown Nurseries Sandown Road Orsett Essex RM16 3DD	0.31	TC	7	7	7	0-5	Planning permission
ORS41	Farthings Rectory Road Orsett Essex RM16 3JU	0.05	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	53	53	53		
			6-10	12	12	12		
			11-15	0	0	0		
			15+	0	0	0		
			Total	65	65	65		
	Note figures may not add due to rounding		Total 0-15 yrs	65	65	65		

South Chafford

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
SCH02	The Warren Outdoor Pursuits Centre, South Stifford	1.230	Urban / PDL	- Intersects local wildlife site		<ul style="list-style-type: none"> - Site has biodiversity value and designed as local wildlife site - Site needs to provide community facilities, therefore southern section remains as open space provision with no housing capacity - Previous outline consent now expired for north site - Site was appraised for education use - Council owned 	Council proposal for community open space use		R1	Site rejected as unsuitable
SCH03	Bannatynes Health Spa Howard Road Chafford Hundred Grays Essex RM16 6YJ	0.768	Urban / PDL / KCDC	- Within Green Belt	<ul style="list-style-type: none"> - Within 800m of a local centre - Within 800m of train station 	<ul style="list-style-type: none"> redevelopment of site to provide 153 residential units including doctors surgery on part of the site - Good location for residential led mixed use development; could achieve high densities 	Phasing confirmed by developer to the effect that 59 dwellings are likely to be built by end 2010, another 54 by mid 2011 and the remaining 27 by end 2011	08/00152/TTGFUL - Permission for redevelopment of site to provide 153 dwellings	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
SCH03	Bannatynes Health Spa Howard Road Chafford Hundred Grays Essex RM16 6YJ			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
SCH03	Bannatynes Health Spa Howard Road Chafford Hundred Grays Essex RM16 6YJ	0.8	p/p	140	140	140	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	140	140	140		
			6-10	0	0	0		
			11-15	0	0	0		
			15+	0	0	0		
			Total	140	140	140		
	Note figures may not add due to rounding		Total 0-15 yrs	140	140	140		

Stanford East and Corringham Town

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
SEC01	250 Southend Road, Stanford Le Hope	0.09	PDL		- Within 1600m of a local centre - Within 1600m of train station				R1	- Change of use from residential care home to residential use implemented; no net again
SEC02	2 St James Avenue East Stanford Le Hope Essex SS17 7BQ	0.05	Urban / PDL		- Within 1600m of a local centre Within 1600m of train station	- Planning permission; 2 net dwellings	Commenced	08/00521/FUL - Permission for extension and conversion to 3 dwellings (2 net). Development commenced.	A	
SEC04	23 Grover Walk Corringham Essex SS17 7LP	0.01	Urban / PDL		- Within 800m of a local centre	- Planning permission; 4 net dwellings		08/00413/FUL - Permitted change of use to 4 flats.	A	
SEC05	Corringham Centre Service Station, Gordon Road, Corringham	0.14	Urban / PDL		- Within 800m of a local centre	- Planning permission; 16 net dwellings		05/00736/FUL - Permission for 16 flats. Built 2008/09.	R1	- Now built out
SEC06	Garage Plot Adj 23 Springhouse Road, Corringham, Stanford Le Hope, Essex, SS17 7LF	0.012	Urban / PDL		- Within 400m of a local centre	- Within 400m of a local centre - Outline Planning Permission; 1 net dwelling - Does appear to be scope for development, design case study applied	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme	07/01106/OUT - Outline permission for 1 dwelling.	A	
SEC07	The New Pompadour St Johns Way Corringham Stanford Le Hope Essex SS17 7NA	0.14	Urban / PDL		- Within 800m of a local centre	- Planning permission allowed on appeal for development of flats, with retention of public house on ground floor	Owner had intended to implement but is now considering selling on	07/00396/OUT - Outline permission on appeal for mixed use block including residential use.	A	
SEC08	1 St James Avenue East Stanford Le Hope Essex SS17 7BB	0.03	Urban / PDL		- Within 1600m of a local centre - Within 1600m of train station	- Part of rear garden. Cul-de-sac road access. Permission for 1 dwelling.	Agent understands imminent sale of site by applicant.	09/00184/FUL - Permission for 1 dwelling.	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
SEC02	2 St James Avenue East Stanford Le Hope Essex SS17 7BQ			✓		✓				✓		0-5
SEC04	23 Grover Walk Corringham Essex SS17 7LP		✓			✓				✓		0-5
SEC06	Garage Plot Adj 23 Springhouse Road, Corringham, Stanford Le Hope, Essex, SS17 7LF		✓			✓				✓		0-5
SEC07	The New Pompadour St Johns Way Corringham Stanford Le Hope Essex SS17 7NA		✓			✓				✓		0-5
SEC08	1 St James Avenue East Stanford Le Hope Essex SS17 7BB			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
SEC02	2 St James Avenue East Stanford Le Hope Essex SS17 7BQ	0.05	p/p	3	3	3	0-5	Planning permission
SEC04	23 Grover Walk Corringham Essex SS17 7LP	0.01	p/p	4	4	4	0-5	Planning permission
SEC06	Garage Plot Adj 23 Springhouse Road, Corringham, Stanford Le Hope, Essex, SS17 7LF	0.01	p/p	1	1	1	0-5	Planning permission
SEC07	The New Pompadour St Johns Way Corringham Stanford Le Hope Essex SS17 7NA	0.14	p/p	9	9	9	0-5	Planning permission
SEC08	1 St James Avenue East Stanford Le Hope Essex SS17 7BB	0.03	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	18	18	18		
			6-10	0	0	0		
			11-15	0	0	0		
			15+	0	0	0		
			Total	18	18	18		
	Note figures may not add due to rounding		Total 0-15 years	18	18	18		

Stanford-le-Hope West

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
STW01	Land adjacent to A13/A1014, Stanford-le-Hope	6.25	GB / GF	- Intersects flood zones 2 & 3 - Intersects biodiversity sites of local interest - Within Green Belt	- Within 400m of a local centre - Within 400m of train station	- East of site in floodplain - A13 roundabout realignment will occur as part of London Gateway proposal which will affect access - Air quality/ noise pollution (Road & railway) - Improved pedestrian access needed - Identified as potential open space improvements in LDF but as reasonable alternative option for housing - Reduction in capacity due to green buffer between widened junction and housing. - Flood risk issues as part of site in flood plain	Site promoted by developers through representations to LDF at previous consultation phases.		A	Numbers reduced to reflect realignment of A13 / A1014 junction and incorporation of buffer zone(s). Also need to take account of flood risk.
STW02	Land South of A1306, Stanford-le-Hope	5.04	GB / GF	- Intersects flood zones 2 & 3 - Within Green Belt	- Within 400m of a local centre - Within 400m of train station	- Identified as potential open space improvements in LDF but as reasonable alternative option for housing - Air quality/ noise pollution (Road & railway) - Flat farmland west of railway south of A.13 - Requires Council policy decision as to whether it should be released - Reduction in capacity due to green buffer between widened junction and housing. - Flood risk issues as part of site in flood plain	Site promoted by developers through representations to LDF at previous consultation phases.		A	Numbers reduced to reflect realignment of A13 / A1014 junction and incorporation of buffer zone(s). Also need to take account of flood risk.
STW03	Gas PRS Site Butts Road	0.64	Urban / PDL	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Access; Butts Road is not ideal due to on-street parking - Noise issues from railway - Currently gas holder; contamination and remediation issues	National Grid Property Holdings LTD. Suggest that capacity ought to be the outcome of a master planning exercise. Believe the site will be deliverable within 11-15 years.		A	
STW04	Coal/Wood Yard Butts Road	0.32	Urban / PDL	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Access; Butts Road is not ideal due to on-street parking - Need for pedestrian links - Noise issues from railway			A	
STW05	Workshops, Poley Road, Stanford-Le-Hope	0.19	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Transco depot - Noise issues from railway line			A	
STW06	Baryta Close, Stanford-Le-Hope	2.02	Urban / PDL	- Intersects flood zones 2 & 3 - Within Green Belt	- Within 400m of a local centre - Within 400m of train station	- Site is currently warehouses in good condition, also station car park on site - Contamination due to previously industrial uses - Flood issues: a brook goes through site - Access opposite Kings parade service area not ideal – better opportunities for access if club site is included - Vital strategic site; potential to improve urban townscape; should include park and tow path next to river	- Developers Comment: would relocate from Baryta Close once it is agree that Gas Works Field (STW03) can be used for employment use. The company will prepare joint planning applications first for the redevelopment of Baryta Close and secondly for the development of Gas Works Field. Drew Simmons and Stanford Components Limited are Freehold landowners of the site, who have the option to purchase Gas Works Field (STW03) which adjoins.		A	
STW07	51 Southend Road, Stanford Le Hope	0.02	Urban / PDL		- Within 800m of a local centre - Within 800m of train station	- Planning permission; 1 net dwelling		08/00003/FUL - Permission for 2 flats (1 net dwelling). Development underway.	A	
STW08	Rear of 43 King Street, Stanford	0.05	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Limited access - Overlooking issues - Previous planning applications refused due to overdevelopment - Practical constraint to limit units but some potential	No pp pending completion of S.106. Developer has advised implementation not imminent but does expect to build out within 5	09/00292/OUT - Permission pending completion of S106 for 14 dwellings.	A	
STW09	1/2, Southend Road, Stanford	0.08	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Limited access - Overlooking issues - Previous planning applications refused due to overdevelopment - Practical constraint to limit units but some potential	No pp but residential area and developer interest. Likely to be higher number of units on larger site than originally identified	07/00296/FUL - Refused application for 8 dwellings.	A	
STW10	35 - 37 King Street, Stanford-le-Hope	0.04	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Planning permission; 2 net dwellings. Built.		08/00424/FUL - Permission for conversion of office building to 2 dwellings. Built 2008/09.	R1	Built out

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
STW11	R/O 42 King Street, Stanford-Le-Hope	0.42	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Identified in LDF for development with parking provision retained - Currently commercial units and council owned car park - Well used car park serving town centre area - Mixed use potential - subject to previous discussions - Previous planning brief prepared as part of borough local plan - Trees protected by TPO 18/2000; this add much to the quality of Church Hill in old Stanford and any development should respect this and the setting of the Church opposite, which is Listed Building - Key design and parking issues to be considered	Developer interest in site. Site subject to planning brief - mixed use.		A	
STW12	Land Adjacent 1 The Green, Stanford Le Hope	0.05	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Church opposite is a listed building - TPOS opposite site - Development should respect nature of the church	No pp but current developer interest and mixed use scheme likely acceptable in principle	07/00276/FUL - Refused application for 3 flats.	A	
STW13	Stanford Le Hope Social Club 24 High Street Stanford Le Hope Essex SS17 0HG	0.07	Urban / PDL		- Within 400m of a local centre - Within 400m of train station		Recent commencement	09/00235/FUL - Permission for 18 dwellings. Development commenced.	A	
STW14	King Street - 'The Precinct', Stanford-Le-Hope	0.21	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Commercial use with some flats above - Provides ground floor retail space			A	
STW15	Land Adjoining Church Hall Central Road	0.04	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Good residential site, in central location - Opportunity for intensification			A	
STW16	Telephone Exchange, Featherstone Road, Stanford-Le-Hope	0.24	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Telephone Exchange; active and in good condition - In residential area - Close to town centre - Long term potential - Design Exercise applied includes a small retail element. Likely that development will come forward for residential only. However, densities generated considered appropriate for this site	Long term potential		A	
STW17	4 Featherstone Road, Stanford Le Hope	0.07	Urban / PDL		- Within 400m of a local centre - Within 800m of train station	- Planning permission; 6 net dwellings. Built.		07/00615/FUL - Permission for 6 dwellings. Built 2008/09.	R1	- Conflicts with policy
STW18	Tanglewood, Billet Lane, Stanford Le Hope	0.16	Urban / PDL	- Within Green Belt	- Within 800m of a local centre - Within 800m of train station	- Planning permission; 16 net dwellings	Site recently cleared	05/00092/FUL - Permission for 17 flats (16 net dwellings) allowed on appeal.	A	
STW19	Lamberts Tool & Welding Supplies Ltd, 18 Corringham Road, Stanford-le-Hope	0.05	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	Some scope for development, design case study applied to test this	Applicant confirms will start 2010	08/00979/FUL - Permission for 3 flats.	A	
STW21	14 Wharf Road, Stanford-le-Hope	0.02	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- Currently in use as shop; potential for conversion	Applicant confirms will start 2010	08/00548/FUL - Permitted conversion of shop to dwelling.	A	
STW22	31 Chantry Crescent, Stanford Le Hope	0.03	Urban / PDL	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Scope for residential infill			R1	Site rejected as unsuitable
STW23	Land To Rear Of 57-71 And 67, Wharf Road, Stanford-le-Hope	0.21	Urban / PDL		- Within 400m of a local centre - Within 800m of train station	- Loss of open space, adjacent to school playing fields - Is scope for development	S.106 to be completed	08/01054/FUL - Pending application for 8 dwellings S106.	A	
STW24	Land Rear Of 42/44 Fairview Avenue, Stanford Le Hope (Car Park and Pubs)	0.06	Urban / PDL	- Intersects flood zones 2 & 3 - Intersects a local nature reserve	- Within 400m of a local centre - Within 400m of train station	- Outline planning permission; 2 net dwellings	Agent understands will be implemented next year by applicant or sold on	08/00477/FUL - Pending application for 2 dwellings 06/00219/OUT - Outline permission for 2 dwellings	A	
STW25	Land at St Cleres golf club Stanford-le-Hope	4.91	GB / G	- Within Green Belt	- Within 800m of a local centre - Within 800m of train station	- Large site on western edge of Stanford - Good access - Sensible location for small urban extension	Site promoted by developers through representations to LDF at previous consultation phases.		A	
STW26	1 The Billet, High Road, Stanford-le-Hope	0.43	GB / G	- Within Green Belt	- Within 1600m of a local centre - Within 1600m of train station	- Expired planning permission - Access limited as roads surrounding are narrow country lanes		04/00474/OUT - Expired outline permission for replacement dwelling.	R1	- Replacement dwelling; no net gain

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
STW27	Stanhope Industrial Park, Wharf Road, Stanford le Hope	12.36	GB / PDL	- Intersects environmentally sensitive areas - Intersects flood zones 2 & 3 - Intersects potential wildlife sites - Within Green Belt	- Within 1600m of a local centre - Within 1600m of train station	- Site is underused industrial estate north of Stanford Marshes and immediately south of single-track railway line (noise issues) - Site has some trees/scrub amongst industry and this provides a green backdrop to the marshes - Site rejected at Issues and Options and Preferred options stage. - Remote site; no public transport or community facilities - Land remediation issues; various sources of contamination - Flood risk issues / RAMSAR site close / Ecological issues - Previous appeal won against residential development - It is proposed that the land to the south will be flooded and managed as salt marsh as a part of the London Gateway development and Stanford Marshes will be developed as a new country park. It is important therefore that any new development takes this into account - Issues with loss of employment land	Site promoted by developers through representations to LDF at previous consultation phases. Previous applications refused on appeal.	04/00793/OUT - Refused applications for mixed use, including residential development.	R1	Site rejected as unsuitable
STW28	88 Victoria Road Stanford Le Hope Essex SS17 0HY	0.03	Urban / PDL		- Within 800m of a local centre - Within 800m of train station	- Planning permission refused; 1 net dwelling - scope for development, design case study applied		08/00183/OUT - Refused permission for 1 dwelling.	R1	Site rejected as unsuitable
STW29	41 Corringham Road Stanford Le Hope Essex SS17 0AG	0.10	Urban / PDL		- Within 400m of a local centre - Within 800m of train station	- Planning permission for 11 dwellings - Scope for development, design case study applied		07/00858/FUL - 11 dwellings allowed on appeal	A	
STW33	43 Corringham Road Stanford Le Hope	0.10	Urban / PDL		- Within 800m of a local centre - Within 800m of train station	- Large corner house, potential for intensification		05/00941/FUL - 11 dwellings allowed on appeal. Built 2007/08.	R1	Built out
STW34	Stanford Road (rear of Oxford Road cul-de-sac), Stanford	0.54	GB / PDL	- Within Green Belt	- Within 800m of a local centre - Within 800m of train station	- Barn / farm storage - Adjacent to residential on east, listed building on west - Good access onto Stanford Road - Central location, good potential for residential development			R2	
STW35	Land adjacent 1 scratton road	0.02	Urban / PDL		- Within 800m of a local centre - Within 400m of train station	-Small undeveloped site. Good road access. Permission for 1 dwelling.	Agent understands likely to happen year 1	08/00313/FUL - Permission for 1 dwelling.	A	
STW36	215 Corringham Road Stanford Le Hope Essex SS17 0BL	0.03	Urban / PDL		- Within 1600m of a local centre - Within 800m of train station	-Small site forming part of garden to neighbouring end of terrace house. Permission for dwelling attached to existing.		09/00374/FUL - Permission for 1 dwelling.	A	
STW37	47 Copland Road Stanford Le Hope Essex SS17 0DF	0.02	Urban / PDL		- Within 800m of a local centre - Within 400m of train station	-Small site adjacent to adjoining rear gardens and main road. Occupied by workshop. Permission for 2 dwellings.	Agent confirms approved scheme just started	09/00033/FUL - Permission for 2 dwellings.	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
STW01	Land adjacent to A13/A1014, Stanford-le-Hope		✓			✓					✓	6-10
STW02	Land South of A1306, Stanford-le-Hope		✓			✓					✓	6-10
STW03	Gas PRS Site Butts Road	✓						✓		✓		11-15
STW04	Coal/Wood Yard Butts Road	✓						✓		✓		11-15
STW05	Workshops, Poley Road, Stanford-Le-Hope	✓			✓			✓				6-10
STW06	Baryta Close, Stanford-Le-Hope	✓						✓	✓			11-15
STW07	51 Southend Road, Stanford Le Hope			✓		✓				✓		0-5
STW08	Rear of 43 King Street, Stanford			✓		✓				✓		0-5
STW09	1/2, Southend Road, Stanford		✓			✓				✓		0-5
STW11	R/O 42 King Street, Stanford-Le-Hope		✓			✓				✓		6-10
STW12	Land Adjacent 1 The Green, Stanford Le Hope		✓			✓				✓		0-5
STW13	Stanford Le Hope Social Club 24 High Street Stanford Le Hope Essex SS17 0HG			✓		✓				✓		0-5
STW14	King Street - 'The Precinct', Stanford-Le-Hope	✓			✓			✓				11-15
STW15	Land Adjoining Church Hall Central Road		✓			✓				✓		6-10
STW16	Telephone Exchange, Featherstone Road, Stanford-Le-Hope	✓						✓		✓		11-15
STW18	Tanglewood, Billet Lane, Stanford Le Hope		✓			✓				✓		0-5
STW19	Lamberts Tool & Welding Supplies Ltd, 18 Corringham Road, Stanford-le-Hope		✓			✓				✓		0-5
STW21	14 Wharf Road, Stanford-le-Hope		✓			✓				✓		0-5
STW23	Land To Rear Of 57-71 And 67, Wharf Road, Stanford-le-Hope		✓			✓				✓		0-5
STW24	Land Rear Of 42/44 Fairview Avenue, Stanford Le Hope (Car Park and Pubs)		✓			✓				✓		0-5
STW25	Land at St Cleres golf club Stanford-le-Hope		✓			✓					✓	6-10

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
STW29	41 Corringham Road Stanford Le Hope Essex SS17 0AG			✓		✓				✓		0-5
STW34	Stanford Road (rear of Oxford Road cul-de- sac), Stanford		✓			✓				✓		(6-10)
STW35	Land adjacent 1 scratton road		✓			✓				✓		0-5
STW36	215 Corringham Road Stanford Le Hope Essex SS17 0BL			✓		✓				✓		0-5
STW37	47 Copland Road Stanford Le Hope Essex SS17 0DF			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
STW01	Land adjacent to A13/A1014, Stanford-le-Hope	6.25	TC	78	78	78	6-10	Capacity estimate reduced by 50% to reflect realignment of A13 / A1014 junction and incorporation of buffer zone(s). Estimate based on design exercise 15 was 282 dwellings in total for these two sites.
STW02	Land South of A1306, Stanford-le-Hope	5.04	TC	63	63	63	6-10	Capacity estimate reduced by 50% to reflect realignment of A13 / A1014 junction and incorporation of buffer zone(s). Estimate based on design exercise 15 was 282 dwellings in total for these two sites.
STW03	Gas PRS Site Butts Road	0.64	6	19	34	26	11-15	
STW04	Coal/Wood Yard Butts Road	0.32	6	10	17	13	11-15	
STW05	Workshops, Poley Road, Stanford-Le-Hope	0.19	1	6	9	8	6-10	
STW06	Baryta Close, Stanford-Le-Hope	2.02	8	97	153	125	11-15	
STW07	51 Southend Road, Stanford Le Hope	0.02	p/p	1	1	1	0-5	Planning permission
STW08	Rear of 43 King Street, Stanford	0.05	TC	14	14	14	0-5	Thurrock Council estimate
STW09	1/2, Southend Road, Stanford	0.08	1	3	4	3	0-5	
STW11	R/O 42 King Street, Stanford-Le-Hope	0.42	8	20	32	26	6-10	
STW12	Land Adjacent 1 The Green, Stanford Le Hope	0.05	TC	12	12	12	0-5	
STW13	Stanford Le Hope Social Club 24 High Street Stanford Le Hope Essex SS17 0HG	0.07	p/p	18	18	18	0-5	Planning permission
STW14	King Street - 'The Precinct', Stanford-Le-Hope	0.21	TC	4	4	4	11-15	
STW15	Land Adjoining Church Hall Central Road	0.04	5	1	2	2	6-10	
STW16	Telephone Exchange, Featherstone Road, Stanford-Le-Hope	0.24	5	7	14	11	11-15	
STW18	Tanglewood, Billet Lane, Stanford Le Hope	0.16	p/p	16	16	16	0-5	Planning permission
STW19	Lamberts Tool & Welding Supplies Ltd, 18 Corringham Road, Stanford-le-Hope	0.05	1	2	2	2	0-5	
STW21	14 Wharf Road, Stanford-le-Hope	0.02	p/p	1	1	1	0-5	Planning permission
STW23	Land To Rear Of 57-71 And 67, Wharf Road, Stanford-le-Hope	0.21	TC	8	8	8	0-5	Thurrock Council estimate
STW24	Land Rear Of 42/44 Fairview Avenue, Stanford Le Hope (Car Park and Pubs)	0.06	TC	2	2	2	0-5	Thurrock Council estimate
STW25	Land at St Cleres golf club Stanford-le-Hope	4.91	13	147	221	184	6-10	

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
STW29	41 Corringham Road Stanford Le Hope Essex SS17 0AG	0.10	p/p	6	6	6	0-5	Planning permission
STW34	Stanford Road (rear of Oxford Road cul-de-sac), Stanford	0.54	R2 (13)	16	24	20	(6-10)	
STW35	Land adjacent 1 scratton road	0.02	p/p	1	1	1	0-5	
STW36	215 Corringham Road Stanford Le Hope Essex SS17 0BL	0.03	p/p	1	1	1	0-5	Planning permission
STW37	47 Copland Road Stanford Le Hope Essex SS17 0DF	0.02	p/p	2	2	2	0-5	Planning permission
				Scenario A	Scenario B	Midpoint		
			Phasing					
			0-5	86	89	87		
			6-10	315	405	360		
			11-15	137	222	179		
			15+	0	0	0		
			Total	538	716	627		
	Note figures may not add due to rounding		Total 0-15 years	538	716	627		

Stifford Clays

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
STC01	Adj. A13, Grays	16.41	GB / G	- Within Green Belt		<ul style="list-style-type: none"> - Identified as possible green belt release in LDF Preferred Options - A13 (to north) and residential to south - Access limited in North Grays; need public transport improvement, this currently limits development - Quantum of development potential in North Grays is largely controlled by road capacity improvements that can be undertaken - Cycleways and footpaths to Orsett need enhancing - Development should be considered in conjunction with loop roads to Long Lane - The local centre could benefit from significant expansion if a large residential land release is considered - STC01 - STC05 and STC17 ideally come forward together 	Site promoted by developers through representations to LDF at previous consultation phases.		R2	- Site rejected on current policy grounds
STC02	Land adjacent to Little Wellhouse Farm, Stifford Clays	0.99	GB / G	- Within Green Belt		<ul style="list-style-type: none"> - Site is wedged between Blackshots Lane and Stifford Clays Rd - Site could be considered for release but development should respect existing trees and hedgerows - STC01 - STC05 and STC17 ideally come forward together 			R1	Site rejected as unsuitable
STC03vA	William Edwards School (building footprint)	2.48	GB / PDL / KCDC	- Within Green Belt		<ul style="list-style-type: none"> - Existing Secondary School in use - This site covers building footprint, playing fields are treated as separate site (STC03vB) - School identified in LDF for potential relocation, with redevelopment of footprint for housing - Need to retain some open space - Drainage issues at southern end of larger site - North Grays is not well served by public transport, significant enhancements would be required - The local centre could benefit from significant expansion if a large residential land release is considered - Cycleway / Footway links to Orsett Need enhancing - Quantum of development potential in North Grays is largely controlled by The capacity improvements that can be undertaken at The Trunk Road Stifford Interchange junction 	Proposal supported by Council in LDF if viable scheme put forward.		A	
STC03vB	William Edwards School (playing fields)	7.59	GB / GF / KCDC	- Within Green Belt	- Within 1600m of a local centre	<ul style="list-style-type: none"> - This site is the playing fields to the school site above (STC03vB); same comments apply - The capacity of this site has been reduced to reflect retention of open space 	Proposal supported by Council in LDF if viable scheme put forward.		A	
STC04	Bloomfield Farm, Stifford Clays Road, Grays	2.42	GB / G	- Within Green Belt		<ul style="list-style-type: none"> - Possible release identified in LDF Preferred Option - Rural road not ideal as access road - STC01 - STC05 and STC17 ideally come forward together 	Site promoted by developers through representations to LDF at previous consultation phases.		R2	- Site rejected on current policy grounds
STC05	Junction of Blackshots Lane and Stifford Clays Road	0.38	GB / G	- Within Green Belt		<ul style="list-style-type: none"> - Possible release identified in LDF Preferred Option - Rural road not ideal as access road - STC01 - STC05 and STC17 ideally come forward together 	Site promoted by developers through representations to LDF at previous consultation phases.		R2	- Site rejected on current policy grounds
STC06	Garages Rear of Chafford Way, Stifford Clays	0.18	Urban / PDL / KCDC		- Within 1600m of a local centre	<ul style="list-style-type: none"> - Currently used as garage blocks, in poor condition, some evidence of use - Limited access, unclear whether there is sufficient width to construct an access 			A	
STC07	Land at Stifford Clays Baptist Church, Fleethall Grove, Grays	0.45	Urban / PDL / KCDC		- Within 1600m of a local centre	<ul style="list-style-type: none"> - Site is currently an empty parking area at rear of residential - Adjacent to residential and including church - Access limited - Site is council owned 	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil value to an RSL		A	
STC08	Garages R/O 117 - 133 Crammavill Street, Stifford Clays	0.29	Urban / PDL / KCDC		- Within 1600m of a local centre	<ul style="list-style-type: none"> - Large garage block at rear of residential, in poor condition, no evidence of use - Access limited, overlooking issues - Unclear whether there is sufficient width to create Access - Site is council owned 			A	
STC09	Motor Garage, Crammavill Street, Stifford Clays	0.25	Urban / PDL / KCDC		- Within 1600m of a local centre	<ul style="list-style-type: none"> - Site is currently used as an MOT garage and a car wash - Reasonable condition, site is used - Adjacent to local parade and residential - Good location for conversion to residential 			A	
STC10	Elizabeth House, Long Lane, Stifford Clays	0.44	Urban / PDL / KCDC		- Within 1600m of a local centre	<ul style="list-style-type: none"> - Council owned site - Previously proposed as nursing home, now potential residential site - Good access of Long Lane - Site is council owned 	Council promoting care facilities on site		R1	- Site rejected as unsuitable

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
STC11	65 Meadow Road Stifford Clays Essex RM16 2HB	0.09	Urban / PDL / KCDC		- Within 1600m of a local centre	- Planning permission pending; 1 net dwelling	Applicant advises is selling site on	08/00762/FUL - Permission for 1 dwelling.	A	
STC12	4A Crammavill Street Stifford Clays Grays Essex RM16 2BD	0.01	Urban / PDL / KCDC		- Within 1600m of a local centre	- Planning permission pending; 1 net dwelling	Local recent precedent for flat conversions	08/00163/FUL - Permission for sub-division of flat (1 net dwelling).	A	
STC14	49 Chestnut Avenue Grays Essex RM16 2UH	0.07	PDL		- Within 1600m of a local centre	- Some scope for development, design case study applied		08/01049/FUL - Permission for 1 replacement dwelling (no net gain).	R2	- Site rejected on current policy grounds
STC15	Land Adjacent To 15 Bodell Close North Grays Essex	0.08	Urban / PDL / KCDC		- Within 800m of a local centre	- Planning permission; 3 net dwellings - Previous rejections on policy constraints - Design case study applied	Developer has advised will be implemented year 1	07/01199/FUL - Refused application for 4 dwellings 08/00707/FUL - Permission for 3 dwellings.	A	
STC16	110 Lodge Lane Grays Essex RM16 2UL	0.06	Urban / PDL / KCDC		- Within 800m of a local centre	- Previous rejections on policy constraints (2 units rejected) - Design case study applied		07/01235/OUT - Refused outline application for 2 dwelling	R1	- Site rejected as unsuitable
STC17	Adjacent A13/A1306, East of A1012	7.68	GB / G	- Within Green Belt	- Within 1600m of a local centre	- Identified as potential green belt release in LDF Preferred Options - A13 (to north) and residential to south - Access limited in North Grays; need public transport improvement, this currently limits development - Quantum of development potential in North Grays is largely controlled by road capacity improvements that can be undertaken - Cycleways and footpaths to Orsett need enhancing - Development should be considered in conjunction with loop roads to Long Lane - The local centre could benefit from significant expansion if a large residential land release is considered - STC01 - STC05 and STC 17 ideally come forward together	Site promoted by developers through representations to LDF at previous consultation phases.		R2	- Site rejected on current policy grounds
STC18	18a Crammavill Street, Stifford Clays	0.02	Urban / PDL / KCDC		- Within 1600m of a local centre	- Planning permission; 1 net dwelling - Suitable site for intensification - Good site on main road		07/00915/FUL - Permission for sub-division of flat (1 net dwelling).	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
STC01	Adj. A13, Grays		✓			✓					✓	(6-10)
STC03vA	William Edwards School (building footprint)	✓						✓		✓		11-15
STC03vB	William Edwards School (playing fields)	✓						✓		✓		11-15
STC04	Bloomfield Farm, Stifford Clays Road, Grays		✓		✓				✓			(11-15)
STC05	Junction of Blackshots Lane and Stifford Clays Road		✓		✓					✓		(11-15)
STC06	Garages Rear of Chafford Way, Stifford Clays		✓						✓			6-10
STC07	Land at Stifford Clays Baptist Church, Fleethall Grove, Grays		✓							✓		0-5
STC08	Garages R/O 117 - 133 Crammavill Street, Stifford Clays		✓						✓			6-10
STC09	Motor Garage, Crammavill Street, Stifford Clays	✓								✓		6-10
STC11	65 Meadow Road Stifford Clays Essex RM16 2HB		✓							✓		0-5
STC12	4A Crammavill Street Stifford Clays Grays Essex RM16 2BD		✓							✓		0-5
STC14	49 Chestnut Avenue Grays Essex RM16 2UH		✓							✓		(0-5)
STC15	Land Adjacent To 15 Bodell Close North Grays Essex		✓							✓		0-5
STC17	Adjacent A13/A1306, East of A1012		✓								✓	(6-10)
STC18	18a Crammavill Street, Stifford Clays			✓		✓				✓		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
STC01	Adj. A13, Grays	16.41	R2 (16)	328	328	328	(11-15)	
STC03vA	William Edwards School (building footprint)	2.48	R2 (13)	72	109	91	(11-15)	
STC03vB	William Edwards School (playing fields)	7.59	16	152	228	190	11-15	
STC04	Bloomfield Farm, Stifford Clays Road, Grays	2.42	R2 (13)	72	109	91	(11-15)	
STC05	Junction of Blackshots Lane and Stifford Clays Road	0.38	R2 (13)	11	17	14	(11-15)	
STC06	Garages Rear of Chafford Way, Stifford Clays	0.18	1	6	9	8	6-10	
STC07	Land at Stifford Clays Baptist Church, Fleethall Grove, Grays	0.45	6	14	24	19	0-5	
STC08	Garages R/O 117 - 133 Crammavill Street, Stifford Clays	0.29	1	9	14	12	6-10	
STC09	Motor Garage, Crammavill Street, Stifford Clays	0.25	5	7	15	11	6-10	
STC11	65 Meadow Road Stifford Clays Essex RM16 2HB	0.09	p/p	1	1	1	0-5	Planning permission
STC12	4A Crammavill Street Stifford Clays Grays Essex RM16 2BD	0.01	p/p	1	1	1	0-5	Planning permission
STC14	49 Chestnut Avenue Grays Essex RM16 2UH	0.07	R2				(0-5)	No net gain
STC15	Land Adjacent To 15 Bodell Close North Grays Essex	0.08	6	2	4	3	0-5	
STC17	Adjacent A13/A1306, East of A1012	7.68	R (15)	192	192	192	(11-15)	Lower figure to reflect land set aside for open space
STC18	18a Crammavill Street, Stifford Clays	0.02	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	19	31	25		
			6-10	23	38	31		
			11-15	152	228	190		
			15+	0	0	0		
			Total	194	297	245		
	Note figures may not add due to rounding		Total 0-15 yrs	194	297	245		

The Homesteads

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
HOM01	Land at Williamson Farm, Southend Road, Corringham	28.65	GB / G	- Within Green Belt	- Within 1600m of a local centre	- Identified as Reasonable Alternative in Preferred Options DPDs - Large flat site in the Green Belt on eastern edge of homesteads - Opportunity to create new local park - Access; there are generally no objections to development in this area in terms of road - Improvements are required to public transport links, particularly to the Station and London Gateway Port - Needs to be a clear strategy for access to primary school provision - Local centre will be required	- Site promoted by developers through representations to LDF at previous consultation phases. - Identified in TTGDC draft East Thurrock Masterplan - Developer interest for high density scheme - A transport assessment is being undertaken by the promoters		R2	Site rejected on current policy grounds
HOM02	Land East Of Morley Hill	0.27	Urban / PDL		- Within 1600m of a local centre	- Site is currently plotlander bungalow in enormous plot - Designated for housing for a while - Footpath crossing railway adjacent to site - Any development should include S106 to upgrade path cycleway - Access – Include requirement to upgrade Morley Hill	No pp but identified for housing in local plan		A	
HOM03	Land West of Morley Hill	0.61	Urban / PDL	- Within Green Belt	- Within 1600m of a local centre	- As above; site is adjacent to HOM02 on other side of Morely Hill	No pp but identified for housing in local plan		A	
HOM06	283 Southend Road Stanford Le Hope Essex SS17 8HL	0.01	PDL		- Within 1600m of a local centre	- Refused outline planning permission; 1 net dwelling - Case study applied as there is scope for development		08/00583/OUT & 09/00700/FUL - Refused outline applications for 1 dwelling	R1	Site rejected as unsuitable
HOM07	Clinton, First Avenue, Stanford-le-Hope	0.03	Urban / PDL		- Within 1600m of a local centre - Within 1600m of train station	- Scope for intensification		08/00467/FUL - Permission for 1 dwelling.	A	
HOM10	62-64 Branksome Avenue Stanford Le Hope	0.42	Urban / PDL	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission; 8 net dwellings		07/00865/FUL - Permission for 8 dwellings.	A	
HOM11	Land between A13 and railway line. Stanford-le Hope	7.80	GB / G	- Within Green Belt		- Flat agricultural land - Isolated site, no access to local services and public transport - Adjacent to railway line (noise issues)	- Identified in draft TTGDC East Thurrock Masterplan		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
HOM12	R/O 66 Branksome Avenue Stanford Le Hope.	0.22	Urban / PDL	- Intersects flood zones 2 & 3	- Within 1600m of a local centre	- Planning permission refused; for 4 dwellings - Is adjacent to HOM10 (coming forward as 8 units) - Sites were originally proposed to come forward together; this site is rejected due to overdevelopment - No more scope for development.		08/00305/FUL - Refused application for 4 dwellings.	A	
HOM13	Remura, First Avenue, Stanford Le Hope	0.09	Urban / PDL		- Within 1600m of a local centre - Within 1600m of train station	- Full planning permission; 1 net dwelling - Scope for intensification	Applicant advises site sold on in 2009.	08/00593/FUL - Permission for 2 dwellings (1 net).	A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
HOM01	Land at Williamson Farm, Southend Road, Corringham		✓			✓					✓	6-10
HOM02	Land East Of Morley Hill		✓			✓			✓			0-5
HOM03	Land West of Morley Hill		✓			✓			✓			0-5
HOM07	Clinton, First Avenue, Stanford-le-Hope		✓			✓			✓			6-10
HOM10	62-64 Branksome Avenue Stanford Le Hope			✓		✓			✓			0-5
HOM12	R/O 66 Branksome Avenue Stanford Le Hope.	✓			✓			✓				6-10
HOM13	Remura, First Avenue, Stanford Le Hope		✓			✓			✓			0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
HOM01	Land at Williamson Farm, Southend Road, Corringham	28.65	R2(16)	589	884	736	(6-10)	
HOM02	Land East Of Morley Hill	0.27	6	8	14	11	0-5	
HOM03	Land West of Morley Hill	0.61	6	18	32	25	0-5	
HOM07	Clinton, First Avenue, Stanford-le-Hope	0.03	1	1	1	1	6-10	
HOM10	62-64 Branksome Avenue Stanford Le Hope	0.42	p/p	8	8	8	0-5	Planning permission
HOM12	R/O 66 Branksome Avenue Stanford Le Hope.	0.22	TC	9	9	9	6-10	Thurrock Council estimate
HOM13	Remura, First Avenue, Stanford Le Hope	0.09	p/p	1	1	1	0-5	Planning permission
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	35	55	45		
			6-10	10	10	10		
			11-15	0	0	0		
			15+	0	0	0		
			Total	45	66	55		
	Note figures may not add due to rounding		Total 0-15 yrs	45	66	55		

Tilbury Riverside and Thurrock Park

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
TRV01	Isis Land at Little Thurrock, Tilbury	17.605	GB / G / KCDC	- Within Green Belt - Intersects biodiversity site of local interest - Intersects local wildlife site - Intersects potential wildlife site - Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Low lying land around Thurrock Park estate - Site prevents coalesce between Grays and Tilbury - Important piece of open space, or 'green lung' - This has been identified as a potential Local Wildlife Site - It is a remnant area of coastal marsh that should be retained and enhanced - Permission on part of site for employment use - Site reserved to provide for a Bus Link between Thurrock Park Way and Churchill Road and a footway/cycleway between Thurrock Park and Manor Road	- TTGDC draft masterplan identifies part of Green Belt site for future employment allocation.	Planning permission granted subject to S106 for the development of part of the site for employment use	R1	- Site rejected as unsuitable - Coalescence - Flood Issues - Ecological Issues
TRV03	164 Dock Road, Tilbury	0.019	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Outline Permission expired. - Site currently used as car park - Adjacent to new residential and near to train station - Large electricity substation on one side of site; affects development layout and sale values - Access limited as visibility at Selwyn road junction is limited, access would have to be from Dunlop rd development		03/00213/FUL - Expired permission for conversion to 3 dwellings.	R1	Site rejected as unsuitable
TRV04	Car Park, Selwyn Road, Tilbury	0.394	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Flood issues - Site is council owned	Council owned and available in the longer term.		A	
TRV05	128 Dock Road, Tilbury	0.025	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Currently commercial use - Frontage onto Dock Road - Scope for development, should come forward with TRV04		03/01465/FUL - Conversion to flats (2 net gain). Development complete.	A	
TRV06	Former Petrol Station Dock Road, Tilbury	0.073	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Site is currently a car wash/valet centre - Site is active and in reasonable repair - Adjacent to rail station - Contamination issues as used to be a petrol station - Next to busy road			A	
TRV07	Rourke's Drift Guest House, 197 Dock Road, Tilbury	0.192	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Planning permission; 10 net dwellings - Outline Planning Permission Expired	Applicant will be seeking renewal in year 1 and confident will be implemented	04/01206/OUT - Expired outline permissions for residential development.	A	
TRV08	Unit 12, M J C Transport, Lansdowne Road, Tilbury	0.161	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Currently works unit - Good town centre location - Suitable for residential development			A	
TRV09	Units 2,3,5,7, Lansdowne Road, Tilbury	0.296	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Planning permission; 14 net dwellings	Further developer interest	06/00504/OUT - Outline permission for residential development. 09/00678/OUT - Outline application pending decision for 49 dwellings.	A	
TRV11	Units 14 And 15 Lansdowne Road, Tilbury	0.131	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Outline planning permission; 6 new dwellings	Prospective developer working up scheme. No objection in principle to land use change.	06/00005/OUT - Outline permission for residential development.	A	
TRV12	Tilbury Working Mens Club, 82 Calcutta Road, Tilbury	0.209	PDL	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Currently working mens club - Good town centre location, fronting Calcutta Road - Opportunity for high density mixed-use development		05/00887/TTGFUL - Planning permission granted for nursing home.	R1	Site to be developed for other use. Old people's home under construction
TRV13	Telephone Exchange, Calcutta Road, Tilbury	0.099	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- Site is currently a telephone exchange but not in use - Adjacent to schools and residential - Good town centre location, fronting Calcutta Road - Opportunity for high density mixed-use development			A	
TRV14	The Manse, St Andrews Church, Calcutta Road, Tilbury	0.138	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	- Outline planning permission; 21 net dwellings (mixed-use scheme) - Subject to S106 negotiations		06/00105/FUL - Permission for 21 dwellings. Built out	R1	Built out
TRV16	Clematis Cottage, Sandhurst Road, Tilbury	0.027	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 1600m of train station	- Planning permission; 1 net dwelling		06/01108/FUL - Permission for 1 dwelling. Development underway.	A	
TRV17	Sandhurst Fort Road, Tilbury	0.171	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre	- Site is currently a works unit at edge of residential area - Active but of low quality - Adjacent to railway line (noise issues)			A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
TRV19	Hume Avenue Industrial Area, Tilbury	2.387	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	- Site is currently used for car related industries - Active but of low quality - Adjacent to rail and new good quality residential - Close to river but doesn't benefit as rail line blocks it (noise issues) - Contamination ; heavy industrial uses - Mostly Council owned with medium to long term released - Site is council owned	Council comment that most leases are due to expire. Site will be available in the medium term.		A	
TRV20	Tilbury Point, Fort Road, Tilbury, Essex	10.657	Urban / PDL / KCDC	- Intersects flood defences - Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	Currently cruise terminal Previous proposal for mixed use scheme not being taken forward Adjacent to scheduled ancient monument (Tilbury Fort) Subject to EA measures Important riverfront location; public access should be retained and improved Access from Ferry Road			R1	Project not being proceeded with by owner.
TRV21	Site at the corner of Brennan Road and London Road, Tilbury	0.459	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 1600m of train station	- Site is currently a disused sports centre and sure start building - Sports centre should be used as lack of facilities in area - TPO adjacent to site - Council's preferred use is multi-hub community centre	- Identified in south East Thurrock Masterplan as community use - Globespan investments LTD. Suggest 70 units. Believe the site to be deliverable within 1-5 years		A	
TRV22	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury	0.096	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Currently is use as offices (Tilbury House) - Good town centre location, fronting Calcutta Road - Opportunity for high density mixed-use development	Commenced. Likely completion year 1	08/00966/FUL - Permission for 10 dwellings.	A	
TRV23	Tilbury South, Fort Road, Tilbury	11.990	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 1600m of train station	- Exiting employment use, allocated as employment in LDF - Adjacent to listed building (implications for setting) - Subject to EA measures - Need to improve public access to riverfront - Access from Ferry Road	-TTGDC draft Masterplan - South East Thurrock		R1	-Site rejected as unsuitable. -Also conflicts with LDF allocations and flood issues.
TRV24	Former Post office site, Calcutta Road	0.043	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	- Planning permission refused; 6 net dwellings - Scope for development; design case study applied - Good town centre location, fronting Calcutta Road - Opportunity for high density mixed-use development		08/00651/OUT - Refused application for 12 dwellings	A	
TRV25	24 Bown Close, Tilbury	0.043	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre	- Planning permission; 1 net dwelling - Good site for intensification		07/00613/FUL - Permission for 1 dwelling.	A	
TRV26	10 Medick Court, Grays Essex RM17 6UD	0.03	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	-Residential area. Part of garden to existing house		08/01123/FUL - Permission for 1 dwelling.	A	
TRV27	Station North Site	0.62	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	-Occupied by mixed commercial parades. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above.			A	
TRV28	Tilbury Station	0.48	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	-Existing railway station with commercial properties on north east corner of site. Site bounded to north and south by roads. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above.			A	
TRV29	128 Dock Road, Tilbury/Car Park, Selwyn Road, Tilbury (larger boundary)	0.40	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	-Commercial premises and car park. Access onto Dock rounded. Bounded by residential properties. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above.			A	
TRV30	Former Petrol Station Dock Road, Tilbury (larger boundary)	0.25	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	-Former petrol station and car park on the south side of Dock Road. Residential to east. Commercial uses to west of site. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above.			A	
TRV31	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury (larger boundary)	0.10	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	-Former labour exchange. Planning permission for residential conversion now nearing completion. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above. The assessment of this site is net of the dwellings arising from the residential conversion.		08/00966/FUL (as TRV22 above)	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
TRV32	The Market site	0.37	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	-Predominantly open site used as car park and market. Some lock up buildings occupy eastern end. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for residential development.			A	
TRV33	Dunedin House	0.20	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	-Existing residential. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Potential for intensification of residential use.			A	
TRV34	Commonwealth House	0.73	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	-Existing commercial parade with residential above and car parking. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above.			A	
TRV35	Montreal Road Estate	1.14	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	-Existing residential. Bounded by residential development. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Potential for intensification of residential use.			A	
TRV36	Tilbury Community Association Hall	0.29	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	-Existing community leisure centre adjoined by mixed commercial town centre uses. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Potential for leisure use with residential above.			A	
TRV37	Tilbury Police Station	0.40	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	-Occupied by Police station and neighbouring houses. Frontages to three roads including Civic Square. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Potential for residential use.			A	
TRV38	Tilbury Health Centre	0.19	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 400m of train station	-Existing health centre. Corner plot. Residential development to east and south. Mixed town centre uses to west and north. Existing residential. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use with residential above			A	
TRV39	London Road Houses	1.25	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 400m of train station	-Existing residential facing onto open space. Bounded by residential development. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Potential for intensification of residential use.			A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
TRV04	Car Park, Selwyn Road, Tilbury	✓						✓		✓		11-15
TRV05	128 Dock Road, Tilbury			✓	✓				✓			0-5
TRV06	Former Petrol Station Dock Road, Tilbury		✓				✓			✓		6-10
TRV07	Rourke's Drift Guest House, 197 Dock Road, Tilbury		✓				✓			✓		0-5
TRV08	Unit 12, M J C Transport, Lansdowne Road, Tilbury		✓							✓		6-10
TRV09	Units 2,3,5,7, Lansdowne Road, Tilbury		✓							✓		6-10
TRV11	Units 14 And 15 Lansdowne Road, Tilbury		✓							✓		0-5
TRV13	Telephone Exchange, Calcutta Road, Tilbury	✓								✓		11-15
TRV16	Clematis Cottage, Sandhurst Road, Tilbury			✓			✓			✓		0-5
TRV17	Sandhurst Fort Road, Tilbury		✓							✓		6-10
TRV19	Hume Avenue Industrial Area, Tilbury		✓						✓			11-15
TRV21	Site at the corner of Brennan Road and London Road, Tilbury		✓							✓		6-10
TRV22	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury			✓						✓		0-5
TRV24	Former Post office site, Calcutta Road		✓							✓		6-10
TRV25	24 Bown Close, Tilbury	✓			✓				✓			0-5
TRV26	10 Medick Court, Grays Essex RM17 6UD			✓						✓		0-5
TRV27	Station North Site	✓								✓		11-15
TRV28	Tilbury Station	✓								✓		11-15
TRV29	128 Dock Road, Tilbury/Car Park, Selwyn Road, Tilbury (larger boundary)	✓								✓		11-15
TRV30	Former Petrol Station Dock Road, Tilbury (larger boundary)	✓								✓		11-15
TRV31	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury (larger boundary)	✓								✓		11-15
TRV32	The Market site	✓								✓		11-15
TRV33	Dunedin House	✓								✓		11-15

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)
		Low	Medium	High	Cost Assessment			Market Assessment			
					Low	Medium	High	Low	Medium	High	
TRV34	Commonwealth House	✓					✓		✓		11-15
TRV35	Montreal Road Estate	✓					✓		✓		11-15
TRV36	Tilbury Community Association Hall	✓					✓		✓		11-15
TRV37	Tilbury Police Station	✓					✓		✓		11-15
TRV38	Tilbury Health Centre	✓					✓		✓		11-15
TRV39	London Road Houses	✓					✓		✓		11-15

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
TRV04	Car Park, Selwyn Road, Tilbury	0.39	6	12	21	16	11-15	
TRV05	128 Dock Road, Tilbury	0.03	p/p	2	2	2	0-5	Planning permission
TRV06	Former Petrol Station Dock Road, Tilbury	0.07	4	3	6	4	6-10	
TRV07	Rourke's Drift Guest House, 197 Dock Road, Tilbury	0.19	p/p	10	10	10	0-5	Planning permission
TRV08	Unit 12, M J C Transport, Lansdowne Road, Tilbury	0.16	p/p	10	10	10	6-10	Planning permission
TRV09	Units 2,3,5,7, Lansdowne Road, Tilbury	0.30	p/p	14	14	14	6-10	Planning permission
TRV11	Units 14 And 15 Lansdowne Road, Tilbury	0.13	p/p	6	6	6	0-5	Planning permission
TRV13	Telephone Exchange, Calcutta Road, Tilbury	0.10	11	7	15	11	11-15	
TRV16	Clematis Cottage, Sandhurst Road, Tilbury	0.03	p/p	1	1	1	0-5	Planning permission
TRV17	Sandhurst Fort Road, Tilbury	0.17	4	7	14	10	6-10	
TRV19	Hume Avenue Industrial Area, Tilbury	2.39	4	95	191	143	11-15	
TRV21	Site at the corner of Brennan Road and London Road, Tilbury	0.46	9	39	51	45	6-10	
TRV22	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury	0.10	p/p	10	10	10	0-5	Planning permission
TRV24	Former Post office site, Calcutta Road	0.04	11	3	6	5	6-10	
TRV25	24 Bown Close, Tilbury	0.04	p/p	1	1	1	0-5	Planning permission
TRV26	10 Medick Court, Grays Essex RM17 6UD	0.03	p/p	1	1	1	0-5	Planning permission
TRV27	Station North Site	0.62	TC	40	40	40	11-15	Thurrock Council
TRV28	Tilbury Station	0.48	TC	30	30	30	11-15	Thurrock Council
TRV29	128 Dock Road, Tilbury/Car Park, Selwyn Road, Tilbury (larger boundary)	0.40	TC	14	14	14	11-15	Thurrock Council
TRV30	Former Petrol Station Dock Road, Tilbury (larger boundary)	0.25	TC	16	16	16	11-15	Thurrock Council
TRV31	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury (larger boundary)	0.10	TC	25	25	25	11-15	Thurrock Council
TRV32	The Market site	0.37	TC	30	30	30	11-15	Thurrock Council
TRV33	Dunedin House	0.20	TC	15	15	15	11-15	Thurrock Council
TRV34	Commonwealth House	0.73	TC	65	65	65	11-15	Thurrock Council
TRV35	Montreal Road Estate	1.14	TC	50	50	50	11-15	Thurrock Council
TRV36	Tilbury Community Association Hall	0.29	TC	15	15	15	11-15	Thurrock Council
TRV37	Tilbury Police Station	0.40	TC	35	35	35	11-15	Thurrock Council
TRV38	Tilbury Health Centre	0.19	TC	20	20	20	11-15	Thurrock Council
TRV39	London Road Houses	1.25	TC	70	70	70	11-15	Thurrock Council
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	31	31	31		
			6-10	76	101	88		
			11-15	539	652	595		
			15+	0	0	0		
			Total	646	783	715		
	Note figures may not add due to rounding		Total 0-15 years	646	783	715		

Tilbury St Chads

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
TSC01	Land North of Tilbury	99.77	GB / G / KCDC	- Flood storage area - Intersects flood zones 2 & 3 - Intersects biodiversity sites of local interest - Intersects potential wildlife sites - Within Green Belt	- Within 1600m of a local centre - Within 400m of train station	- Site includes Tilbury Marshes and Go-Kart track area - Site is open area and a very valuable remnant of the once extensive Thames Marshes; high environmental value - part of site is biodiversity site - The site has been identified as being a potential Local Wildlife Site - LDF and port proposals for limited GB release for part of site for employment use - Access; the only local roads that could provide access are Dock Road and St Chads. The size of the site would generate capacity issues - The size of this site would cause coalescence between Tilbury, Grays and Chadwell St Mary	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable - Unsuitable because of flood storage and flood risk issues - Unsuitable for housing; coalescence / environmental
TSC02	Tilbury FC St Chads Road, Tilbury	3.72	GB / PDL	- Intersects flood zones 2 & 3 - Within Green Belt	- Within 1600m of a local centre - Within 1600m of train station	- Site occupied by Tilbury FC, also includes field north east of it - Well used sports club - Expensive to develop due to flood issues	Developer comment; proposal for 500 residential units (development can commence within the year)		R1	Site unsuitable because of flood risk and flood storage issues. Also conflicts with adopted RSS and LDF policy.
TSC03	Jack Lobley School	1.44	GB / PDL / KCDC	- Intersects flood zones 2 & 3 - Within Green Belt	- Within 1600m of a local centre - Within 1600m of train station	- Council owned site - School can be relocated - Flood issues, expensive to develop	Council indicate that the site can come forward in future		A	
TSC05	Calcutta Club, Calcutta Road, Tilbury	0.16	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	- Site is currently Calcutta Club on main road - Residential to rear - Ground floor retail space			A	
TSC06	Car Park, Quebec Road, Tilbury	0.07	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	- Currently town centre car park - Site is council owned		07/00088/FUL - Proposed doctors surgery. Built.	R1	Built out
TSC07	13A Civic Square, Tilbury	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 1600m of train station	- Planning permission; 1 net dwelling		07/01314/FUL - Permission for flat conversion (1 net gain)	A	
TSC08	Garjo, Portsea Road, Tilbury	0.01	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 1600m of train station	- Expired outline planning permission; 1 net dwelling	pp expired but residential area and no reason to believe new pp would not be forthcoming	03/00906/OUT - Expired outline permission for 1 dwelling	A	
TSC09	The Anchor Civic Square Tilbury Essex RM18 8AD	0.22	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 1600m of train station	- Refused planning permission; 21 net dwellings - Scope for development; case study applied	Permission refused on flood risk and absence of S.106. Flood risk not likely to be fatal as subsequent local precedent for approval contrary to EA advice. Approach from new agent.	07/00856/FUL - Refused application for 21 dwellings	A	
TSC10	Land Adjacent To 57 Brennan Road Tilbury Essex	0.03	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 1600m of train station	- Refused; 1 net dwelling - Is scope for infilling; case study applied	pp only refused in absence of developer contributions but no objection in principle	08/00076/FUL - Refused application for 1 dwelling	A	
TSC11	St Chads School, St Chads Road, Tilbury	4.22	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Within Green Belt	- Within 800m of a local centre - Within 800m of train station	- Site is currently a school available for disposal - Some retention of open space would be desirable; possibility to keep playing fields and incorporate community facility and changing rooms into scheme - Access – Cross Keys capacity needs addressing - Flood issues, expensive to develop	No pp but Council owned and TTGDC support		A	
TSC12	Calcutta Road Shops	0.38	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Existing commercial parade with residential above. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above.			A	
TSC13	St Chads Corner	0.17	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	- Mixed community uses. Potential site identified by TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail and community uses, with residential above.			A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
TSC03	Jack Lobley School	✓				✓				✓		11-15
TSC05	Calcutta Club, Calcutta Road, Tilbury		✓			✓				✓		6-10
TSC07	13A Civic Square, Tilbury		✓			✓				✓		0-5
TSC08	Garjo, Portsea Road, Tilbury		✓			✓				✓		0-5
TSC09	The Anchor Civic Square Tilbury Essex RM18 8AD		✓			✓				✓		0-5
TSC10	Land Adjacent To 57 Brennan Road Tilbury Essex		✓			✓				✓		0-5
TSC11	St Chads School, St Chads Road, Tilbury			✓		✓				✓		0-5
TSC12	Calcutta Road Shops	✓					✓			✓		11-15
TSC13	St Chads Corner	✓					✓			✓		11-15

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
TSC03	Jack Lobley School	1.44	13	43	65	54	11-15	
TSC05	Calcutta Club, Calcutta Road, Tilbury	0.16	5	5	10	7	6-10	
TSC07	13A Civic Square, Tilbury	0.02	p/p	1	1	1	0-5	Planning permission
TSC08	Garjo, Portsea Road, Tilbury	0.01	TC	1	1	1	0-5	Thurrock Council estimate
TSC09	The Anchor Civic Square Tilbury Essex RM18 8AD	0.22	4	9	18	13	0-5	
TSC10	Land Adjacent To 57 Brennan Road Tilbury Essex	0.03	1	1	2	1	0-5	
TSC11	St Chads School, St Chads Road, Tilbury	4.22	3	131	240	186	0-5	
TSC12	Calcutta Road Shops	0.38	TC	25	25	25	11-15	Thurrock Council estimate
TSC13	St Chads Corner	0.17	TC	15	15	15	11-15	Thurrock Council estimate
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	143	262	202		
			6-10	5	10	7		
			11-15	83	105	94		
			15+	0	0	0		
			Total	231	376	303		
	Note figures may not add due to rounding		Total 0-15 years	231	376	303		

West Thurrock and South Stifford

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
WTS01	MOT Centre, Tank Hill Road, Purfleet	1.65	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Site is currently an active lorry cleaning facility and HGV test centre, both uses would need to be relocated - On main road network - Adjacent to residential			A	
WTS02	6 Tank Lane Purfleet	0.05	Urban / PDL / KCDC	- Intersects local wildlife site	- Within 800m of train station	- Planning permission; 2 net dwellings (subject to S106 agreements) - Adjacent to conservation area - Access limited - Adjacent to Mardyke Park which should be retained if possible	Applicant advises intends to sell on within a year.	06/00934/FUL - Planning permission for 2 dwellings	A	
WTS04	Cornwall House Site	2.57	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects potential wildlife site	- Within 400m of train station	- Planning permission; 95 net dwellings (with scope for 35 additional dwellings on top of this)- Within Purfleet conservation area - Development should retain and respect existing woodland - Should provide pedestrian link with the Dipping - Tpo's 8/92 and 4/87 apply, these are on western part of site - Listed buildings immediately adjoin (Hollow Cottages) - Access from London Road - Noise issues from railway	- Site identified for mixed use in TTGDC Purfleet masterplan. Site Owner: SGS Limited	07/00362/TTGFUL - Planning permission for 95 dwellings	A	
WTS05	Site North of Hollow Cottages, London Road, Purfleet	0.93	Urban / G / KCDC	- Intersects flood zones 2 & 3 - Intersects potential wildlife site	- Within 400m of train station		Identified in TTGDC Masterplan		R1	- Site falls within the boundaries of WTS04
WTS06 & WTS06A	Botany Way Industrial Estate, Purfleet	18.66	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects potential wildlife site	- Within 400m of train station	- Site in middle of industrial uses - Noise issues from railway - Trees by railway should be retained - TTGDC estimate 1,500 units to be delivered within 10 years	Commencement/phasing as advised by TTGDC		A	
WTS07	BOC Upstream Site, Purfleet	1.07	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Site is currently an active hydrogas container facility - Adjacent to conservation area - Development should ensure there is a riverside path linking Ordnance Green with Cory's Wharf	- Site identified for mixed use in TTGDC Purfleet masterplan - Additional appraisal being carried out by TTGDC.		A	
WTS08	Former Coal yard Site, London Road, Purfleet	5.32	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects flood defences	- Within 400m of train station	- Full planning permission; 502 net dwellings - Riverside path should be retained in attractive a form as possible - Potential for development to include a road link over the railway to WTS12 in longer term - Eastern edge adjacent to WTS42 which has outline permission for 153 units - Site is allocated for housing	Site recently acquired by TTGDC. Has benefit of full p.p. Indicated phasing assumes possibility of re-plan in light of new ownership and more recent TTGDC Purfleet Centre Development Framework. Would be developed in conjunction with WTS42.	07/00989/TTGREM - Planning permission for 502 dwellings	A	
WTS11	6 Southland Terrace, London Road, Purfleet	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Full planning permission; 1 net dwelling		05/01103/FUL - Permitted subdivision of house (1 net gain)	A	
WTS12	Former Thames Board Mills, London Road, Purfleet	11.37	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects biodiversity sites of local interest - Intersects potential wildlife sites	- Within 400m of train station	- Flood issues - Original outline 880 units. However, site is heavily restricted by HSE zones; developable area reduced to 30% of original area to reflect this. - Development should include a footbridge / crossing over the C2C line to enable resident to access riverside path	- Site identified for mixed use in TTGDC Purfleet masterplan - Additional appraisal being carried out by TTGDC.	05/00001/OUT - Expired outline consent for a mix of uses including residential	A	
WTS13	St Margarets, Beacon Hill, Purfleet	0.21	Urban / PDL / KCDC		- Within 800m of train station	- Planning permission ; 17 net dwellings 2 previous refused planning applications (21 apartments in 2007; 17 in 2008) - No constraints; good redevelopment site (case study applied)	Agent understands owner intends to sell on - at loss if need be.	08/00623/FUL - Planning permission for 17 dwellings allowed on appeal 07/00155/FUL - Planning application for 21 dwellings dismissed on appeal	A	
WTS14	Sports Ground North Road Purfleet Essex RM16 1TU	3.32	Urban / GF / KCDC	- Intersects SSSI	- Within 1600m of train station	- Planning permission; 163 net dwellings - Site is currently former Esso sports club sports land - Access to Purfleet bypass will only be made if existing North rd access is stopped and new access replaces it - Upgrade of footpath required and improved pedestrian crossing of Purfleet Bypass	Phasing as advised by developer	07/00645/TTGFUL - Planning permission for 163 dwellings. 44 completed 2008/09.	A	
WTS15	High House, London Road, Purfleet	1.33	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Scheduled ancient monument within site - Adjacent to listed buildings - Planning permission; 19 net dwellings. Built		06/00896/TTGFUL - Planning permission for 19 dwellings. Built out	R1	Built out

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
WTS16	Lakeside Basin	120.30	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects potential wildlife site - Within Green Belt	- Within 400m of a local centre - Within 400m of train station	- Lakeside to be subject to a Area Action Plan - Current environment not suitable for housing; required comprehensive environmental redevelopment and transport improvements - Development must include better walking and cycling links - Identified as potential site for housing in LDF - Subject to RSS mini Review - Included in TTGDC Materplan, approx. 400 residential units; 300 units on western edge of lake, 100 units of north and eastern edge of lakes)	- TTGDC has draft Masterplan - Some landowners expressed interest in residential - NLP representing CSC (site east of Lake Alexandra)		A	
WTS17	Joinery and Works, south-west corner of Re-Development Site, Schoolfield Road, West Thurrock Grays Essex	0.43	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Adjacent to old school site - Council has no objection to residential			A	
WTS18	Re-Development Site, School field Road, West Thurrock	7.93	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Ex industrial site under development - planning permission for 414 residential units and re-development of West Thurrock school - Old school sites on north side of road - Part of site under construction for primary school at Eastern end	Phasing as advised by developer	09/50068/TTGREM & 09/50034/TTGREM - Planning permission for 414 dwellings.	A	
WTS19	Lyndale Estate, West Thurrock	6.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Site is currently Lyndale estate - Includes derelict building on eastern edge - Previous application withdrawn as objections to development in isolation (i.e. without the release of the surrounding sites for housing - WTS 23,25,24,37,22,21,20) - Access limited - Contamination as site used to be industrial		08/00054/TTGFUL - Withdrawn planning application for 149 dwellings.	A	
WTS20	West of Sandy Lane, West Thurrock	0.20	Urban / PDL / KCDC		- Within 1600m of train station	- Site is currently used for a lorry related business - Site presents opportunities for improvement of environment in area - Proposed green link between lakeside and St Clement going through site - Require an environmental and safety improvement to London rd - Access limited and site must be developed in conjunction with site to east (WTS21) and upgrading of Sandy Lane - Good bus links - Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction			A	
WTS21	East of Sandy Lane, West Thurrock	1.24	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Site is currently used for a lorry related business - Site presents opportunities for improvement of environment in area - Proposed green link between lakeside and St Clement going through site - Require an environmental and safety improvement to London rd - Access limited and site must be developed in conjunction with site to west (WTS20) and upgrading of Sandy Lane - Good bus links - Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction			A	
WTS22	Former Burma Oil Depot, London Road, West Thurrock	0.64	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Adjacent to local wildlife site	- Within 1600m of train station	- Site is currently a van centre on a prominent corner - Site adjacent to Anchor field Local Wildlife site which is being considered as a local Nature Reserve - Constrained by electricity pylons running through site - Could be issues with loss of commercial land - Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction. However this site could come forward in isolation	- Site identified for commercial use in TTGDC West Thurrock Masterplan		R1	Site rejected as unsuitable
WTS23	Site West Of Manor Road, London Road, West Thurrock	0.88	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Site is currently used by car related businesses on a prominent corner site - Access limited - Previous application withdrawn as objections to development in isolation (i.e. without the release of the surrounding sites for housing - WTS 23,25,24,37,22,21,20) - A green link is proposed from Lakeside to St Clements which would pass through site - Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction			A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
WTS24	Peaceful Row Lorry Park, London Road, West Thurrock	0.68	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Site is currently a lorry car park, partially includes new church, hall and café - Regeneration area; mixed use and community uses - May require remediation as unsure of previous uses and contamination - Access limited; development should aim to improve access to the church - A green link is proposed from Lakeside to St Clements which would pass through site - Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction - Site area reduced by 25% to reflect retention of current community uses (health and community centre) - Site is council owned			A	
WTS25	Land Off Manor Road, Grays	1.78	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Access limited - Currently large depot and works - A green link is proposed from Lakeside to St Clements which would pass through site - Good opportunity for mixed use development - Potential noise issues from railway line - Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction		00/00545/TTGOUT - Outline application for housing development	A	
WTS26	R/O Mill Lane/London Road, London Road, Grays	1.13	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Part of site is currently occupied by Showmen - Access limited; site wedged between back of housing and industrial - 24 industrial container operations surround site, including gas works - No objections to change of use -			R1	Site rejected as unsuitable
WTS27	Land At Hillside Club, West of Devonshire Road	4.20	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects potential wildlife site	- Within 1600m of train station - Within 1600m of a local centre	- Site is a former Blue Circle sports ground - TPOs on site - Significant ecological interest for reptiles and invertebrates - Access onto Devonshire Road should be minimised - Proposal for open space/school on southern part and housing and ecology space in northern part	- Identified in TTGDC south Stifford design brief	96/00153/OUT - Outline permission for residential development granted S106. Legal agreement not completed.	R1	Site rejected as unsuitable
WTS30	William Ball Site, West Thurrock	2.55	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Site is currently active William Ball kitchen production and distribution; in reasonable condition - Contamination issues; underground petrol tanks and unknown history - Site provide an opportunity to create an important cycleway linking Chafford Hundred via Lion Pit to the Thames at Fiddlers Reach; including a safe route under London road -cycleway to go though site may impact units	- Within TTGDC South Stifford design brief		A	
WTS31	Acorn Trading Estate, Gumley Road, Grays	2.54	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Planning permission for 236 units - Good redevelopment site; design case study applied	- Within TTGDC South Stifford design brief - Developer interest	08/00487/TTGREM - Planning permission for 236 dwellings.	A	
WTS32 & WTS32a	Fiddlers Reach, Wouldham Road, South Stifford	9.84	Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects flood defences	- Within 1600m of a local centre - Within 1600m of train station	- Existing outline planning permission - Outline application for 1,244 net dwellings to be determined - Site allocated for housing - West boundary of site should be landscaped to create a visual buffer to Proctor and Gamble factory - Development should provide access to riverfront and link to the greenway through Lion Pit - Possible implications of coastal archaeology	Phasing as advised by TTGDC	08/00370/TTGOUT - Outline application pending decision for up to 1244 dwellings	A	
WTS33	Mardyke Surgery 77 Water Lane Purfleet Essex RM19 1GT	0.03	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Permission for conversion of existing dwelling to two one-bedroom flats - Decision not made - Scope for conversion to achieve one 1 net dwelling		07/00753/FUL - Permission for conversion of existing dwelling to 2 flats (1 net gain).	A	
WTS34	4 Sussex Terrace London Road Purfleet Essex RM19 1QU	0.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Planning permission g; 1 net dwelling - Noise and air pollution - Scope for conversion to achieve one 1 net dwelling	Owner advises is considering revisions but possible implementation date year 2. Local precedent of similar scheme so can reasonably assume viable	08/00161/FUL - Permission for conversion of existing dwelling to 2 flats (1 net gain).	A	
WTS37	The Vicarage 565 London Road Grays Thurrock RM20 4AR	0.18	Urban / PDL / KCDC	- Intersects flood zones 2 & 4	- Within 1600m of train station	- Opportunity to improve environment of this area - Green link proposed from Lakeside to St Clements which would go through site - Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction. However this site could come forward in isolation		07/01313/OUT - Refused outline application for 6 dwellings (5 net).	A	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
WTS38	Land At Drapers Yard London Road South Stifford Grays Essex	1.76	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Planning permission; 235 net dwellings - London Road frontages provide limited opportunity for access, so this would have to access onto the Chase, which would have to be upgraded to adoptable standard and have a junction improvement at London Road/The Chase/Mill Lane crossroads - Sustainable as opportunity to improve pedestrian links to Hedley Avenue - Disused mineral railway track running through it; potential to be restored and used for cycleway linking riverside through to Lion Gorge	Appeal for 235 dismissed but still TTGDC believe 'do-able'. Developer interest still being shown. TTGDC estimates 180	08/00344/TTGOUT - Application for for 235 dismissed on Appeal	A	
WTS39	14 - 18 Foxton Road South Stifford Essex RM20 4XX	0.05	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Full planning permission; 4 net dwellings - Site northeast of WTS30 (William Ball site)	Commenced and well advanced	07/01003/FUL - Planning permission for 4 flats. Development underway.	A	
WTS40	Arena Essex, West Thurrock	50.42	GB / PDL	- Intersects flood zones 2 & 3 - Intersects local wildlife site - Within Green Belt	- Within 400m of a local centre - Within 800m of train station	- Part of site currently in motorsport use - Council promote redevelopment for key leisure uses only; development for housing not supported. LDF Preferred options identify as reasonable alternative for mixed use based on leisure. - Site rejected at Issues and options and Preferred options stage. - Ecology and wildlife issues	- Within TTGDC Draft masterplan for Lakeside as leisure use - Agents suggest between 100 - 1000 units depending on mix of uses. Believe site will be deliverable within 1-5 years.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
WTS41	Purfleet Garrison Neighbourhood Renewal	11.22	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Neighbourhood renewal project would involve redevelopment and intensification of units existing in housing estates - Site is council owned	Council undertaking Options Appraisal for Neighbourhood Renewal Scheme		A	
WTS42	East end of Corys wharf, Purfleet	1.81	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Planning permission pending; previously 153 net dwellings, now reduced to approx. 50 due to HSE zone from adjacent depot - Site is allocated for housing - Riverside path should be retained in as attractive form as possible - Contamination as adjacent to oil depot - Access would be from London road - Adjacent to WTS08 which has outline planning permission for 506 net dwellings	Site recently acquired by TTGDC. Number from previous withdrawn application appears to comply with HSE guidance. Would be developed in conjunction with WTS08		A	
WTS43	Lakeside Basin (in addition to existing 400)	156.39	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	Following outcome of Lakeside Single Issue Review the Council is to produce an Area Action Plan for Lakeside. This will consider the potential for up to 3000 dwellings in the designated Town Centre area, subject to further work and capacity assessment.			A	

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
WTS01	MOT Centre, Tank Hill Road, Purfleet	✓						✓		✓		6-10
WTS02	6 Tank Lane Purfleet		✓				✓			✓		0-5
WTS04	Cornwall House Site		✓				✓			✓		6-10
WTS06	Botany Way Industrial Estate, Purfleet		✓				✓			✓		0-5
WTS06A	BOC Upstream Site, Purfleet		✓				✓			✓		6-10
WTS07	BOC Upstream Site, Purfleet		✓					✓			✓	11-15
WTS08	Former Coal yard Site, London Road, Purfleet		✓				✓			✓		0-5
WTS11	6 Southland Terrace, London Road, Purfleet			✓			✓			✓		0-5
WTS12	Former Thames Board Mills, London Road, Purfleet		✓		✓			✓				6-10
WTS13	St Margarets, Beacon Hill, Purfleet		✓				✓	✓		✓		0-5
WTS14	Sports Ground North Road Purfleet Essex RM16 1TU			✓			✓			✓		0-5
WTS16	Lakeside Basin			✓			✓				✓	6-10
WTS17	Joinery and Works, south-west corner of Re-Development Site, Schoolfield Road, West Thurrock Grays Essex		✓								✓	0-5
WTS18	Re-Development Site, School field Road, West Thurrock			✓			✓			✓		0-5
WTS19	Lyndale Estate, West Thurrock		✓					✓		✓		6-10
WTS20	West of Sandy Lane, West Thurrock		✓				✓			✓		6-10
WTS21	East of Sandy Lane, West Thurrock		✓					✓		✓		6-10
WTS23	Site West Of Manor Road, London Road, West Thurrock		✓					✓		✓		11-15
WTS24	Peaceful Row Lorry Park, London Road, West Thurrock		✓					✓	✓			11-15
WTS25	Land Off Manor Road, Grays		✓		✓					✓		11-15
WTS30	William Ball Site, West Thurrock		✓				✓			✓		11-15
WTS31	Acorn Trading Estate, Gumley Road, Grays		✓					✓		✓		0-5
WTS32	Fiddlers Reach, Wouldham Road, South Stifford		✓					✓		✓		0-5
WTS32A	Fiddlers Reach, Wouldham Road, South Stifford		✓					✓		✓		6-10

Site ID	Address	Availability Assessment			Achievability Assessment						Phasing (years)	
		Low	Medium	High	Cost Assessment			Market Assessment				
					Low	Medium	High	Low	Medium	High		
WTS33	Mardyke Surgery 77 Water Lane Purfleet Essex RM19 1GT		✓					✓		✓		0-5
WTS34	4 Sussex Terrace London Road Purfleet Essex RM19 1QU		✓					✓		✓		0-5
WTS37	The Vicarage 565 London Road Grays Thurrock RM20 4AR		✓				✓		✓			6-10
WTS38	Land At Drapers Yard London Road South Stifford Grays Essex		✓					✓		✓		0-5
WTS39	14 - 18 Foxton Road South Stifford Essex RM20 4XX			✓		✓				✓		0-5
WTS41	Purfleet Garrison Neighbourhood Renewal			✓		✓				✓		11-15
WTS42	East end of Corys wharf, Purfleet		✓			✓				✓		0-5
WTS43	Lakeside Basin (in addition to existng 400)	✓						✓		✓		11-15

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
WTS01	MOT Centre, Tank Hill Road, Purfleet	1.65	10	134	168	151	6-10	
WTS02	6 Tank Lane Purfleet	0.05	p/p	2	2	2	0-5	Planning permission
WTS04	Cornwall House Site	2.57	p/p	130	130	130	6-10	Planning permission
WTS06	Botany Way Industrial Estate, Purfleet	18.66	TC	450	450	450	0-5	Thurrock Council estimate
WTS06A	Botany Way Industrial Estate, Purfleet		TC	1000	1000	1000	6-10	Thurrock Council estimate
WTS07	BOC Upstream Site, Purfleet	1.07	9	91	118	105	11-15	
WTS08	Former Coal yard Site, London Road, Purfleet	5.32	p/p	502	502	502	0-5	Planning permission
WTS11	6 Southland Terrace, London Road, Purfleet	0.02	p/p	1	1	1	0-5	Planning permission
WTS12	Former Thames Board Mills, London Road, Purfleet	3.41	9	290	375	332	6-10	
WTS13	St Margarets, Beacon Hill, Purfleet	0.21	p/p	16	16	16	0-5	Planning permission
WTS14	Sports Ground North Road Purfleet Essex RM16 1TU	3.32	p/p	119	119	119	0-5	Planning permission
WTS16	Lakeside Basin	120.30	TC	400	400	400	6-10	
WTS17	Joinery and Works, south-west corner of Re-Development Site, Schoolfield Road, West Thurrock Grays Essex	0.43	11	30	64	47	6-10	
WTS18	Re-Development Site, School field Road, West Thurrock	7.93	p/p	331	331	331	0-5	Planning permission
WTS19	Lyndale Estate, West Thurrock	6.02	10	487	614	551	6-10	
WTS20	West of Sandy Lane, West Thurrock	0.20	5	6	12	9	6-10	
WTS21	East of Sandy Lane, West Thurrock	1.24	9	105	137	121	6-10	
WTS23	Site West Of Manor Road, London Road, West Thurrock	0.88	9	75	97	86	11-15	
WTS24	Peaceful Row Lorry Park, London Road, West Thurrock	0.51	4	20	41	30	11-15	
WTS25	Land Off Manor Road, Grays	1.78	10	144	182	163	11-15	
WTS30	William Ball Site, West Thurrock	2.55	10	206	260	233	11-15	
WTS31	Acorn Trading Estate, Gumley Road, Grays	2.54	p/p	236	236	236	0-5	Planning permission
WTS32	Fiddlers Reach, Wouldham Road, South Stifford	9.84	p/p	622	622	622	0-5	Planning permission
WTS32A	Fiddlers Reach, Wouldham Road, South Stifford		p/p	622	622	622	6-10	Planning permission
WTS33	Mardyke Surgery 77 Water Lane Purfleet Essex RM19 1GT	0.03	TC	1	1	1	0-5	Thurrock Council estimate
WTS34	4 Sussex Terrace London Road Purfleet Essex RM19 1QU	0.02	p/p	1	1	1	0-5	Planning permission
WTS37	The Vicarage 565 London Road Grays Thurrock RM20 4AR	0.18	1	6	9	8	6-10	
WTS38	Land At Drapers Yard London Road South Stifford Grays Essex	1.76	TC	180	180	180	0-5	Thurrock Council estimate

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
WTS39	14 - 18 Foxtan Road South Stifford Essex RM20 4XX	0.05	p/p	4	4	4	0-5	Planning permission
WTS41	Purfleet Garrison Neighbourhood Renewal	11.22	16	224	337	281	11-15	
WTS42	East end of Corys wharf, Purfleet	1.81	TC	53	53	53	0-5	Thurrock Council estimate
WTS43	Lakeside Basin (in addition to existng 400)	156.39	TC	2600	2600	2600	11-15	Thurrock Council estimate
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	2518	2518	2518		
			6-10	3210	3531	3371		
			11-15	3361	3633	3497		
			15+	0	0	0		
			Total	9089	9682	9386		
	Note figures may not add due to rounding		Total 0-15 yrs	9089	9682	9386		

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