

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 Exercise<sup>1</sup> (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.

<sup>&</sup>lt;sup>1</sup> 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	ОСК
Orsett	ORS
South Chafford	SCH
Stanford East and Corringham Town	SEC
Stanford-le-Hope West	STW
Stifford Clays	STC
The Homesteads	НОМ
Tilbury Riverside and Thurrock Park	TRV
Tilbury St Chads	TSC
West Thurrock and South Stifford	WTS

# Aveley and Uplands

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
				<ul> <li>Within Green Belt</li> <li>Possible archaeological</li> </ul>		- Immediately to the north of the site are 3 listed buildings	- Site can provide 600 homes.			
	Land at			implications			along with other uses e.g.			Site rejected as
	Kenningtons,			- No rail station in Aveley			health, community and leisure			unsuitable.
	Romford Road,			- Poor access to public	- Within 1600m of a local	- Development needs to be in conjunction with improved access to	facilities.			Also conflicts with
AVE01	Aveley	14.72	GB/G	transport	centre		Application withdrawn		R1	adopted RSS and LD
			02/0				Residential area. Council			
				- Narrow access may restrict			owned and declared surplus to			
				number of units		- Concrete car parking area	requirements. To be disposed			
	Land R/O 77 - 87			<ul> <li>No rail station in Aveley</li> </ul>		<ul> <li>Adjacent to school and two-storey residential</li> </ul>	of at nil cost as part of HCA			
	Shannon Way,		Urban /	<ul> <li>Poor access to public</li> </ul>	- Within 1600m of a local	- Some evidence of use	Public Land Initiative			
VE02	Aveley	0.12	PDL	transport	centre	- Council Owned	programme		A	
						- Existing school site, but identified for relocation				
				- Within Green Belt		- Adjacent to registered Park and Garden of special historic interest				
				- No rail station in Aveley			Potential for housing but			
	Aveley School,	4 07		- Poor access to public	- Within 800m of a local		subject to school development			
VE03	Aveley	1.07	GB / PDL	transport	centre	- site is owned by Ormiston Trust	proposals		А	
						- Adjacent to Registered Park and Garden of special historic interest				
				- Within Green Belt		- Adjacent to Registered Park and Garden of special historic interest				
				- Intersects potential wildlife		- Presumption against allowing access onto a rural distributor, therefore				
						the site should only be developed with a single access point to the Aveley	- Barratt holdings have			Site rejected as
				- No rail station in Aveley			ownership of the site; the site			unsuitable.
	Land North of Aveley			- Poor access to public	- Within 800m of a local		is available for development			Also conflicts with
VE04	by-pass. Aveley	3.26	GB/G	transport	centre		immediately.		R1	adopted RSS and LD
		0.20	02/0				Developer seeking relocation			
							of existing football ground to			
	Aveley Football			- No rail station in Aveley			proposed sports hub to enable			
	Ground, Mill Road,		Urban /	- Poor access to public	- Within 800m of a local		redevelopment of this site to			
VE05	Aveley	2.49	PDL	transport	centre		take place		А	
				- No rail station in Aveley		- Two large detached properties				
	Springfields, Mill		Urban /	<ul> <li>Poor access to public</li> </ul>	- Within 400m of a local	<ul> <li>On main road adjacent to new residential</li> </ul>				
AVE06	Road, Aveley	0.46	PDL	transport	centre	- Adjacent to TPO 2/88			A	
						- Site identified in TTGDC Masterplan				
						- Presumption against allowing access onto a rural distributor, therefore				
				- Within Green Belt		the Site should only be developed with a single access point to the Aveley				
				- Intersects potential wildlife		Bypass, possibly in conjunction with AVE04 and AVE09				
				site		- Ship Lane has road safety issues and requires significant improvements	- Barratt holdings have			
				- No rail station in Aveley			ownership of the site; the site			
	Land south of Aveley	,		- Poor access to public	- Within 400m of a local		is available for development			
VE07	ByPass. Aveley		GB/G	transport	centre	-Site subject to planning permission (see AVE30)	immediately.	See AVE30	R1	Site now AVE30
			02/0	- Within Green Belt		- Adjacent to listed building	- Barratt holdings have			
				- No rail station in Aveley			ownership of the site; the site			
	Site East of Park			- Poor access to public	- Within 400m of a local		is available for development			
VE08	Lane. Aveley	0.32	GB/PDL	transport	centre		immediately.	See AVE30	R1	Site now AVE30
						- 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	<b>B (1) (1)</b>			
				- Within Green Belt		- Preference is for Green Belt release land to be nearer Ockendon Rail	- Barratt holdings have			
	Land East of D1005			- No rail station in Aveley			ownership of the site; the site			
	Land East of B1335,	4 77		- Poor access to public	- Within 800m of a local		is available for development			
VE09	Aveley.	4.77	GB/G	transport	centre		immediately.	See AVE30	R1	Site now AVE30
				No rail station in Avaloy			Agent understands site is likely to be sold on for development			
			Lirbon /	- No rail station in Aveley	- Within 400m of a local		to be sold on for development	permisison granted in 2009 for		
		0.05	Urban / PDL	- Poor access to public		<ul> <li>History of applications for retaining ground floor space with flats above</li> <li>Potential to demolish and redevelop</li> </ul>		5 flats.		
	26 Purfleet Road,		FUL	transport	centre	- Potential to demolish and redevelop     - Corner site on busy road			A	
VE10	Aveley	0.00		- No rail station in Avolov			1		1	1
VE10	Aveley	0.00	Lirban /	- No rail station in Aveley	- Within 400m of a local					
	Aveley Petrol Station,		Urban / PDI	- Poor access to public	- Within 400m of a local	- Total petrol station			Δ	
VE10	Aveley Petrol Station, Purfleet Road, Aveley		Urban / PDL	- Poor access to public transport	- Within 400m of a local centre			06/01025/FLIL - Planning	A	
	Aveley Petrol Station,		PDL	- Poor access to public		- Total petrol station		06/01025/FUL - Planning permission; 12-bedroom care	A	

									Accept /	
e ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						- Couple of units with right of access through the site				
				- No rail station in Aveley		- Access onto main road				
	Car Repair Centre	<b>-</b>	Urban /	- Poor access to public	- Within 400m of a local	- Close to High Street				
E13	Ship Lane, Aveley	0.05	PDL	transport	centre	- Site has limited potential			A	
				- No rail station in Aveley						
	27 High Street Aveley		Urban	<ul> <li>Poor access to public</li> </ul>	- Within 400m of a local			07/001162/LDC - 1 net		
/E14	Essex RM15 4BE	0.02	/PDL	transport	centre		Built out 07/08	dwelling now built	R1	Built out 07/08
						Recently bought as a garage, has permission for small extension				
				<ul> <li>No rail station in Aveley</li> </ul>		- In village centre				
	Garage 9 High Street,		Urban /	<ul> <li>Poor access to public</li> </ul>	- Within 400m of a local	- Access onto main road	Unlikely to come forward in the			
/E15	Aveley	0.09	PDL	transport	centre	<ul> <li>Previous history of unimplemented planning applications</li> </ul>	next 5 years	91/00519/FUL for 8 units.	A	
							Some activity on site but not in	Application 06/00775/FUL for		
							compliance with conditions	14 units expired. Application		
							precedent. However a new	09/00481/FUL to renew the		
							architect now appointed with	earlier application has been		
							view to pursuing a revised	withdrawn.		
							scheme. Access issue needs			
							resolving with neighbouring			
	Land North of High						land owner (see AVE27) but in			
	Street/South of			- No rail station in Aveley			interests of both parties to			
	Meadow View, High		Urban /	- Poor access to public	- Within 400m of a local		resolve.			
VE16		0.14	PDL	transport	centre	- History of Planning permissions; 14 net dwellings			А	
1210	ou oou, / woloy	0.11		- No rail station in Aveley				Expired outline application		
	Off 1a & 1b Park		Urban /	- Poor access to public	- Within 400m of a local	- Scrap car site in poor condition		89/00034/OUT for 16 flats.		
VE17		0.17	PDL	transport	centre	- In residential area		03/00034/001 101 10 11413.	٨	
	Lane, Aveley	0.17	FDL	transport	Centre	- Listed building within site (Aveley Hall); also listed building adjacent			A	
						(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;				
				<ul> <li>Within Green Belt</li> </ul>		however, refer to HA options for junction 30 improvements that may affect				Site rejected as
				- No rail station in Aveley		this site.	through representations to LDF			unsuitable.
	Land South East of			<ul> <li>Poor access to public</li> </ul>	- Within 400m of a local	- The Green Infrastructure Plan shows a greenway through this area	at previous consultation			Also conflicts with
VE18	Aveley	19.85	GB/G	transport	centre	which represents an important link to Belhus Park.	phases.		R1	adopted RSS and LDF
						- Sports Ground is well-used	<ul> <li>Proposal for mixed-use</li> </ul>			
						- Adjacent to listed building (Fanns Farmhouse)	development (Sports /			Site rejected as
				- Within Green Belt		- Relatively isolated from community facilities and public transport	community / residential)			unsuitable.
	Aveley Sports and			- Intersects flood zones 2 & 3	- Within 1600m of local centre		- Site immediately available for			Also conflicts with
VE19	Social Club, Aveley	14.40	GB/G	- Intersects local wildlife site			redevelopment.		R1	adopted RSS and LDF
1210	Coolar Clab, / Woldy		02/0							
						- Identified in LDF Preferred options for commercial or mixed use				
						- Gateway Site	- Devloper interest; hotel, pub,			
						- Surrounding site is a 24hrs Depot Station	plus limited residential			
			Lirban /			- Noise / Air pollution from adjacent uses				
	Circus Toyoro		Urban / PDL /		Within 1600m of load agette	- Noise / Air polition from adjacent uses - Potential to incorporate into any development a green grid link from	component. Identified as suitable site by			
	Circus Tavern,	1 02		Site in use on Night-Lub	- Within 1600m of local centre					
VE20	Purfleet	1.03	KCDC	Site in use as Nightclub	- Within 800m of train station	cycleway at Botany Way/Purfleet by pass to scouts site at Watts Wood	TTGDC.	Ne secont plans is a bistory	~	
	Mandal		Urban /			- No direct access to the A1306, access from the Quadrant only or		No recent planning history.		
1500	Mardale House,	o 10	PDL /			through Circus Tavern		03/00818/OUT - expired		
VE22	Purfleet Road, Aveley	0.16	KCDC		- vvitnin 1600m of train station	- Subject to history of planning applications		application for 4 dwellings	А	
							Owner/developer has	09/00612/FUL - full planning		
	East of Mardale		Urban /				confirmed January 2010 start	permission: 4 net dwellings		
	House, Arterial Road		PDL /		- Within 1600m of local centre	<ul> <li>Planning permission: 4 net dwellings</li> </ul>				
VE23	(A1306), Purfleet	0.21	KCDC		- Within 1600m of train station	<ul> <li>Access from the Quadrant only</li> </ul>			А	
						<ul> <li>Currently allocated as primary industrial land</li> </ul>	- Identified in TTGDC Master			
						- Attractive water filled quarry with SSSI on south side	plan for mixed use			
						- Major constraint draining the water off the site	development: 'Opportunity for			
						- Deep site	water based leisure and			
				- Intersects SSSI		- Safety of cliff	recreational activities focused			
			Urban /	-Intersects flood zones 2 & 3		- Limited potential for residential development	around a mixed use			Site considered
	Bluelands Quarry		PDL /	- Intersects potential wildlife	- Within 1600m of local centro	<ul> <li>Site considered undeliverable for residential development due to amount</li> </ul>				unsuitable for resident
	5	6.26	KCDC	site	- Within 1600m of train station		edge'.		R1	development
/E24										

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
							Owner confirms site is being	08/01059/OUT - Outline		
							marketed and expects disposal	permission for 5 flats		
	Catholic Church Of			- No rail station in Aveley			for redevelopment - builidng			
	St Paul Mill Road		Urban /	- Poor access to public			condition not suitable for re-			
AVE25	Avelev	0.07	PDL	transport	- Within 800m of local centre	- Small site	use		А	
	28 Dacre Crescent			- No rail station in Aveley						
	Aveley Essex RM15		Urban /	- Poor access to public		- Small, awkward site				Site rejected as
AVE26	4TP	0.06	PDL	transport	- Within 400m of local centre	- There is no scope for development.			R1	unsuitable
							No pp pending completion of	08/00837/FUL - Permitted		
							S106. Agent believes scheme			
							will be implemented within 5	for 4 units.		
							years. Site splay issue needs			
				Ne seil station in Auslau			resolving with neighbouring			
				- No rail station in Aveley			land owner (see AVE16) but in			
	Lennard House High		Urban /	<ul> <li>Poor access to public</li> </ul>			interests of both parties to			
AVE27	Street Aveley Essex	0.04	PDL	transport	- Within 400m of local centre	- Good access onto main road	resolve		A	
						<ul> <li>Aveley college buildings were demolished as part of legal agreement to retain openness when the adjacent Love Lane was developed</li> <li>Green Belt release in Ockendon and Aveley would have to be done in conjunction with improved access to strategic roads</li> <li>Love Lane may not be suitable as access road given the significant size</li> </ul>				Site rejected as
						of this site	Agent suggested capacity 240			unsuitable.
	Site Love Lane.				- Within 800m of local centre	- Ship Lane has road safety issues and requires significant improvements	units, believe site is deliverable			Also conflicts with
AVE28	Aveley	5.82	GB/G	- Within Green Belt	- Within 1600m of train station		within 1-5 years		R1	adopted RSS and LDF
AVE20	Aveley	0.02	00/0	Within Green Beit			Promoter owns the leasehold			Site rejected as
							and Thurrock Council is the			unsuitable.
	55 Park Lane, Aveley,		Urban /			- Back land development.	managing agent; proposal for 2			Also conflicts with
AVE29	RM15 4HA	0.02	PDL		- Within 800m of local centre	- No scope for further development.	flats		R1	adopted RSS and LDF
AVE29		0.02	FDL					09/00091/TTGOUT - Permitted	KI	
							of S106 - so assume no start	outline application S106 for up		
						- Site identified in TTGDC Masterplan	year 1. However applicants	to 340 dwellings		
						- Presumption against allowing access onto a rural distributor, therefore	are confident that they can			
						the Site should only be developed with a single access point to the Aveley				
						Bypass, possibly in conjunction with AVE04 and AVE09	proposals within the 5 year			
						- Ship Lane has road safety issues and requires significant improvements	period 2009 to 2014.' (Planning	1		
	Aveley Village					- Preference is for Green Belt release land to be nearer Ockendon Rail	Statement Feb 2009)			
	Extension South of					Station, there is no Station in Aveley				
1	Aveley Bypass					- Site rejected at issues and Options stage/Preferred Options stage.				
AVE30	Aveley Essex	12.27	GB/G	- Within Green Belt	- Within 400m of a local centre	-Site granted permission subject to s106 agreement			А	
	,		_			- Small site on main road occupied by pair semi-detached houses.	Planning permission on	08/01011/FUL - Permission for		
1	22-24 Ship Lane		Urban /			- Planning permission on appeal for redevelopment.	appeal. Applicant confirms	2 net dwellings.		
AVE31	Aveley	0.06	PDL		- Within 400m of a local centre	- Intensification	likely start in year 1		А	
	56 Stifford Road	0.00				Site contains extension to neighbouring house. Permission for use as self	Applicant confirms start in year	09/00561/FUL - Permitted 1		
AVE32	Aveley Essex	0.03	GB / PDI	- Within Green Belt	- Within 800m of a local centre	5 S	1	dwelling.	Δ	
/ \ V L JZ	I WOICY LOOCA	0.00	JD/IDL				['	uwoliniy.	/ \	

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

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
	Land R/O 77 - 87	(110)						
AVE02	Shannon Way, Aveley	0.12	1	4	6	5	6-10	
AVE03	Aveley School, Aveley	1.07	13	32	48	40	6-10	
	Aveley Football Ground,							
AVE05	Mill Road, Aveley	2.49	3	77	142	110	6-10	
	Springfields, Mill Road,							
AVE06	Aveley	0.46	2	15	25	20	6-10	
AVE10	26 Purfleet Road, Aveley	0.05	p/p	5	5	5	0-5	
	Petrol Station, Purfleet							
AVE11	Road, Aveley	0.16	5	5	9	7	6-10	
	Car Repair Centre Ship							
AVE13	Lane, Aveley	0.05	4	2	4	3	6-10	
	Garage 9 High Street,							
AVE15	Aveley	0.09	2	3	5	4	6-10	
	Land North of High							
	Street/South of Meadow							
AVE16	View, High Street, Aveley	0.14	p/p	14	14	14	0-5	
	Off 1a & 1b Park Lane,	- · -		_		_		
AVE17	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	тс	4	4	4	6-10	
AVEZZ	East of Mardale House,	0.16	10	4	4	4	6-10	
	Arterial Road (A1306),							
AVE23	Purfleet	0.21	n/n	5	5	5	0-5	
AVL23	Catholic Church Of St	0.21	p/p	5	5	5	0-5	
AVE25	Paul Mill Road Aveley	0.07	p/p	5	5	5	0-5	
AVEZJ	Lennard House High	0.07	p/p	5	5	5	0-5	
AVE27	Street Aveley Essex	0.04	p/p	4	4	4	0-5	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Aveley Village Extension	0.04	r'r	т	т	T		
	South of Aveley Bypass							
AVE30	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	1
	56 Stifford Road Aveley							
AVE32	Essex	0.03	p/p	1	1	1	0-5	
				Scenario	Scenario			
			Phasing	А	В	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		

TRIBAL

### **Belhus**

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status
BEL01	Adj Bentons Farm, Mollands Lane, South Ockendon			- Within Green Belt	- Within 1600m of a local centre - Within 800m of train station	<ul> <li>Within Green Belt</li> <li>Outline planning permission; 10 net dwellings</li> <li>Adjacent to listed building (implications for setting)</li> <li>Development needs to be in conjunction with improved access to Strategic Roads</li> <li>Within 1600m of a local centre</li> <li>Within 800m of train station</li> </ul>	Permission expires 8.8.10. Owner confirms sale of site to developer is imminent	99/00491/OUT permission gra 08.08.2007. Pe expires 08.08.2
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 of house into 2 Permission nov
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	<ul> <li>Active teacher training centre close to centre of Ockendon; may come forward for disposal</li> <li>Development needs to be in conjunction with improved access to Strategic Roads</li> <li>Could come forward with BEL04</li> <li>Site is council owned</li> </ul>	Identified in the LDF as suitable for residential development supported by Council. Consider medium to long term availability.	
BEL04	Whiteacre, Daiglen Drive, South Ockendon	0.35	Urban / PDL		- Within 400m of a local centre	<ul> <li>Derelict/boarded up building (former residential home or similar)</li> <li>Adjacent to new residential</li> <li>No access to B1335, development needs to be in conjunction with improved access to Strategic Roads</li> <li>Could come forward with BEL03</li> <li>Site is council owned</li> </ul>	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme	
BEL05	86 Humber Avenue, South Ockendon	0.05	Urban / PDL		- Within 1600m of a local centre	- Planning permission; 1 net dwelling		03/01029/FUL one dwelling. started.
BEL06	Knightsmead School, Fortin Close, South Ockendon	0.54	Urban / PDL	Currently in use	- Within 800m of a local centre	<ul> <li>School site operational but to be relocated elsewhere</li> <li>Development needs to be in conjunction with improved access to Strategic Roads</li> <li>Site is council owned</li> </ul>	Council considers suitable for long term residential development	
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.		07/04000/511
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 planning perm dwelling
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 apppeal. 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 2 dwellings allo
BEL11	Marley Works	2.28		- Within Green Belt	- Within 800m of a local centre	<ul> <li>Existing commercial development in MGB Green Belt</li> <li>Limit residential to building footprint</li> <li>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)</li> <li>TPO adjacent to site</li> </ul>	Current commercial occupier but interest in long term residential use. TTGDC residential in Aveley masterplan. Site promoted by developers through	
BEL12	Marley Works (building footprint and surrounding land), Stifford Road, South		GB / PDL	- Within Green Belt	e - Within 800m of a local centre	<ul> <li>Existing commercial development in MGB Green Belt</li> <li>Limit residential to building footprint</li> <li>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)</li> <li>TPO adjacent to site</li> </ul>	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.	

us / notes	Accept / Reject	Comment
.03/110165	Reject	Comment
IT - Planning ranted on Permission 3.2010.	A	
L for subdivision 2 flats (1 net). ow expired.	A	
	A	
	A	
L - permission for Construction	A	
	A	
	A	
L - Refused mission for 1	R1	Site rejected as unsuitable
L - permission for llowed on appeal.	A	
	A	- BEL 11 (building footprint) and BEL 12 (surrounding land) merged to become BEL12.
	A	

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

		Availat	oility Assess	sment		A	chievability	Assessme	nt		
					Со	st Assessm	ent	Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
	Adj Bentons Farm,										
	Mollands Lane, South										
BEL01	Ockendon		$\checkmark$			$\checkmark$			$\checkmark$		0-5
BEL02	139 Orchard Road, South Ockendon		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	The Culver Centre,										
BEL03	Daiglen Drive, South Ockendon	$\checkmark$				$\checkmark$			$\checkmark$		6-10
	Whiteacre, Daiglen										
	Drive, South										
BEL04	Ockendon			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	86 Humber Avenue,										
BEL05	South Ockendon			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	Knightsmead School, Fortin Close, South		~			~			<b>√</b>		44.45
BEL06	Ockendon Land adj B1335		V			~			~		11-15
BEL07	Stifford Road		$\checkmark$			$\checkmark$			$\checkmark$		11-15
	Rear Of 144G South Road South Ockendon Essex										
BEL10	RM15 6DA		$\checkmark$			$\checkmark$			$\checkmark$		0-5
BEL11	Marley Works		$\checkmark$			$\checkmark$			$\checkmark$		11-15
	Marley Works (building footprint and surrounding land),										
BEL12	Stifford Road, South Ockendon		$\checkmark$			$\checkmark$			$\checkmark$		11-15

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
	Adj Bentons Farm,	(na)	Loundto	~	D	Mapoint	Thasing	Planning permission
	Mollands Lane, South							Fianning permission
BEL01	Ockendon	0.38	p/p	10	10	10	0-5	
DLLUI	139 Orchard Road, South	0.50	þ/þ	10	10	10	0-5	Thurrock Council
BEL02	Ockendon	0.01	тс	1	1	1	0-5	estimate
DLLUZ	The Culver Centre.	0.01	10	1		1	0-0	estinate
	Daiglen Drive, South							
BEL03	Ockendon	2.00	10	162	204	183	6-10	
DLL00	Whiteacre, Daiglen Drive,	2.00	10	102	204	100	0-10	
BEL04	South Ockendon	0.35	2	11	19	15	0-5	
DLLUT	86 Humber Avenue, South	0.00	<u>۲</u>		10	10	0-0	Planning permission
BEL05	Ockendon	0.05	p/p	1	1	1	0-5	r lanning permission
DLLUU	Knightsmead School,	0.00	p/p				00	
	Fortin Close, South							
BEL06	Ockendon	0.54	6	16	28	22	11-15	
DLLUU	Land adj B1335 Stifford	0.04	<u> </u>	10	20		11 10	
BEL07	Road	0.56	4	22	45	33	11-15	
	Rear Of 144G South Road	0.00						Planning permission
	South Ockendon Essex							r iaining permeeter
BEL10	RM15 6DA	0.11	p/p	4	4	4	0-5	
			P. P	-	-	-		Thurrock Council
BEL11	Marley Works	2.28	тс	85	85	85	11-15	estimate
DEETT	Marley Works (building	2.20	10	00	00	00	11 10	Thurrock Council
	footprint and surrounding							estimate
	land), Stifford Road, South							
BEL12	Ockendon	6.10	тс	59	59	59	11-15	
							-	
	1			Scenario	Scenario			
			Phasing	Α	В	Midpoint		
			0-5	27	35	31		
	1		6-10	162	204	183		
			11-15	182	217	200		
			15+	0	0	0		
			Total	372	456	414		
	Note figures may not add		T					
	due to rounding		Total 0-15 yrs	372	456	414		

### **Chadwell St Mary**

O B CSM01 C C CSM02 C C C CSM03 M S CSM03 C CSM04 C	Orsett Golf Club, Brentwood Road, Chadwell St Mary 160 Heath Road, Chadwell St Mary	Area (ha)	Status	Constraints	Popofito		Doveloper Info	Diamain data d
B CSM01 C CSM02 C C CSM02 C C CSM03 M S CSM03 C CSM04 C	Orsett Golf Club, Brentwood Road, Chadwell St Mary 160 Heath Road, Chadwell St Mary				Benefits	Other Considerations	Developer Info	Planning status / r
CSM01 C CSM02 C C CSM02 C C C C C C C C C C C C C C	Chadwell St Mary 160 Heath Road, Chadwell St Mary		1					
1f           CSM02         C           C         C           R         R           CSM03         M           S         La           CSM04         C	160 Heath Road, Chadwell St Mary	0.40	00/0					07/00606/FUL - Pe
CSM02 C La C R CSM03 M S La CSM04 C	Chadwell St Mary	0.16	GB/ G	- Within Green Belt		- Planning permission; no net gain - Residential area	Building Regs submitted	1 dwelling (no net 08/00610/FUL - P
La C CSM03 M S La CSM04 C		0.03	GB / PDL	- Within Green Belt	- Within 1600m of a local centre	- Good access	Building Regs submitted	1 flat.
CSM03 R S La CSM04 C	Land at St John's	0.00	007102					
CSM03 M Si Lo CSM04 C	Church, Brentwood		Urban /					
S Lo CSM04 C	Road, Chadwell St		PDL /			- St John's church and substantial land surrounding		
CSM04 C	Mary St Mary's Hall,	0.30	KCDC Urban /			<ul> <li>No direct access to Brentwood Road</li> <li>Site currently used as a kickboxing club (need to reprovide existing</li> </ul>		
CSM04 C	Longhouse Road,		PDL /			community use)		
		0.21	KCDC			- Access issues		
R	R/O 33-55 Vigerons	-	Urban /					
	Way, Chadwell St		PDL /			- Site is currently used a garage court		
CSM05 M	Mary	0.16	KCDC			- Site is council owned	- Subject to developer interest	
4	10 Lieburged Cordena		GB / PDL /			Small site in residential area		03/00825/FUL - Pe
	12 Holyrood Gardens, Chadwell St Mary	0.04	KCDC			- Small site in residential area - Good access		1 dwelling. Built.
5510100 0		0.04	REDE			- Enforcement notice on the site		i uwennig. Bunt.
						- Cole Avenue could cope with additional development providing suitable		
			GB /			density		
			Urban /			- No direct access to Linford Road	Developer interested in	
	Land north of Linford	0.00	PDL /	- Within Green Belt		- Identified as reasonable alternative site in the Preferred options LDF Site		
	Rd, Chadwell Petrol Station,	0.63	KCDC Urban /	- Limited access		DPD	site.	
	Brentwood Road,		PDL /					
	'	0.22	KCDC			- Well used local service	- Previous developer interest	
	· · ·		Urban /			- Space to rear of existing properties		
	R/O 7&9 Brentwood		PDL /			- Access is not ideal		
CSM09 R	Road	0.04	KCDC			- Preferable if it came forward in conjunction with CSM08.		
			Urban /			- Site is council owned and is designated for allotments, therefore reject		
	Rear of River View,	0.4.4	PDL /			- Access is poor (very narrow), no visibility splays and single carriageway		
CSM10 C	Chadwell St Mary	0.14	KCDC Urban /			- Access constrained by adjacent houses	Developer confirms start likely	07/00610/EUL D
4	43 River View,		PDL /				year 1	18 flats (12 net).
	,	0.18	KCDC			- Planning permission	,	
	· · ·		Urban /					
	21A River View,		PDL /			- Small site in residential area		06/00903/FUL - W
CSM12 C	Chadwell St Mary	0.06	KCDC			- Access issues		application for 1 d
						<ul> <li>Site includes listed building, and is also adjacent to listed buildings</li> <li>Previous application for flats which was withdrawn</li> </ul>		
						- 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		
			Linkara (			be from the southern boundary into a basement car park		
S	Sleepers Farm		Urban / PDL /			- 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	History of developer interest on this site. Subject to previous	04/01388/FUL - W
		0.32	KCDC			require part of the site	applications.	application for 41 of
			Urban /					
	10 St Johns Road,		PDL /					06/01192/FUL - Pe
CSM14 C	Chadwell St Mary	0.07	KCDC			- Planning permission; 1 net dwelling		1 flat allowed on a
	Deer of Ot Jak					- Prior to owners entering reviewership, a planning application was pending		
	Rear of St Johns Road, Chadwell St		Urban /			for 44 units (subject to S106 agreement). This permission covered CSM15 and CSM24 collectively		00/00993/FUL - Pe
		0.57	GF	- Within Green Belt (part)		- CSM24 now has planning permission for 20 units		44 dwellings S106
	Land Adjacent To	5.67	<u>.</u>					
TI	Thatched Cottage							
	Baker Street Orsett							
		0.55	GB / PDL	- Within Green Belt	- Within 1600m of a local centre	- Adjacent to listed buildings		00/00000/5:::
	246 Heath Road							08/00208/FUL - PI
	Chadwell St Mary Essex RM16 4XH	0.31	GB / PDI	- Within Green Belt	- Within 1600m of a local centro	- Previously Council owned hostel, now sold	Developer Interest	permission refused dwellings

	Accept /	
ng status / notes	Reject	Comment
3		
06/FUL - Permission for		
ing (no net gain).	R1	No net gain
10/FUL - Permission for		
	A	
	^	
	A	
	А	
	А	
25/FUL - Permission for		
ing. Built.	R1	Built out
		- Site rejected on current
	R2	policy grounds
	А	
	A	
		-Site rejected as
		unsuitable.
	R1	-In LDF allocations as allotment.
19/FUL - Permission for		
(12 net).		
	А	
03/FUL - Withdrawn		
tion for 1 dwelling.	А	
88/FUL - Withdrawn		
tion for 41 dwellings.	А	
92/FUL - Permission for		
lowed on appeal.	А	
93/FUL - Permission for		
llings S106	A	Oite mineta la c
		Site rejected as
		unsuitable. Also conflicts with
	R1	adopted RSS and LDF.
08/FUL - Planning		auopieu NOO anu LDP.
sion refused; 5 net		
gs	А	
	l	Ļ]

Site ID	Address	Area (ha)	Statue	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
	Land Adjacent 1		Status	Constraints	Derienta				Reject	Comment
	Templar Avenue		Urban /					08/00354/FUL - Planning		
CSM19	Chadwell St Mary Essex	0.08	PDL / KCDC		- Within 1600m of a local centre			permission refused; 1 net dwelling	R1	Site rejected as unsuitable
001113	LSSEA	0.00	RODO					dweining		unsultable
	224 Heath Road							Planning applications refused		
	Orsett Heath Grays		GB / PDL	/				for 1 net dwelling. Most recent		Site rejected as
CSM20	Essex RM16 3AP	0.12	KCDC	- Within Green Belt	- Within 1600m of a local centre			07/00361/OUT	R1	unsuitable
						- 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				
				- Intersects flood zones 2 & 3		Gateway Community College, so conceivably, an access could be				Site rejected as
				- Intersects a potential wildlife		achieved				unsuitable.
	Land at Chadwell			site		- Important in maintaining the size and identity of Chadwell St Mary	Apex Property Holdings:			Also conflicts with
CSM21	Hill, Chadwell St Mary	5.95	GB / PDL KCDC	<ul> <li>/ - Within Green Belt</li> <li>- Site is on sloping land</li> </ul>		- Site rejected at Issues and Options Stage / Preferred Options Stage due to conflict with Green Belt policy	Believe the site is deliverable within 5 years		R1	adopted RSS and LDF.
0310121	lviai y	5.95	RODO			- 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				Site rejected as
				- Intersects flood zones 2 & 3		Gateway Community College, so conceivably, an access could be				unsuitable. Also conflicts with
	Land South of		GB / PDL	- Intersects a potential wildlife		achieved - Site rejected at Issues and Options Stage / Preferred Options Stage due	C/O Planning Services: 50 dwellings deliverable within 5			adopted RSS and LDF.
CSM22	Chadwell St Mary.	1.39	KCDC	- Within Green Belt		to conflict with Green Belt policy	years		R1	
	Chadwell Library,									
	corner of Linford		Urban /			- Council owned site for medium to longer term disposal				0:14
CSM23	Road and Brentwood Road	0.26	PDL / KCDC			<ul> <li>Adjacent to listed buildings</li> <li>Access from the north via modified car park</li> </ul>	Council to further investigate the potential uses for this site.		R2	<ul> <li>Site rejected on current policy grounds</li> </ul>
0010123	Road	0.20	RODO			- Pending planning application; 20 net dwellings	No pp but residential area.	10/00006/FUL - Pending	112	
						- Vacant / overgrown land at edge of residential and works units	Newly submitted application.	decision for 20 dwellings.		
						- Prior to owners entering revievership, a planning application was pending				
	Land rear of St Johns		Urban / PDL /	- Small part of site within Green		for 44 units (subject to S106 agreement). This permission covered CSM15 and CSM24 collectively	issue with neighbouring owner			
CSM24	Way Chadwell St Mary	0.56	KCDC	Belt		- Site is council owned	now resolved.		А	
0011121	inary	0.00	Urban /							
	1 Tasker Road,		PDL /							Site rejected as
CSM26	Chadwell St Mary	0.02	KCDC			No scope for development			R1	unsuitable
	St Johns Road / West of Sandy Lane, East			- Within Green Belt		- Capacity problems at Cross Keys; widen, improvement of Linford Rd				Site rejected as
	Tilbury (land south-			- Intersects potential wildlife		junction needed. Possible distributor rd to Chadwell Hill				unsuitable.
	west of building		GB / PDL			- Site is close to the wooded ridge and open countryside northwest of				Also conflicts with
CSM27	footprint)	2.34	KCDC	- Sloping site		West Tilbury			R1	adopted RSS and LDF.
	1 Errington Close, Chadwell, St Mary		Urban / PDL /			- Small site comprising part of garden to house on corner plot in cul de sac	Agent understands will start year 1	09/00444/FUL - Permission for 1 dwelling		
CSM28	Essex RM16 4TA	0.02	KCDC			- Permission for 1 dwelling .	year i	r uwening	А	
			Urban /			- Small site comprising part of garden to house on corner plot in cul de	Applicant confirms start in year	09/00464/FUL - Permission for		
001100			PDL /			sac.	1	1 dwelling		
CSM29	2 Nevell Road, Grays	0.02	KCDC			- Permission for 1 dwelling .	Residential development with a		А	
							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			
							development right up to the dual carriageway. The buffer			
							area to the north could also			
1							serve as a public amenity			
	Land located between						space, with children's play			Site rejected as
	Dock Approach Road and Lytton Road,			Within Green Belt. Sloping site. Bounded by A1089 Dock Road		Within the Green Belt Potential noise and air pollution due to close	areas. Access off the existing roundabout off River View.			unsuitable. Also conflicts with
CSM30		3.47	GB	to the west.		proximity to Dock Approach Road. Access issues.			R1	adopted RSS and LDF.
					i .		1		1	

		Availat	oility Assess	sment							
		711041104			Со	st Assessm	Achievability nent		ket Assessr	nent	
			E			E			E		
		≥	Medium	High	3	Medium	Ч	3	Medium	Ч	Phasing
Site ID	Address	Low	Me	ΤΪ	Low	Me	High	Low	Me	High	(years)
	160 Heath Road,										
CSM02	Chadwell St Mary		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	Land at St John's										
	Church, Brentwood Road, Chadwell St										
CSM03	Mary		$\checkmark$		$\checkmark$			$\checkmark$			6-10
001000	St Mary's Hall,										0.10
	Longhouse Road,										
CSM04	Chadwell St Mary		$\checkmark$		$\checkmark$				$\checkmark$		6-10
	R/O 33-55 Vigerons										
	Way, Chadwell St										
CSM05	Mary		$\checkmark$		$\checkmark$			$\checkmark$			6-10
	Land north of Linford										
CSM07	Rd, Chadwell		$\checkmark$			$\checkmark$			$\checkmark$		(0-5)
	Petrol Station,										
	Brentwood Road,	,					,		,		
CSM08	Chadwell St Mary	$\checkmark$					~		$\checkmark$		11-15
001400	R/O 7&9 Brentwood		$\checkmark$			$\checkmark$			$\checkmark$		44.45
CSM09	Road 43 River View,		v			v			v		11-15
CSM11	Chadwell St Mary			$\checkmark$		$\checkmark$			$\checkmark$		0-5
0.01/11	21A River View,			•		•			•		0-5
CSM12	Chadwell St Mary		$\checkmark$			$\checkmark$			$\checkmark$		6-10
	Sleepers Farm										0.0
CSM13	Chadwell Hill		$\checkmark$			$\checkmark$			$\checkmark$		6-10
	10 St Johns Road,										
CSM14	Chadwell St Mary			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	Rear of St Johns										
	Road, Chadwell St										
CSM15	Mary			$\checkmark$		$\checkmark$			$\checkmark$		6-10
	246 Heath Road										
CSM18	Chadwell St Mary	$\checkmark$				$\checkmark$			$\checkmark$		6 10
CSIVITO	Essex RM16 4XH Chadwell Library,	v				v			v		6-10
	corner of Linford										
	Road and Brentwood										
CSM23	Road		$\checkmark$			$\checkmark$			$\checkmark$		(11-15)
	Land rear of St Johns						1				(
	Way Chadwell St										
CSM24	Mary		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	1 Errington Close,										
	Chadwell, St Mary										
CSM28	Essex RM16 4TA			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	2 Novell Dearth Orrest										
C6M20	2 Nevell Road, Grays Essex, RM16 4TA			$\checkmark$		$\checkmark$			$\checkmark$		0.5
CSM29	ESSEX, KIVITO 41A			v		v	L		v		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
	160 Heath Road,	( - /					5	Planning permission
CSM02	Chadwell St Mary	0.03	p/p	1	1	1	0-5	
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	Discusiona a service i se
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	тс	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	тс	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	тс	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
				Scenario	Scenario			
			Phasing	A 36	B 36	Midpoint 36		
			0-5 6-10	36 55	36 92	36 73		
			11-15	55 8	92	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

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
										- No net gain with current planning permission - Reject site for any
	Bridge Meadow Farm			- Intersects flood zones 2 & 3		- Adjacent to the Mardyke Local Wildlife Site (Th 11)		07/00814/REM - Permitted		further development as
	Stifford Hill, North			- Intersects local wildlife site	- Within 1600m of a local	- Only south edge of site, by Stifford Hill road, is outside floodplain		replacement dwelling (no net		conflicts with Adopted
CNS01	Stifford	0.57	GB / G	- Within Green belt	centre	- Strategic gap between North Stifford & South Ockendon		gain).	R1	RSS and LDF
	Former Ardale, Clockhouse Lane,			<ul> <li>Intersects potential wildlife sites</li> </ul>	- Within 1600m of a local centre			06/01139/REM - Reserved matters application for 12		
CNS02	North Stifford	0.51	GB / PDL	- Within Green Belt	- Within 1600m of train station	- Reserved matters application for 12 units	There is Developer Interest	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.	۵	
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		Building Regs indicate work commenced. 18.11.08 - Buildiing control advise foundations put in for one of the properties.(PC)
CNS05	34 Warren Terrace Arterial Road (A1306) North Stifford Grays Essex RM16 6UT		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	<ul> <li>Noise issues</li> <li>Rejected at Issues and Options and Preferred Options stage for</li> </ul>	Developer Interest. Site promoted by developers through representations to LDF at previous consultation phases.		B1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
CNS07	Coach Park, Pilgrims Lane / A13 / Arterial Road West Thurrock			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			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.

		Availat	oility Assess	ment		A	chievability	Assessme	nt		
					Co	st Assessm	ent	Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
	Former Ardale,										
CNS02	Clockhouse Lane, North Stifford		$\checkmark$			$\checkmark$			$\checkmark$		6-10
	1 Sylvan Close,										
CNS03	Grays			$\checkmark$		~			$\checkmark$		0-5
	South Bungalow,										
	Hogg Lane, West										
CNS04	Thurrock			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	34 Warren Terrace										
	Arterial Road (A1306)										
	North Stifford Grays										
CNS05	Essex RM16 6UT			$\checkmark$		$\checkmark$			$\checkmark$		0-5

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
	Former Ardale,							Planning permission
	Clockhouse Lane, North							
CNS02	Stifford	0.51	p/p	12	12	12	6-10	
CNS03	1 Sylvan Close, Grays	0.04	p/p	1	1	1	0-5	Planning permission
	South Bungalow, Hogg							Planning permission
CNS04	Lane, West Thurrock	0.08	p/p	2	2	2	0-5	
	34 Warren Terrace							Thurrock Council
	Arterial Road (A1306)							estimate
	North Stifford Grays Essex							
CNS05	RM16 6UT	0.03	TC	2	2	2	0-5	
				Scenario	Scenario			
			Phasing	A	В	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**

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						- Site is not is not in convenient walking or cycling distance of local services and facilities; there are bus services, however poor level of	Site promoted by developers			
						services and facilities, there are bus services, nowever poor level of service	through representations to LDF			
	Land rear of Marie					- Air quality issues given proximity to A13	at previous consultation			Rejected on current
COF01	Close, Corringham	1.23	GB / G	- Within Green Belt		- Identified with potential in LDF Preferred Options stage	phases.		R2	policy grounds
	Whiteholl Lodge Lligh							07/00415/FUL - Permission for		Deplessment dwelling
	Whitehall Lodge, High Road, Fobbing	0.22	GB / PDL	- Within Green Belt		No net gain		replacement dwelling; no net gain	R1	<ul> <li>Replacement dwelling; no net gain</li> </ul>
	· · · · · · · · · · · · · · · · · · ·					<ul> <li>Mainly agricultural and open farmland. Western end adjoins Gable Hall</li> <li>School and surrounds leisure centre</li> <li>Identified in Preferred Options as Reasonable Alternative</li> </ul>		3		
						<ul> <li>Improvements are required to public transport links, particulary to the Station and London Gateway Port</li> <li>A transport assessment is being undertaken by the promoters of HOM01,</li> </ul>				
						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				
	Land fronting Southend Road and					provision - Depending on the quantum of development a local centre may be required	Site promoted by developers through representations to LDF	07/00429/TTGFUL -		Rejected on current policy grounds. Conflicts with adopted
	Lampits Hill,					- There is currently planning permission for 1 dwelling in the north-east		dwelling on part of site		RSS.
COF03		10.86	GB / PDL	- Within Green Belt		corner of the site (Ausonia, Lampits Hill).	phases.		R2	
								07/00429/TTGFUL -		
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		Permission for replacement dwelling	R1	<ul> <li>Site superseded by COF03</li> </ul>
COF04	Connighan	2.31	GD/FDL			- Current school site in use		dweining		COFU3
						- Proposed in Preferred Options LDF to relocate school site and therefore				
						potential to develop site				
	Oshla Oshaal					- Element of open space must be retained on site				
	Gable School, Southern Road,		Urban /			- Improvements are required to public transport links, particularly to the Station and London Gateway Port	Council identified longer term potential if relocation of school			
		5.22	PDL			Station and Eondon Galeway For	takes place		А	
	g							03/00941/COND - Permitted		
								renewal of planning permission		
	81 Lampits Hill,	0.00	Urban /		Within 400m of a local control	Dianning normingion, no not goin		98/00475/FUL for replacement	D1	- Replacement dwelling;
COF07	Corringham	0.08	PDL		- within 400m of a local centre	- Planning permission; no net gain - Fobbing conservation area is adjacent to the east		dwelling.	R1	no net gain
						- Poor public transport in the area				
						- The local road network is very poor, in particular the junction of Digby				
				- Within Green Belt, important		Road and Fobbing Road. The local residential estate road network may				Site rejected as
				in separating Corringham from Fobbing		struggle to cope with the additional residential traffic, especially the Digcy Road / Fobbing Road junction.	Site promoted by developers through representations to LDF			unsuitable. Also conflicts with
	Land east of Digby			- Intersects potential wildlife	- Within 1600m of a local	- Possible biodiversity and ecological issues	at previous consultation			adopted RSS and LDF.
COF08	Road, Fobbing	9.48	GB / G	sites	centre	- Site rejected at Issues and Options stage/Preferred Options stage.	phases.		R1	
						A discont to concervation area	Cite promoted by developer			Site rejected as
						<ul> <li>Adjacent to conservation area</li> <li>Adjacent to listed building</li> </ul>	Site promoted by developers through representations to LDF			unsuitable. Also conflicts with
	Land adjacent to High				- Within 1600m of a local	- Poor public transport and poor proximity to local services	at previous consultation			adopted RSS and LDF.
COF09		0.66	GB / G	- Within Green Belt	centre	- Site rejected at Issues and Options stage/Preferred Options stage	phases.		R1	
	Detrol Otetics I care "		Linker (			Detrol station and showns an engine and				
	Petrol Station Lampits Hill, Corringham		Urban / PDL		- Within 400m of a local centre	<ul> <li>Petrol station and showroom on main road</li> <li>Possible long-term potential</li> </ul>			Δ	
		0.10				- Existing residential bungalow				
	22 Lampits Hill,		Urban /			- Good access to Lampits Hill				Site rejected as
	,	0.06	PDL		- Within 400m of a local centre	- Potential to increase density			R1	unsuitable
	Corringham Tyre Services, Giffords									
	Cross Road,		Urban /							
	,	0.06	PDL		- Within 400m of a local centre		1		1	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
	Address	Alea (lla)	Sidius	Constraints	Denenits			Fidining status / holes	Rejeci	Comment
00543	Land south of Thames Haven Road, Corringham	0.50	GB / G	- Within Green Belt		conjunction with some form of parking controls on the local Road network - Site rejected at Issues and Options stage/Preferred Options stage due to	Site promoted by developers through representations to LDF at previous consultation		<b>D</b> 4	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF13	Roau, Corringham	0.50	GB / G		- Within 400m of a local centre	- Site adjoins Corringham conservation area	phases.		R1	
COF14	Land north of Thames Haven Road, Corringham	0.92	GB / G	- Within Green Belt	- Within 400m of a local centre	<ul> <li>Potential TPO and adjacent to existing TPOs</li> <li>No access via Thames Haven Road</li> <li>Problems with capacity at Giffords/Springhouse/Manorway that would need to be remedied as part of any large land release</li> <li>Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt.</li> </ul>	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	- Possible biodiversity concerns	Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
00113	Configuant	4.04	OBTIDE							
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		Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
00517	Petrol Station Church		Urban /		- Within 400m of a local centre	- Adjacent to conservation area			^	
COF17	Road Cunningham Carriage Co., Fobbing Road,		PDL Urban /	- Intersects biodiversity sites of		- Previous coach park site	Developer has confirmed likely start March 2010	02/00681/FUL - Permission for 9 dwellings.		
	Corringham Gower Lodge, Herd		PDL Urban /	local interest - Intersects biodiversity sites of			Owner has confirmed probably not starting for two years. Personal circumstances not related to market conditions	05/01343/FUL - Permission for 8 dwellings.	A	
COF19	Lane, Corringham		PDL	local interest	- Within 800m of a local centre	8	Site promoted by developers through representations to LDF at previous consultation		A	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
COF20	Road, Fobbing	1.07	GB / G	- Within Green Belt - Intersects biodiversity sites of	centre	conflict with openness of Green Belt - Planning permission for 3 net dwellings	phases.	07/00523/FUL - Permission for	R1	
COF21	Pell House, High Road, Fobbing	0.51	GB / PDL	local interest	- Within 1600m of a local centre	- Wholly within conservation area - Listed building on site		conversion into 5 flats (3 net gain)	A	

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
COF23	Land At Mill Lane Fobbing Essex SS17 9HS	0.89	GB / G	- Within Green Belt	- Within 1600m of a local centre	<ul> <li>Planning application for one dwelling refused</li> <li>unsuitable access</li> <li>Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt</li> </ul>		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		<ul> <li>Disused waterworks/underground reservoirs</li> <li>Most of this site is adjacent to a Local Wildlife Site (Th 67 Vange Depot)</li> <li>Site to come forward predominantly for leisure and commercial uses.</li> <li>Site has ecology constraints and other restirctions (such as covered reservoirs); could only proivde a very limited residential component, therefore design case study only applied to 10% of site, residential compenent = 89ha</li> </ul>	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 vears	5	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		<ul> <li>Site rejected at Issues and Options stage/Preferred Options stage due to conflict with openness of Green Belt</li> <li>An intensification of vehicle movements to/from the A13 off-slip would be problematic</li> <li>The site is not within close proximity to local services and facilities</li> </ul>	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		<ul> <li>An intensification of vehicle movements to/from the A13 off-slip would be problematic</li> <li>The site is not within close proximity to local services and facilities</li> </ul>	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.		GB / G	- Within Green Belt		<ul> <li>An intensification of vehicle movements to/from the A13 off-slip would be problematic</li> <li>The site is not within close proximity to local services and facilities</li> </ul>	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.			А	
COF35	Pump House, Church Road, Corringham, Essex		Urban / PDL		- Within 1600m of a local centre	-Small site in commercial use with residential above. Planning permission to intensify use.	in year 1 due to state of market	09/00244/FUL - Permission for 2 flats.	A	

		Availat	oility Assess	ment							
					Co	st Assessm		Assessmer Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
	Land rear of Marie										
COF01	Close, Corringham		$\checkmark$			$\checkmark$				√	(6-10)
COF03	Land fronting Southend Road and Lampits Hill, Corringham	$\checkmark$				$\checkmark$				~	(11-15)
COF05	Gable School, Southern Road, Corringham		$\checkmark$				$\checkmark$		$\checkmark$		11-15
COF10	Petrol Station Lampits Hill, Corringham	$\checkmark$					~		$\checkmark$		11-15
COF12	Corringham Tyre Services, Giffords Cross Road, Corringham	✓					<b>√</b>		<b>√</b>		11-15
00112	Petrol Station Church	•					•		•		11-15
COF17	Road		$\checkmark$			$\checkmark$			$\checkmark$		6-10
COF18	Cunningham Carriage Co., Fobbing Road, Corringham			✓		V			$\checkmark$		0-5
COF19	Gower Lodge, Herd Lane, Corringham		$\checkmark$			$\checkmark$			$\checkmark$		0-5
COF21	Pell House, High Road, Fobbing	$\checkmark$			$\checkmark$			~			6-10
COF24	37 Lampits Hill Corringham Essex SS17 9AA		$\checkmark$			$\checkmark$			$\checkmark$		0-5
COF28	Vange Waterworks, High Road, Fobbing		$\checkmark$				~		$\checkmark$		6-10
COF34	Thames View Farm, High Road, Fobbing		$\checkmark$			$\checkmark$			$\checkmark$		6-10
COF35	Pump House, Church Road, Corringham, Essex		V			V			$\checkmark$		0-5

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
00504	Land rear of Marie Close,	4.0	D (10)	07		47	(0, 1, 0)	
COF01	Corringham	1.2	R (13)	37	56	47	(6-10)	_
	Land fronting Southend							
COF03	Road and Lampits Hill, Corringham	10.9	R (16)	217	326	272	(44.45)	
COF03	Gable School, Southern	10.9	R (16)	217	320	212	(11-15)	Thurrock Council
COF05	Road, Corringham	5.2	тс	193	193	193	11-15	
COFUS	Petrol Station Lampits Hill,	<u>5.</u> 2	10	193	193	195	11-15	estimate.
COF10	Corringham	0.2	2	5	9	7	11-15	
COFIU	Corringham Tyre	0.2	2	5	9	7	11-15	
	Services, Giffords Cross							
COF12	Road, Corringham	0.1	4	3	5	4	11-15	
00112	Petrol Station Church	0.1	4	5	5	4	11-15	
COF17	Road	0.1	5	2	4	3	6-10	
00117	Cunningham Carriage	0.1	5	2	4	5	0-10	
	Co., Fobbing Road,							
COF18	Corringham	0.1	p/p	9	9	9	0-5	Planning permission
00110	Gower Lodge, Herd Lane,	0.1	ρ/μ	5	5	5	0.0	Thurrock Council
COF19	Corringham	0.1	тс	8	8	8	0-5	estimate.
00110	Pell House, High Road,	0.1	10	0	0	Ű	00	
COF21	Fobbing	0.5	p/p	3	3	3	6-10	Planning permission
00.21	37 Lampits Hill	0.0	P'P	0	0	J	0.0	
	Corringham Essex SS17							
COF24	9AA	0.4	p/p	8	8	8	0-5	Planning permission
			F'F					Thurrock Council
								estimate. Reduced
	Vange Waterworks, High							capacity due to other
COF28	Road, Fobbing	0.9	TC	11	11	11	6-10	uses
	Thames View Farm, High							Thurrock Council
COF34	Road, Fobbing	0.9	TC	16	16	16	6-10	estimate.
	Pump House, Church							
COF35	Road, Corringham, Essex	0.2	p/p	2	2	2	0-5	Planning permission
				Scenario	Scenario			
			Phasing	А	В	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
	St Johns Road / West of Sandy Lane, East Tilbury (building		Urban / PDL /	- Intersects potential wildlife	Denents	-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		Fighting status / hotes		Comment
EAT01		4.00	KCDC	site		- Industrial estate quite clean but fuel pumps and asbestos on site	Developer interest		A	
EAT03	Sandy Lane, East Tilbury	2.27	Urban / PDL / KCDC			<ul> <li>Existing use causes problems to neighbours; change would be beneficial</li> <li>Capacity problems - access road needed, also improvements of Linford Rd junction needed.</li> </ul>			A	
	40 Northumberland Road, Linford,		Urban /			· · ·		09/00244/FUL - Planning permission for 2 dwellings.		
EAT04		0.08	PDL		- Within 1600m of train station	- Planning permission; 2 net dwellings		Now built out.	R1	Built out
EAT05	Land adj. Northumberland Road, Linford Waterworks Site,	9.90	<u>GB / G</u>	- Within Green Belt - Intersects flood zones 2 & 3	- Within 800m of train station		No recent information. Site promoted by developers through representations to LDF at previous consultation phases.		R2	Rejected on current policy grounds
EAT06	Lower Crescent, Linford	0.47	Urban / PDL	- Intersects flood zones 2 & 3	- Within 800m of train station	<ul> <li>Not part of East Tilbury but in adjacent village</li> <li>Attractive rural location</li> </ul>			A	
EAT07	Land off Colne, East Tilbury	0.18	Urban / GF	- Intersects flood zones 2 & 3	- Within 800m of train station	<ul> <li>Large green amenity space adjacent to 3 storey black of flats and 2 storey residential</li> <li>Site is council owned</li> </ul>			A	
EAT08	Bata Field, East Tilbury	13.25	GB / G	- Within Green Belt - Intersects flood zones 2 & 3	- Within 400m of train station	<ul> <li>Site adjoined on 2 sides by East Tilbury conservation area</li> <li>Listed buildings adjoin to South</li> <li>Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock &amp; Muckingford Rd to cope with new development</li> <li>Improved public transport, better local centre and Secondary School needed</li> </ul>	<ul> <li>Identified in draft TTGDC</li> <li>South East Thurrock</li> <li>Masterplan (approx. 300</li> <li>flats/homes including some ground floor retail, with the western half of site providing open space)</li> <li>Site promoted by developers through representations to LDF at previous consultation phases. Subject to planning application</li> </ul>		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	main line - Improve public transport, provide better local centre and Secondary	<ul> <li>Identified in TTGDC South</li> <li>East Thurrock Masterplan.</li> <li>Masterplan site covers EAT09</li> <li>and EAT10, and suggests</li> <li>between 100 and 200 work/live</li> <li>units and homes</li> </ul>		A	
EAT10	Bata/Thames Industrial Park, East Tilbury	3.47	Urban / PDL	- Intersects flood zones 2 & 4	- Within 800m of train station	<ul> <li>The potential for this site relies on converting and re-using the existing buildings; the suggested capacity is 150 dwellings.</li> <li>Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock &amp; Muckingford Rd to cope with new development</li> </ul>	<ul> <li>Identified in TTGDC South East Thurrock Masterplan.</li> <li>Masterplan site covers EAT09 and EAT10, and suggests between 100 and 200 work/live units and homes</li> <li>No pp but residential area and development could be of</li> </ul>		A	
EAT11	Coronation Avenue, East Tilbury	0.19	Urban / PDL	- Intersects flood zones 2 & 3	- Within 800m of train station	<ul> <li>Site within conservation area</li> <li>Car parking area at rear of village parade and residential</li> <li>Little activity and major car park to front of parade.</li> </ul>	benefit to conservation area so likely no objections in principle. Vacant unoccupied land		A	

Cite ID	Address	Area (ha)	Ctatus	Constrainta	Depetite	Other Considerations	Developer Info	Diagning status / pates	Accept / Reject	Commont
Site ID	Address	Area (ha)	Status	Constraints	Benefits		Developer Info	Planning status / notes 03/00715/FUL - Permission for	Reject	Comment
								2 dwellings. Owner considers		
	Land Adj Farm Road,			- Within Green Belt		- Planning permission; 2 net dwellings		that permission still alive as		
EAT12	East Tilbury	0.09	GB / PDL	- Intersects flood zones 2 & 3	- Within 800m of train station	- Adjacent to conservation area		foundations in.	А	
	Land Adjacent 55									
	Queen Elizabeth									
	Avenue East Tilbury		Urban /							Site unsuitable for
EAT13	Essex	0.07	PDL		- Within 400m of train station	- Site within conservation area			R1	intensification
	5 Linley Close East									
	Tilbury Tilbury Essex		Urban /							Site unsuitable for
EAT14		0.10	PDL			- Adjacent to scheduled ancient monument			R1	intensification
	43 Halt Drive Linford		Urban /							Site unsuitable for
EAT15	Essex SS17 0RG	0.03	PDL		- Within 400m of train station				R1	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	<ul> <li>Intersects flood zones 2 &amp; 3</li> <li>Within Green Belt</li> <li>Intersects biodiversity sites of local interest</li> <li>Intersects potential wildlife sites</li> </ul>	- Within 1600m of train station	<ul> <li>Site currently used for mineral extraction and landfill</li> <li>This land is immediately adjacent to the new Thameside Nature Park being developed by EWT and provides a vital link to Coalhouse Fort</li> <li>Impact on nearby RAMSAR site</li> <li>It is within the area that has been identified as South Essex Marshes</li> <li>Road improvements needed at Buckingham Hill Rd and its junction with A1013, Orsett Cock &amp; Muckingford Rd to cope with new development</li> </ul>	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.
	Former Tennis Court		Linkan (							Cite rejected as
EAT18	Site, East Tilbury		Urban / PDL	- Intersects flood zones 2 & 3	- Within 400m of train station	- Within conservation area			R1	<ul> <li>Site rejected as unsuitable</li> </ul>
LATIO	Glanwood, Sandy	0.90	Urban /				Developer confirms start year 1	07/00951/FUL - Permission for		
	Lane. Chadwell St		PDL /			- Active corner site		9 dwellings.		
EAT20	Mary	0.11	KCDC			- Good access onto Linford Road		o awonings.	А	
2/1120	Land at Junction of	0.11					Agent is doing B Regs and	09/00634/FUL - Permission for		
	Blue Anchor Lane.						understands start year 1	1 dwelling.		
	Muckingford Road,					-Small site in green belt with derelict buildings. Planning permission for a				
EAT21	Linford, Essex	0.13	GB / PDL			replacement dwelling			А	

		Availat	oility Assess	ment							
					Cost Assessment			Market Assessment			
Site ID	Address	Low	Medium	High	Low	Medium	High	row	Medium	High	Phasing (years)
	St Johns Road / West of Sandy Lane, East Tilbury (building										
EAT01	footprint)			$\checkmark$			$\checkmark$		$\checkmark$		6-10
EAT03	Sandy Lane, East Tilbury		$\checkmark$			$\checkmark$			$\checkmark$		6-10
EAT05	Land adj. Northumberland Road, Linford		$\checkmark$				$\checkmark$		~		(11-15)
EAT06	Waterworks Site, Lower Crescent, Linford	$\checkmark$					$\checkmark$		~		11-15
EAT07	Land off Colne, East Tilbury			$\checkmark$		~			~		6-10
EAT08	Bata Field, East Tilbury		$\checkmark$			$\checkmark$			$\checkmark$		(0-5)
EAT09	Thames Industrial Estate, East Tilbury		$\checkmark$			~			$\checkmark$		6-10
EAT10	Bata/Thames Industrial Park, East Tilbury		$\checkmark$			~			~		6-10
EAT11	Coronation Avenue, East Tilbury		$\checkmark$			~			$\checkmark$		0-5
EAT12	Land Adj Farm Road, East Tilbury		$\checkmark$								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
	St Johns Road / West of							
	Sandy Lane, East Tilbury							
EAT01	(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)	
LATOO	Waterworks Site, Lower	0.00	1((10)	240	041	200	(1110)	
EAT06	Crescent, Linford	0.47	2	15	26	21	11-15	
	Land off Colne, East	0.17	-					
EAT07	Tilbury	0.18	4	7	15	11	6-10	
EAT08	Bata Field, East Tilbury	13.25	R (16)	265	397	331	(0-5)	
	Thames Industrial Estate,							Thurrock Council
EAT09	East Tilbury	10.31	TC	50	50	50	6-10	estimate
	Bata/Thames Industrial							Thurrock Council
EAT10	Park, East Tilbury	3.47	TC	150	150	150	6-10	estimate
	Coronation Avenue, East							
EAT11	Tilbury	0.19	5	6	12	9	0-5	
	Land Adj Farm Road, East							Planning permission
EAT12	Tilbury	0.09	p/p	2	2	2	6-10	
E 4 T 0 0	Glanwood, Sandy Lane.	0.44			•	<u>^</u>	0.5	Planning permission
EAT20	Chadwell St Mary	0.11	p/p	9	9	9	0-5	
	Land at Junction of Blue Anchor Lane, Muckingford							Planning permission
EAT21	Road, Linford, Essex	0.13	p/p	1	1	1	0-5	
				Scenario	Scenario			
			Phasing	А	В	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**

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations - Operational Storage tank site with long term allocation for housing	Developer Info	Planning status / notes	Reject	Comment
						- 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				
	Kaneb Terminal					<ul> <li>Council generally support change of use to residential in this area, in conjunction with a comprehensive environmental/safety improvement to</li> </ul>	-Owners; Kaneb Terminals - Identified for residential in			
	Former GATX (STS)		Urban /			London Road	TTGDC draft Lakeside/West			
GRI01	Terminal, Askew Farm Road		PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	<ul> <li>Issues would be location of access</li> <li>Comprehensive development to cover GRI01, GRI02 and GRI03.</li> </ul>	Thurrock masterplan. -Long term proposal		^	
GRIUT		9.09	NODO			- Industrial units and other uses on site	-Long term proposal		A	
						- 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	-Identified for residential in			
						conjunction with a comprehensive environmental/safety improvement to	TTGDC draft Lakeside/West			
	Former Murco Oil Depot, Askew Farm		Urban / PDL /		- Within 1600m of a local centre	London Road - Issues would be location of access	Thurrock masterplan - Developer interest			
GRI02			KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Comprehensive development to cover GRI01, GRI02 and GRI03.	-Long term proposal		A	
						- 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	-Identified in TTGDC draft			
						conjunction with a comprehensive environmental/safety improvement to	Lakeside/West Thurrock			
			Urban / PDL /		- Within 1600m of a local centre	London Road - Issues would be location of access		04/00082/TTGOUT - Expired outline permission for		
GRI03	Askew Farm Road		KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Comprehensive development to cover GRI01, GRI02 and GRI03	-Long term proposal	residential development.	A	
						- Vacant land / shrubland to south of school. Askew farm industrial estate to west, residential surrounds on other sides		95/00038/FUL - Expired application for nursing home		
						- Adjoining oil storage site	local plan. TTGDC support	application for harsing nome		
						- Contamination issues - Some biodiversity value				
	Former Belmont		Urban /			- Improvement to London Rd needed				
GRI04	Allotment Site,		GF / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	- Previously refused permission for housing because of lack of relief road; will require access in connection with site GRI3			^	
GIXI04	Grays			- mierseus nuuu 201185 2 & 3		win require access in connection with site ONIS	TTGDC advise likely to happen			
	Vehicle Depot, Wouldham Road,		Urban / PDL /		- Within 1600m of a local centre	- Planning permission: 66 net dwellings		permission for 66 dwellings.		
GRI05			KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Suitable for residential development			A	
	Land off London		Urban /							
	Road South Of Askew		GF /		- Within 1600m of a local centre	- Narrow overgrown strip between road and allotments				
GRI06			KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Fronts very busy road and industrial park			A	
	257 London Road		Urban /							
GRI07	Grays Essex RM17 5XY		PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station			09/00234/FUL - Conversion permitted (1 net dwelling)	Δ	
GINIO	5/1						Owner confirms start year 1	04/00625/FUL - Planning		
	Red Lion, 229 London		Urban / PDL /		- Within 1600m of a local centre			permission for 2 flats		
GRI08			KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Planning permission; 2 net dwellings			A	

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations - Currently vacant shrubland	Developer Info	Planning status / notes	Reject	Comment
						- 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				
						<ul> <li>Maintain element of open space on site</li> <li>This site cannot be accessed through Meesons Lane and should only</li> </ul>				
						come forward as part of GRI10 Gas Works				
			Urban /			- Owned by gas works	-Identified in TTGDC Grays			
	Land East of		PDL /		- Within 800m of a local centre	- Issues re: safety zone around gas holders	masterplan			
GRI09	Meesons Lane, Grays	1.02	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Could come forward with time	- Developer interest		A	
							-Identified in TTGDC Grays masterplan			
							- National Grid Property Itd			
						- Recent years developer interest	have ownership interest. Site			
							promoted by developers			
			Urban /				through representations to LDF			
	Gas Works Site, London Road, Grays		PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 800m of train station	conjunction with a comprehensive environmental/safety improvement to London Road.	at previous consultation phases.		•	
	London Noad, Glays	2.00	1000			- Car showroom	prid666.		A	
						- Good corner site				
	London Road -		Urban /			- Improvement to London Rd needed				
	'Cavectracenter',		PDL /		- Within 400m of a local centre	- Backs onto railway				
GRI11	Grays	0.20	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Adjacent to gas works			A	
			Urban /							
	Aldi Store, London		PDL /		- Within 800m of a local centre	- Generally support change of use to residential in this area, in conjunction				Rejected on current
GRI12	Road, West Thurrock	0.79	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	with a comprehensive environmental/safety improvement to London Road	Previous developer interest		R2	policy grounds
	Lion Corono		linhan /				- Within TTGDC draft North			
	Lion Garage, Thurrock Enterprise		Urban / PDL /		- Within 400m of a local centre		Grays Design brief for			- Enterprise Centre to
			KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station		industrial.		R1	rebuild on site
	Land west of Grays					- Access limited unless remove car park; or scheme incorporate new				
	Station carpark,					station car park				
	Station Approach, Grays	0.33	PDL	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	- 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
	Petrol Station and		Urban /			- Operational garage	Grays Design bher for car park.			unsultable
	Land West of Hogg		PDL /		- Within 800m of a local centre	- Contamination issues				
GRI16	Lane, Grays	0.43	KCDC		- Within 800m of train station	- LDF Preferred Options as mixed use residential			А	
			Urban /				- Within TTGDC draft Grays			
	RT Rates Garage,		PDL /		- Within 400m of a local centre		North Design brief and draft Grays Masterplan as			
			KCDC	In use as motor showroom.	- Within 800m of train station	Proposed LDF submission as a community Hospital	Community hospital		R1	- Allocated for Hospital
Í							'- Within TTGDC draft Grays			
			Urban /				North Design brief and draft			
	Grays Sorting Office, Hogg Lane, Grays		PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	Proposed LDF submission as a community Hospital	Grays Masterplan as Community hospital		P1	- Allocated for Hospital
	nogy Lane, Glays	0.04					- Within TTGDC draft Grays		R1	
			Urban /				North Design brief and draft			
	TA Centre, Brooke		PDL /	- Intersects a potential wildlife	- Within 400m of a local centre		Grays Masterplan as Sorting			- Allocated for sorting
GRI19	Road, Grays	0.61	KCDC	site	- Within 400m of train station	Proposed LDF submission as a community Hospital	office.		R1	office
							Residential area. Council owned and declared surplus to			
						- Surface Car Park on corner	requirements. To be disposed			
1			Urban /			- Next to Police Station & residential	of at nil cost as part of HCA			
	Car Park Brooke		PDL /		- Within 400m of a local centre		Public Land Initiative			
GRI20	Road, Grays		KCDC Urban /		- Within 400m of train station	- Site is council owned	programme		A	
( I	Honda Garage,		PDL /	-In use as motor showroom.	- Within 400m of a local centre	- Access is limited - Fronts busy roads				
t h			KCDC	-Intersects flood zones 2 & 3	- Within 800m of train station		Considered long term proposal.		A	
GRI21	Orsett Road, Grays		Urban /							
GRI21	Orsett Road, Grays Depot, Stanley Road,		Urban / PDL /	Interports flood zones 0.9.0	- Within 400m of a local centre				D1	Sito built out
GRI21 GRI22	Orsett Road, Grays 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
GRI21 GRI22	Orsett Road, Grays Depot, Stanley Road,	0.54	Urban / PDL /	- Intersects flood zones 2 & 3				07/00469/FUL - Planning	R1	- Site built out

Cite ID	Address	Area (ba)	Status	Constrainte	Denefite		Devialence Info	Dianning statu
Site ID	Address Walkers Carpets,	Area (ha)	Urban /	Constraints	Benefits	Other Considerations	Developer Info	Planning status
	110/112 Clarence		PDL /		- Within 400m of a local centre	- Site is council owned. Unlikely to come forward in next 5 years as still		07/00468/FUL
GRI24	Road, Grays	0.03	KCDC		- Within 800m of train station	trading.	Property currently in use	permission for
			Urban /					
CDIOS	Historic 4/8 Grange	0.00	PDL /		- Within 400m of a local centre - Within 800m of train station	I billiob to come forward in novit 5 years on still trading		04/00015/FUL
GRI25	Road, Grays	0.02	KCDC		- Within 800m of train station	Unlikely to come forward in next 5 years as still trading.	Property currently in use - Within TTGDC draft Grays	permission for
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	<ul> <li>Access is limited; only from Bridge Rd</li> <li>Football club would need to relocate Identified in LDF as residential redevelopment.</li> </ul>	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.	
			Urban /			- Access is limited through Prospects Place		
	Land at Prospect		PDL /		- Within 400m of a local centre	- Noise issues from Railway		
GRI27	Place, Grays	0.08	KCDC		- Within 800m of train station	- Site is council owned		
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	<ul> <li>Site has planning history</li> <li>Current occupied retail frontage A1-A5</li> <li>Future redevelopment linked into Grays transport zone redevelopment</li> <li>Adjacent to listed building</li> <li>Could incorporate an upgraded rail crossing</li> </ul>	- Network rail has part ownership of the site. Issues with release of site. Potential alternative use for hotels.	06/00665/FUL permission S10 dwellings.
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.	
GRI30	High Street - 'Changes' Health & Fitness Club	0.07	Urban / PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	<ul> <li>Adjacent to listed building</li> <li>Previous applications for mixed development; retail, gym with flats over the top (refused because of the number of units; no constraints otherwise)</li> <li>Access is limited</li> </ul>	Although pp refused by TTGDC no objection in principle to redevelopment including for residential. TTGDC consider 'do-able'	06/00829/TTGI 07/01196/TTGI applications for including reside development
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	<ul> <li>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</li> <li>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.</li> <li>Site is council owned</li> </ul>	- Within TTGDC draft Grays South Design brief within learning campus redevelopment scheme. This section of the site is defined as residential land.	
GRI32	Land north and south of Kings Walk, Grays South Masterplan		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 400m of train station	<ul> <li>Access is limited</li> <li>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</li> <li>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.</li> <li>Site is council owned</li> </ul>	- Within TTGDC draft Grays South Design brief within learning campus redevelopment scheme. This section of the site is defined as mixed-use land.	
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	<ul> <li>Good access off Argent Street / Thames Road</li> <li>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</li> </ul>	No pp but no policy objection and TTGDC believe 'do-able'	
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	<ul> <li>Noise from railway</li> <li>Good corner site in central location; good opportunity for high density development</li> </ul>	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 application for :

Diseries status (mater	Accept /	0
Planning status / notes	Reject	Comment
07/00468/FUL - Planning permission for 3 dwellings	A	
04/00015/FUL - Planning permission for 4 dwellings.	A	
	А	
	A	
06/00665/FUL - Planning permission S106 for 8 dwellings.	A	
	A	
06/00829/TTGFUL and 07/01196/TTGFUL - Refused applications for mixed use, including residential		
development	A	
	A	
	A	
	A	
	A	
10/00089/FUL - Pending application for 24 dwellings		
	A	

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						- 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				
			Urban /			parking needs, Level Crossing, Bus Links to Wouldham Road and Bridge				
	Possible Marine		PDL /		- Within 800m of a local centre	Road upgrade	- Within TTGDC draft Grays			Site rejected as
GRI35			KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Site is council owned	Riverside brief as residential.		R1	unsuitable
						- Marina concept in TTGDC Masterplan not supported in LDF Preferred				
						Options				
						- Sites in Grays South should be developed in conjunction with a				
			Urban /			comprehensive access strategy, including assessment of Town centre				
	Possible Marine		PDL /		- Within 800m of a local centre	parking needs, Level Crossing, Bus Links to Wouldham Road and Bridge	- Within TTGDC draft Grays			Site rejected as
GRI36	Development, Grays	0.23	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	Road upgrade	Riverside brief as residential.		R1	unsuitable
			Link and /			- Previous developer interest to redevelop of shopping centre (housing to				
	Grave Shopping		Urban / PDL /		- Within 400m of a local centre	the top floors) - Higher floors currently used as HGV parking	<ul> <li>No recent developer interest</li> <li>No intention to develop for</li> </ul>			Site rejected as
GRI37	Grays Shopping Centre, Grays		KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Town centre location suitable for high density development	residential		R1	Site rejected as unsuitable
OI (107	Centre, Crays	2.00	Urban /		Within 400m of train station		- Within TTGDC draft Grays			
			PDL /		- Within 400m of a local centre	- Entire site is a listed building; therefore relies on conversion. Possible	North Design brief as mixed			
GRI38	State Cinema, Grays		KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	residential on upper floor or ground floor to be investigated further.	use.		А	
	Retail Units, High		Urban /				- Within TTGDC draft Grays			
	Street Clarence		PDL /		- Within 400m of a local centre	Residential potential if block redeveloped with commercial on ground floor	North Design brief as mixed			
GRI39	Road, Grays	0.10	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	and residential above.	use.		A	
			Urban /				- Within TTGDC draft Grays			
00140	Mat Cantas Casua		PDL /		- Within 800m of a local centre	- Operational garage	North Design brief as mixed			
GRI40	Mot Centre, Grays	0.24	KCDC Urban /	- Intersects flood zones 2 & 3	- Within 400m of train station	Contamination issues     Operational builders retail centre that will need relocating	use. - Within TTGDC draft Grays		А	
	Travis Perkins site,		PDL /		- Within 800m of a local centre	- No constraints	North Design brief as			
GRI41	Sealey Road, Grays		KCDC		- Within 400m of train station	- Town centre location suitable for high density development	residential.		А	
•••••		0.20								Site rejected on current
						- Site is supermarket carpark				policy grounds
			Urban /			- Car park reprovision would need to be integrated into scheme	- Within TTGDC draft Grays			Loss of parking
	Morrisons Car Park		PDL /	- Intersects flood zones 2 & 3.	- Within 400m of a local centre	- Town centre location suitable for high density development. Council	North Design brief as			provision
GRI42	Site, Grays	0.43	KCDC	Operational carpark.	- Within 400m of train station	concerned about lack of parking capacity.	residential.		R2	
	Hogg Lane		Urban /				- Within TTGDC draft Grays			
GRI43	Roundabout, North		PDL / KCDC		- Within 400m of a local centre - Within 400m of train station	<ul> <li>Current roundabout junction site; only practical if road system remodelled</li> <li>Town centre location suitable for high density development</li> </ul>	North Design brief as residential		^	
GR143	Grays Grays Medical	0.40	Urban /				- Within TTGDC draft Grays		A	
	Centre, Brooke Road.		PDL /		- Within 400m of a local centre	- Current operational medical centre	North Design brief as			
GRI45			KCDC		- Within 400m of train station	- Site available once Community hospital built.	residential.		А	
			Urban /				pp on appeal	08/00491/FUL - Permission for		
	20-24 Clarence		PDL /		- Within 400m of a local centre	- Planning permission allowed on appeal; however is scope for		8 dwellings allowed on appeal		
GRI46	Road, Grays	0.06	KCDC		- Within 400m of train station	development			A	
			Urban /			- Town centre retail site with residential above.	Agent understands applicant	08/01183/FUL - Permission for		
	10 High Street Grays		PDL /		- Within 400m of a local centre	Permission for restaurant and extension for increased residential use.	keen to get things moving with	3 net dwellings		
GRI47			KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station		view to commencement		А	
	124 Orsett Road		Urban / PDL /		Within 800m of a local costs	-Town centre retail site. Permission for subdivision of first floor flat.	Agent understands will start	09/00496/FUL - Permission for		
GRI48	Grays Essex RM17 5ET		KCDC		- Within 800m of a local centre - Within 800m of train station		year 1 when conditions cleared	subdivision (1 net aweiling)	Δ	
GI/140		0.04	NODC	L			ļ	1	~	

		Availat	oility Assess	sment		A	Achievability				
					Co	st Assessm	ent	Mar	ket Assessr	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
	Kaneb Terminal Former GATX (STS) Terminal, Askew										
GRI01	Farm Road Former Murco Oil	$\checkmark$					~	~			15+
GRI02	Depot, Askew Farm Road	$\checkmark$					~	$\checkmark$			15+
GRI03	Askew Farm Road	$\checkmark$					$\checkmark$	$\checkmark$			11-15
GRI04	Former Belmont Allotment Site, Grays Vehicle Depot,		~			~			~		0-5
GRI05	Wouldham Road, Grays		√			√			~		0-5
GRI06	Land off London Road South Of Askew Farm 257 London Road		~		~				~		6-10
GRI07	Grays Essex RM17 5XY		$\checkmark$			$\checkmark$			$\checkmark$		0-5
GRI08	Red Lion, 229 London Road, Grays			~		$\checkmark$			$\checkmark$		0-5
GR109	Land East of Meesons Lane, Grays			~		~			~		11-15
GRI10	Gas Works Site, London Road, Grays London Road -	$\checkmark$					$\checkmark$	$\checkmark$			11-15
GRI11	'Cavectracenter', Grays		$\checkmark$			~			$\checkmark$		11-15
GRI12	Aldi Store, London Road, West Thurrock Petrol Station and	$\checkmark$				$\checkmark$			$\checkmark$		(11-15)
GRI16	Land West of Hogg Lane, Grays		~				~			~	11-15
GRI20	Car Park Brooke Road, Grays			~	$\checkmark$				$\checkmark$		0-5
GRI21	Honda Garage, Orsett Road, Grays		$\checkmark$				$\checkmark$		~		6-10
GRI23	Walkers Carpets, 108 Clarence Road, Grays Walkers Carpets,	$\checkmark$			~			$\checkmark$			11-15
GRI24	110/112 Clarence Road, Grays	$\checkmark$			$\checkmark$			~			11-15
GRI25	Historic 4/8 Grange Road, Grays	$\checkmark$			~			~			6-10
GRI26	Grays Athletic FC, Bridge Road, Grays		$\checkmark$			~			~		6-10
GRI27	Land at Prospect Place, Grays	$\checkmark$			~			~			6-10
GRI28	Shoppers Luck, 66 High Street, Grays		$\checkmark$			$\checkmark$			$\checkmark$		6-10
GRI29	59-65 High Street, Grays High Street -		~			~			~		6-10
GRI30	'Changes' Health & Fitness Club		~			~			~		0-5
GRI31	Land East of West Street, South Grays	$\checkmark$				$\checkmark$			$\checkmark$		6-10

		Availat	oility Assess	ment		A	chievability	Assessme	nt		
					Co	st Assessm	ent	Mar	ket Assessr	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
GRI32	Land north and south of Kings Walk, Grays South Masterplan	$\checkmark$				~			~		6-10
GRI33	Argent Street / Thames Road, Grays Lion (of Grays) Ltd 85		~			~			~		0-5
GRI34	London Road Grays Essex		~			$\checkmark$			$\checkmark$		0-5
GRI38	State Cinema, Grays			$\checkmark$		$\checkmark$				$\checkmark$	6-10
GRI39	Retail Units, High Street Clarence Road, Grays	$\checkmark$					~			~	11-15
GRI40	Mot Centre, Grays		$\checkmark$			$\checkmark$			$\checkmark$		6-10
GRI41	Travis Perkins site, Sealey Road, Grays		~			$\checkmark$				~	6-10
GRI42	Morrisons Car Park Site, Grays	$\checkmark$				$\checkmark$				~	(6-10)
GRI43	Hogg Lane Roundabout, North Grays	$\checkmark$					~		$\checkmark$		6-10
GRI45	Grays Medical Centre, Brooke Road. Grays			$\checkmark$		$\checkmark$				~	6-10
GRI46	20-24 Clarence Road, Grays		~			$\checkmark$			$\checkmark$		0-5
GRI47	10 High Street Grays Essex RM17 6LU		~			$\checkmark$			$\checkmark$		0-5
GRI48	124 Orsett Road Grays Essex RM17 5ET		~			~			~		0-5

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	А	В	Midpoint	Phasing	Comments
	Kaneb Terminal Former							
0.0104	GATX (STS) Terminal,	0.00	10	70.4			45.	
GRI01	Askew Farm Road Former Murco Oil Depot,	9.69	10	784	988	886	15+	
GRI02	Askew Farm Road	6.52	10	528	665	596	15+	
GRI02 GRI03	Askew Farm Road	5.69	10	461	580	521	11-15	
01100	Former Belmont Allotment	0.00	10	401	500	521	11-10	
GRI04	Site, Grays	2.59	3	80	148	114	0-5	
	Vehicle Depot, Wouldham							Planning permission
GRI05	Road, Grays	0.59	p/p	66	66	66	0-5	
	Land off London Road							
GRI06	South Of Askew Farm	0.16	4	6	13	9	6-10	
	257 London Road Grays							Planning permission
GRI07	Essex RM17 5XY	0.02	p/p	1	1	1	0-5	
	Red Lion, 229 London	0.02	nIn	2	2	2	0-5	Planning permission
GRI08	Road, Grays Land East of Meesons	0.02	p/p	2	2	2	0-5	
GRI09	Lane, Grays	1.02	7	19	56	38	11-15	
01100	Gas Works Site, London	1.02	1	10		00	11.10	
GRI10	Road, Grays	2.50	10	203	255	229	11-15	
	London Road -							
GRI11	'Cavectracenter', Grays	0.20	5	6	12	9	11-15	
	Aldi Store, London Road,							
GRI12	West Thurrock	0.79	R (9)	67	87	77	(11-15)	
	Petrol Station and Land							
0.514.0	West of Hogg Lane,							
GRI16	Grays	0.43	11	30	64	47	11-15	
GRI20	Car Park Brooke Road,	0.06	4	3	5	4	0-5	
GRIZU	Grays Honda Garage, Orsett	0.00	4	3	5	4	0-5	
GRI21	Road, Grays	0.23	5	7	14	10	6-10	
011121	Walkers Carpets, 108	0.20		,		10	0.10	Planning permission
GRI23	Clarence Road, Grays	0.02	p/p	1	1	1	11-15	
								Planning permission
	Walkers Carpets, 110/112							
GRI24	Clarence Road, Grays	0.03	p/p	3	3	3	11-15	
	Historic 4/8 Grange Road,							
GRI25	Grays	0.02	TC	4	4	4	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
	Grays Athletic FC, Bridge							regarding Developer
GRI26	Road, Grays	1.30	9	111	143	127	6-10	proposals.
0	Land at Prospect Place,		_	-	_	_	<b>-</b> ···	
GRI27	Grays	0.08	4	3	6	5	6-10	
CDIOO	Shoppers Luck, 66 High	0.00	4.4	F	4.4	0	6 40	
GRI28 GRI29	Street, Grays 59-65 High Street, Grays	0.08	11 11	5 18	11 40	8 29	<u>6-10</u> 6-10	
011129	High Street - 'Changes'	0.21	11	10	-10	23	0-10	
GRI30	Health & Fitness Club	0.07	12	22	22	22	0-5	
0.000	Land East of West Street,	0.01						
GRI31	South Grays	0.34	12	103	103	103	6-10	
	Land north and south of							
	Kings Walk, Grays South							
GRI32	Masterplan	0.46	12	141	141	141	6-10	
	Argent Street / Thames							
GRI33	Road, Grays	0.46	12	140	140	140	0-5	
	Lion (of Grays) Ltd 85							
	London Road Grays	0.04	то		0.4		0.5	Thurrock Council
GRI34	Essex	0.21	TC	24	24	24	0-5	estimate

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
								Lower scenario applied
								to take account of listed
GRI38	State Cinema, Grays	0.16	11	11	11	11	6-10	building status
	Retail Units, High Street							
GRI39	Clarence Road, Grays	0.10	12	29	29	29	11-15	
GRI40	Mot Centre, Grays	0.24	11	16	36	26	6-10	
	Travis Perkins site, Sealey							
GRI41	Road, Grays	0.26	11	18	39	28	6-10	
	Morrisons Car Park Site,							
GRI42	Grays	0.43	R (11)	30	64	47	(6-10)	
	Hogg Lane Roundabout,							
GRI43	North Grays	0.46	11	32	69	50	6-10	
	Grays Medical Centre,							
GRI45	Brooke Road. Grays	0.16	8	8	12	10	6-10	
	20-24 Clarence Road,							Planning permission
GRI46	Grays	0.06	p/p	8	8	8	0-5	
	10 High Street Grays							Planning permission
GRI47	Essex RM17 6LU	0.02	p/p	3	3	3	0-5	
	124 Orsett Road Grays							Planning permission
GRI48	Essex RM17 5ET	0.04	p/p	1	1	1	0-5	
				Scenario	Scenario			
			Phasing	A	В	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		Total 0-15					
	due to rounding		years	1586	2063	1824		

## **Grays Thurrock**

ite ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Commont
	Address	Area (na)	Urban /	Constraints	Benefits	Other Considerations	Developer into	Planning status / notes	Reject	Comment
	2 Orchard Drive,		PDL /			- Good location on corner site				
GTH01	Grays	0.19	KCDC		- Within 1600m of a local centre	- In residential area			A	
	Thurrock Masonic Hall Ltd, Lenthall		Urban / PDL /							Site rejected as
GTH02	Avenue, Grays	0.34	KCDC		- Within 1600m of a local centre	- Well used masonic hall			R1	unsuitable
			Urban /							
	223A Lodge Lane		PDL /					08/00180/FUL - Refused	<b>_</b> /	Site rejected as
GTH03	Grays	0.02	KCDC		- Within 1600m of a local centre	Outline planning permission; 1 net dwelling     Part of site is a chemical plant		application for 1 dwelling	R1	unsuitable
GTH04	Titan Works - Hogg Lane	13.78	Urban / PDL / KCDC	<ul> <li>Intersects a potential wildlife site.</li> <li>intersects flood zones 2 and 3</li> <li>Part of site currently operational as industrial plant.</li> </ul>	- Within 400m of a local centre - Within 400m of train station	<ul> <li>Part of site is a crientical plant</li> <li>Contamination issues</li> <li>Access is limited as problems of building a Hogg Lane roundabout</li> <li>Cycleways and footways need to be built and improved</li> <li>Consideration will need to be given to requirement for social and community infrastructure</li> <li>Long established industrial site. No objection to residential</li> <li>Some areas of scrub around perimeter, which could be absorbed into landscaping the site</li> </ul>	- 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	
			Urban /							
	34 Wallace Road,		PDL /		- Within 1600m of a local centre	- Planning permission; 1 net dwelling		08/00687/FUL - Permission for		
GTH05	Grays	0.04	KCDC		- Within 1600m of train station	- Some scope for development		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	<ul> <li>No Constraints Owned by co-operative society</li> <li>Corner Plot in small neighbourhood centre</li> <li>Surrounded by residential</li> <li>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.</li> </ul>	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	
						- Adjacent to listed building				
GTH07	Treetops School, Del Road, Grays George Wade &	II 3.08	Urban / PDL / KCDC Urban /	- Intersects biodiversity sites of local interest	- Within 800m of a local centre - Within 800m of train station	<ul> <li>Access is limited</li> <li>Need additions to serve northern area from Dell rd</li> <li>Some TPOs/open space/quarry issues</li> <li>Site is council owned</li> </ul>		05/01042/TTGOUT - Outline application for residential development withdrawn. 03/00944/FUL - Expired	A	
	Sons, 117 Cromwell		PDL /		- Within 800m of a local centre			permission for conversion (2		
GTH08	Rd, Grays	0.01	KCDC		- Within 800m of train station			net dwellings)	А	
			Urban /				Agent understands the site has			
	28 Southend Road,	0.00	PDL / KCDC		- Within 800m of a local centre	Discription a service inter 0 and duallings	been sold on.	8 flats		
GTH09	Grays	0.09	KUDU		- Within 1600m of train station	Planning permission; 8 net dwellings     Still operational telephone exchange			A	
GTH10	Telephone Exchange Bradleigh Avenue, Grays		Urban / PDL / KCDC	Operational as telephone exchange	- Within 800m of a local centre - Within 1600m of train station	<ul> <li>Next to school</li> <li>Corner site</li> <li>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.</li> </ul>			A	
	Scout Hut & Functior		Urban /			- Scout Hut and Function Hall. Does not appear to be well maintained	Council considers available or			
	Hall. Richmond Road		PDL /		- Within 800m of a local centre	- TPO along boundary	could come forward in longer			
GTH12	Grays	0.36	KCDC		- Within 800m of train station	- Site is council owned.	term with GTH37.		A	
			Urban /							
GTH14	72 Bridge Road, Grays	0.06	PDL / KCDC		- Within 800m of a local centre - Within 800m of train station				Δ	
511114	Car Park, Bridge	0.00	Urban / PDL /		- Within 800m of a local centre	- Council owned car park, well used	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative			
GTH15	Road, Grays	0.08	KCDC		- Within 800m of train station	- Site may come forward for disposal by TBC	programme		A	
GTH16	Car Park, Grove Road, Grays	0.05	Urban / PDL / KCDC		- Within 800m of a local centre - Within 800m of train station	<ul> <li>Residential car park</li> <li>Loss would result in street parking</li> <li>Scope for development</li> <li>Site is council owned</li> </ul>	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	
			Urban /			<ul> <li>Residential car park</li> <li>Loss would result in street parking</li> </ul>				
	Car Park, William		PDL /		- Within 800m of a local centre	- Scope for development	Council considers potential for			
GTH17	Street, Grays	0.10	KCDC		- Within 800m of train station	- Site is council owned.	release.		A	
			Urban /			<ul> <li>Residential car park</li> <li>Loss would result in street parking</li> </ul>				
	Car Park William		PDL /		- Within 800m of a local centre	- Loss would result in street parking - Scope for development	Council considers potential for			
	Street	0.05	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Site is council owned	release.		А	

									Accent /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
						- Site is a scrap yard	· ·		-	
			Urban / PDL /		- Within 1600m of a local centre	- Opposite school and residences				
GTH19	Scrapyard Manor Road, Grays	0.23	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	Contamination issues     Possible contamination, would require site clearance			А	
0		0.20					Allocated for new road on local	08/00194/OUT - Withdrawn		
			Urban /			- Planning permission withdrawn; 30 net dwellings	plan but road proposal	application for 30 dwellings		
стиро	Land At 52 Broadway	0.39	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre	- Limited residential development can take place to front existing road - Flood issues.	abandoned by Council		•	
GTH22	Grays Essex	0.39	KUDU		- Within 1600m of train station			07/01279/FUL - Refused	A	
	18 Broadway Grays				- Within 1600m of a local centre			permission for conversion into		Site rejected as
GTH23	Essex RM17 6EW	0.01	PDL		- Within 1600m of train station	- Planning permission refused; 4 net dwellings		4 net dwellings	R1	unsuitable
	1 Allenby Crescent Grays Essex RM17		Urban / PDL /		- Within 800m of a local centre	- No Constraints	Agent believes likely to happen late 2010 and definitely within 5			
GTH24	6DH	0.05	KCDC		- Within 1600m of train station	- Scope for intensification	years	r uwening	А	
	33 Bradleigh Avenue		Urban /				,	08/00109/FUL - Appeal		
	Grays Essex RM17		PDL /		- Within 800m of a local centre	- Planning permission refused; 1 net dwelling		dismissed regarding		Site rejected as
GTH25	5XD 86 Southend Road	0.09	KCDC Urban /		- Within 1600m of train station	- No scope for intensification		application for 1 dwelling	R1	unsuitable
	Grays Essex RM17		PDL /		- Within 400m of a local centre	- Planning permission refused; 1 net dwelling		07/00639/FUL - Refused		Site rejected as
GTH26	5NW	0.05	KCDC		- Within 1600m of train station	- No scope for intensification		permission for 1 dwelling	R1	unsuitable
	0014		Urban /							
GTH27	221A Lodge Lane	0.05	PDL / KCDC		- Within 1600m of a local centre				R1	Built out
	Grays	0.05	Urban /				Owner confirms is considering	08/00611/FUL - Permission for		
	46 Lucas Road Grays		PDL /			- Planning permission; 2 net dwellings	selling site on.	3 dwellings (2 net)		
GTH28	Essex RM17 5AJ	0.04	KCDC		- Within 1600m of a local centre	- The site does however have scope for more development	-		A	
GTH33	Land west off Manor Road, Grays	2.93	Urban / PDL / KCDC	<ul> <li>Intersects flood zones 2 &amp; 3</li> <li>Intersects potential wildlife sites</li> </ul>	- Within 1600m of a local centre - Within 1600m of train station	<ul> <li>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</li> <li>The site was previously part reserved for the relief road for Globe Works, it was also previously MGB</li> <li>Flood risk issues</li> <li>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)</li> <li>If the Globe industrial estate is to be changed to residential, then site could be important in retaining Thurrock Park employment land</li> <li>Need to retain green space</li> <li>Issues with congestion on Manor Road currently</li> </ul>	- Within South East Thurrock Masterplan as residential - Site promoted by developers through representations to LDF at previous consultation phases.		R1	Site rejected as unsuitable
	The Chestnuts. 32		Urban /			- Existing residential property	Owner suggests 10 flats or 4			
	College Avenue,		PDL /		- Within 800m of a local centre	- Large gardens with Scope for intensification	houses and believes site to be			Conflict with current
GTH34	Grays	0.15	KCDC		- Within 1600m of train station	- Good access onto College Avenue	deliverable within 6-10 years.		R2	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	<ul> <li>Site is currently a council owned theatre and library</li> <li>Cannot come forward until provided for elsewhere</li> <li>Long-term proposal</li> <li>Site is council owned</li> </ul>	Within TTGDC draft Grays North Design brief as residential. Council considers site has longer term potential if existing facilities are relocated		A	
	Land at Junction Dell Road Southend		Urban /			- Road network and junction with Orsett road need improvement	No pp but Council owned. Site is available.			
	Road, Grays (PDL		PDL /		- Within 800m of a local centre	- Good location for housing	is available.			
GTH36a	portion)	0.17	KCDC		- Within 800m of train station	- Site is council owned			A	
	Land at Junction Dell Road Southend		l Irbon /			- Road network and junction with Orsett road need improvement	No pp but Council owned. Site			
	Road Southend Road, Grays		Urban / GF /		- Within 800m of a local centre	- Good location for housing	is available.			
GTH36b	(greenfield portion)	0.60	KCDC		- Within 800m of train station	- Site is council owned			A	
							Council state longer term potential for redevelopment in			
	Adult Education		Urban /			<ul> <li>Site is currently a council owned adult education centre</li> <li>Possible relocation</li> </ul>	conjunction with relocated facilities to Grays learning			
	Centre, Richmond		PDL /		- Within 800m of a local centre	- Would be suitable site for residential	campus. Could be developed			
GTH37	Road Grays	0.56	KCDC		- Within 800m of train station	- Site is council owned	in conjunction with GTH12		A	
	128 Bridge Road,		Urban /			- Formerly house in residential area.				
			iuroan /		1	- Planning permission for flat conversion.		08/01099/FUL - Permission for	1	1
	Grays Essex RM17		PDL /		- Within 800m of a local centre		Development is nearly	conversion (1 net dwelling).		

	-	Availat	oility Asses		Co	st Assessm		Assessmer Mar	ket Assessr	nent	1
Site ID	Address	Low	Medium	High	row	Medium	High	Low	Medium	High	Phasing (years)
GTH01	2 Orchard Drive,		$\checkmark$			~			~		6-10
GIII01	Grays Titan Works - Hogg		v			•			•		0-10
GTH04	Lane	$\checkmark$					$\checkmark$		$\checkmark$		6-10
GTH05	34 Wallace Road, Grays			~		$\checkmark$			$\checkmark$		0-5
	131a - c Hathaway										
GTH06	Road, Grays Treetops School, Dell		~		~			~			0-5
GTH07	Road, Grays		$\checkmark$				$\checkmark$		$\checkmark$		6-10
	George Wade &										
GTH08	Sons, 117 Cromwell Rd, Grays		$\checkmark$		$\checkmark$			$\checkmark$			6-10
011100	28 Southend Road,							-			
GTH09	Grays		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	Telephone Exchange, Bradleigh Avenue,										
GTH10	Grays	$\checkmark$		<u> </u>			$\checkmark$		$\checkmark$		11-15
	Scout Hut & Function										
	Hall, Richmond Road,										
GTH12	Grays		$\checkmark$			$\checkmark$			$\checkmark$		6-10
GTH14	72 Bridge Road, Grays		$\checkmark$			$\checkmark$			$\checkmark$		6-10
	Car Park, Bridge										0.10
GTH15	Road, Grays Car Park, Grove		$\checkmark$			$\checkmark$			$\checkmark$		0-5
GTH16	Road, Grays		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	Car Park, William										
GTH17	Street, Grays Car Park William		√			~			~		6-10
GTH18	Street		$\checkmark$			$\checkmark$			$\checkmark$		6-10
071140	Scrapyard Manor		,			,			,		
GTH19	Road, Grays		√			~			~		6-10
	Land At 52 Broadway										
GTH22	Grays Essex 1 Allenby Crescent		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	Grays Essex RM17										
GTH24	6DH			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	46 Lucas Road Grays										
GTH28	Essex RM17 5AJ		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	The Chestnuts, 32										
GTH34	College Avenue, Grays		$\checkmark$			~			$\checkmark$		(6-10)
	Thameside Theatre,			1							
GTH35	Grays	$\checkmark$				~				~	11-15
	Land at Junction Dell										
0	Road Southend Road,										_
GTH36a	Grays (PDL portion) Land at Junction Dell		$\checkmark$			~			~		0-5
	Road Southend Road,										
OTUDO	Grays (greenfield		/						,		0.5
GTH36b	portion) Adult Education		$\checkmark$			~			~		0-5
	Centre, Richmond										
GTH37	Road Grays 128 Bridge Road,		$\checkmark$			~			~		6-10
	Grays Essex RM17										
GTH38	6DA			$\checkmark$		$\checkmark$			$\checkmark$		0-5

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	А	В	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	
	131a -c Hathaway Road,							
GTH06	Grays	0.27	5	8	16	12	0-5	
	Treetops School, Dell							
GTH07	Road, Grays	1.97	7	37	108	73	6-10	
	George Wade & Sons,	-		_				Planning permission
GTH08	117 Cromwell Rd, Grays	0.01	p/p	2	2	2	6-10	
011100		0.01	P'P				0.10	Planning permission
GTH09	28 Southend Road, Grays	0.09	p/p	8	8	8	0-5	r lanning permeeten
011100	Telephone Exchange,	0.00	P'P	Ű	Ű	0	00	
GTH10	Bradleigh Avenue, Grays	0.47	9	40	51	45	11-15	
GIIIIO	Bradleigh Avenue, Grays	0.47	9	40	51	45	11-15	
	Scout Hut & Function Hall,							
OTUAD		0.00	0		10	45	C 40	
GTH12	Richmond Road, Grays	0.36	6	11	19	15	6-10	
GTH14	72 Bridge Road, Grays	0.06	5	2	3	2	6-10	
071115	Car Park, Bridge Road,				_	_		
GTH15	Grays	0.08	4	3	7	5	0-5	
	Car Park, Grove Road,							
GTH16	Grays	0.05	4	2	4	3	0-5	
	Car Park, William Street,							
GTH17	Grays	0.10	4	4	8	6	6-10	
GTH18	Car Park William Street	0.05	4	2	4	3	6-10	
	Scrapyard Manor Road,							
GTH19	Grays	0.23	2	7	13	10	6-10	
	Land At 52 Broadway							
GTH22	Grays Essex	0.39	2	12	21	17	0-5	
	1 Allenby Crescent Grays							Planning permission
GTH24	Essex RM17 6DH	0.05	p/p	1	1	1	0-5	· · · · · · · · · · · · · · · · · · ·
	46 Lucas Road Grays		E'F	-	-	-	00	Planning permission
GTH28	Essex RM17 5AJ	0.04	p/p	3	3	3	0-5	r lanning permeeten
011120		0.01	P'P	Ű	0	0	00	
								- Capacity estimate
	The Chestnuts, 32 College							reduced by 1 unit to
GTH34	Avenue, Grays	0.15	R2 (1)	4	6	5	(6-10)	reflect loss of 1 dwelling
	Thameside Theatre,						· · · /	
GTH35	Grays	0.52	11	36	78	57	11-15	
	Land at Junction Dell				-		-	
	Road Southend Road,							
GTH36a	Grays (PDL portion)	0.17	2	5	9	7	0-5	
0111000		0.17	<u> </u>					
	Land at Junction Dell							
	Road Southend Road.							
GTH36b	Grays (greenfield portion)	0.60	2	19	33	26	0-5	
0111000	Adult Education Centre,	0.00	2	13		20	0-0	
GTH37	Richmond Road Grays	0.56	6	17	30	23	6-10	
01113/	128 Bridge Road, Grays	0.00	U	17		20	0-10	Planning permission
CTUOO		0.00	n/n	0	2	2		Fianning permission
GTH38	Essex RM17 6DA	0.02	p/p	2	2	2	0-5	
				Conneria	Sooneria			
			Dhaalaa	Scenario	Scenario	Michaelat		
			Phasing	A	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		Total 0-15					
1	due to rounding		years	1155	1708	1431		

### Little Thurrock Blackshots

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
	Land To Rear Of 100.		Urban /							
	102. 104 Blackshots		PDL /					07/00498/FUL - Permission for		
LTB01	Lane. Little Thurrock	0.03	KCDC		- Within 800m of a local centre	- Planning permission; 1 net dwelling		1 dwelling	Δ	
LIDUI		0.00	RODO			- Possible extension of existing infill close continuing into existing mature		Taweinig	, (	
						gardens				
			Urban /			- Long time period				
	Site off Gloucester		PDL /			- Design Exercise Site		08/01044/FUL - Permission for		
LTB03	Avenue, Grays	0.49	KCDC		- Within 800m of a local centre	- Policy constraint (access / infill policy)		4 dwellings on part of site	А	
			Urban /				Developer confirms likely start	05/00608/FUL - Permission for		
	82 Victoria Avenue,		PDL /				year 1	1 dwelling		
LTB04	Little Thurrock, Grays	0.04	KCDC		- Within 800m of a local centre	- Planning permission; 1 net dwelling		-	A	
						- Possible extension of existing infill close continuing into existing mature				
			Urban /			gardens				
	Claremont Close,		PDL /			- Long time period				
LTB05	Little Thurrock	0.38	KCDC		- Within 400m of a local centre	- Policy constraint (access / infill policy)			A	
	Detrol Otetion					- Operation filling station with Tyre and exhaust centre to rear with office				
	Petrol Station, Daneholes		Urban /			above - Adjacent to scheduled ancient monument				
	Roundabout' Stanford		PDL /			- Adjacent to scheduled ancient monument - No Constraints Issues with traffic, noise pollution				
LTB07	Road, Grays	0.63	KCDC	- Intersects a SSSI	- Within 400m of a local centre				^	
LIDUI	Road, Grays	0.05	RODO			- Original site area was larger; has been reduced due to Landfill to east of			~	
						eite				
						- Current use is technical college, car park and open space				
						- Education facility may become surplus with the new learning campus	Suggest 680 units. Believe site			
	Land at Thurrock					relocation	to be deliverable within 1-			
	Technical College,		GB / PDL	/ - Within Green Belt. College in		- Limited access at present	5years. Developer			
LTB08	Little Thurrock, Grays	9.36	KCDC	use.	- Within 800m of a local centre	- Council have no objection provided adequate access provided.	representations through LDF.		А	
						-Small backland site comprising parts of former gardens to neighbouring	Developer confirms start in	08/01044/FUL - Permission for		
			Urban /			properties.	year 1	4 dwellings		
	80 Victoria Avenue		PDL /			- Cul-de-sac road access.				
LTB09	Grays Essex	0.12	KCDC		- Within 800m of a local centre	- Permission for 4 dwellings.			A	

		Availat	oility Assess	sment		A	chievability	Assessme	nt		
					Co	st Assessm	ent	Mar	ket Assessr	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
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	$\checkmark$				$\checkmark$		~			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			~		$\checkmark$			$\checkmark$		0-5

Site ID	Address	Area (ha)	Source of Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
	Land To Rear Of 100,	· · · · ·						Planning permission
	102, 104 Blackshots Lane,		p/p					0.
LTB01	Little Thurrock	0.03		1	1	1	0-5	
	Site off Gloucester							
LTB03	Avenue, Grays	0.49	6	15	26	20	11-15	
	82 Victoria Avenue, Little							Planning permission
LTB04	Thurrock, Grays	0.04	p/p	1	1	1	0-5	
	Claremont Close, Little							
LTB05	Thurrock	0.38	6	12	20	16	11-15	
	Petrol Station, Daneholes							
	Roundabout' Stanford							
LTB07	Road, Grays	0.63	9	54	70	62	11-15	
	Land at Thurrock							
	Technical College, Little							
LTB08	Thurrock, Grays	9.36	15	234	328	281	6-10	
	80 Victoria Avenue Grays	0.40	,				o -	Planning permission
LTB09	Essex	0.12	p/p	4	4	4	0-5	
				Coorenie	Coororio			
			Phasing	Scenario A	Scenario B	Midpoint		
			0-5	6 6	6	Midpoint 6		
			6-10	234	328	281		
			11-15	234 80	320 116	201 98		
			15+ 0	00	0	90		
			Total	320	449	385		
	Note figures may not add		10(0)	020	UTT	000		
	due to rounding		Total 0-15yrs	320	449	385		

# Little Thurrock Rectory

									Accept /	
Site ID		Area (ha)		Constraints	Benefits	Other Considerations	Developer Info		Reject	Comment
	Poodle Parlour, 157 Southend Rd. Little		Urban /					04/00281/FUL - Development		
LTR01	Southend Rd, Little Thurrock	0.20	PDL / KCDC		- Within 400m of a local centre			completed	R1	Built out
LINUT		0.20	Urban /				Agent understands likely start	07/00014/FUL and		Built out
	3 Rogers Road, Little		PDL /		- Within 400m of a local centre		year 1	09/00231/FUL - Separate		
LTR04	Thurrock	0.10	KCDC		- Within 1600m of train station	- Planning permission; 1 net dwelling	-	permissions for 1 dwelling	A	
			Urban /					08/00692/FUL and		
	Land Adjacent 183A, Rectory Road, Grays	0.02	PDL / KCDC		- Within 800m of a local centre - Within 1600m of train station	<ul> <li>Planning permission refused; 1 net dwelling</li> <li>There is scope for intensification</li> </ul>		08/00388/FUL - Refused applications for 1 dwelling	R1	Site rejected as unsuitable
LIKUJ	Reciony Road, Grays	0.02	RODO				Recent refusal by Council	09/00326/OUT - Application for		unsultable
							contrary to officer	24 dwellings. Appeal in		
							recommendation. Appeal likely	progress.		
							to be allowed. Owner/applicant			
	Garden Centre.		linh on /			Operational garden control conving large sites well kent	wishes to sell site for			
	Chadwell Road,		Urban / PDL /	- Intersects biodiversity sites of		<ul> <li>Operational garden centre occupying large site; well kept</li> <li>On main road</li> </ul>	redevelopment as does not want to continuing existing use			
LTR06	Grays	0.84	KCDC	local interest	- Within 800m of a local centre	- Residential and cemetery surrounds	want to continuing existing use		А	
			Urban /			· · · · · · · · · · · · · · · · · · ·				
	51 Malvern Road,		PDL /					04/01281/FUL - Permission for		
LTR07	Little Thurrock, Grays	0.02	KCDC		- Within 800m of a local centre	- Planning permission; 1 net dwelling		1 dwelling	A	
						- Active industrial uses in quarry				
						<ul> <li>Contamination and pollution issues</li> <li>Access through industrial estate</li> </ul>				
						- Western side of site requires completion of Tower road to enable suitable				
			Urban /			access				
	Combine Pallet Site		PDL /		- Within 800m of a local centre	- LTR08 / 10 / 11 to come forward together in conjunction with LTR14 / 15				
LTR08	Globe Works	1.53	KCDC		- Within 1600m of train station	/ 16			A	
	Land adjacent Combine Pallet Site,		linhan /			- Possible contamination and pollution issues		Long bistory of regidential		
	Towers Road, Little		Urban / PDL /		- Within 800m of a local centre	<ul> <li>SSSI south east of site affecting access</li> <li>Access limited due to SSSI to south of site, but can be gained from</li> </ul>	- Site has developer interest,	Long history of residential applicatons submitted on this		
LTR09	Thurrock	1.15	KCDC		- Within 1600m of train station	Overcliffe Road (this site doesn not need to come forward with LTR10)	proposals for approx. 130	site	А	
						- 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				
			Urban /			- LTR08 / 10 / 11 to come forward together in conjunction with LTR14 / 15				
	Globe Works, Little		PDL /	- Possible contamination	- Within 1600m of a local centre	/ 16.				
LTR10	Thurrock	7.95	KCDC	- Site in use.	- Within 1600m of train station	- Site size reduced to take into account open space	Previous developer interest		A	
	Site 1 Globe Works		linhan /			- Requires completion of Tower road before access is provided				
	Industrial Estate		Urban / PDL /		- Within 1600m of a local centre	- Awkward size and shape - LTR08 / 10 / 11 to come forward together in conjunction with LTR14 / 15				
LTR11	Towers Road	0.18	KCDC		- Within 1600m of train station	/ 16			А	
	Sandwich Bar, 44		Urban /					04/00747/FUL - Change of use		
	Rectory Road, Little	0.02	PDL /	Interrects flood zense 0.8.2	- Within 1600m of a local centre			to 1 dwelling. Development	^	
LTR12	Thurrock	0.02	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Planning permission; 1 net dwelling - Currently used as a scrap yard		complete.	A	
						- Contamination and pollution issues				
			Urban /			- In residential area				
	Blockhouse Road		PDL /		- Within 1600m of a local centre	- LTR 13 / 14 /15 to come forward together in a scheme in conjunction with				
LTR13	sites, Grays	0.37	KCDC		- Within 1600m of train station	LTR08 /10 / 11			A	
	I and North of Coment					- Currently used as a scrap yard				
	Land North of Cement Block Cottages,	L	Urban /			- Contamination and pollution issues - In residential area				
	Towers Road, Little		PDL /		- Within 1600m of a local centre	- LTR 13 / 14 /15 to come forward together in a scheme in conjunction with				
LTR14	Thurrock	0.12	KCDC		- Within 1600m of train station	LTR08 /10 / 11			A	
						- Currently used as a scrap yard				
	Site East of		e = /			- Contamination and pollution issues				
	Site East of Scrapworks, Towers		Urban / PDL /		- Within 1600m of a local centre	<ul> <li>In residential area</li> <li>LTR 13 / 14 /15 to come forward together in a scheme in conjunction with</li> </ul>				
LTR15	Road, Little Thurrock	0.18	KCDC		- Within 1600m of a local centre	LTR 13 / 14 /15 to come forward together in a scheme in conjunction with			А	
	Land between	0.10				- Small parcel of land between residential on main road			- *	
					1		1			
	Cement Block		Urban /			- Contamination and pollution issues as near to scrap yard				
		0.03	Urban / PDL / KCDC		- Within 1600m of a local centre - Within 1600m of train station	<ul> <li>Contamination and pollution issues as near to scrap yard</li> <li>The release of LTR10 and adjoining site would provide better scope for development when these sites could be developed</li> </ul>			_	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status
0.10 12		, oca (a)	Clarao		20110110		Commenced and well	06/00233/FUL
							advanced but builder has gone	18 dwellings
	Dock Road, Including						bust. Bank advises will	J J
	part of 64 Dock Road,				- Within 1600m of a local centre	- Planning permission; 18 net dwellings	dispose of or finance for	
LTR19a	Little Thurrock	0.09		- Intersects flood zones 2 & 3	- Within 1600m of train station	- Adjacent to listed building	completion.	
							Commenced and well	06/00233/FUL
	R/o 60/62 Dock Road						advanced but builder has gone	18 dwellings
	(Former Allotments		Urban /				bust. Bank advises will	
	Gardens), Little		GF/		- Within 1600m of a local centre	- Planning permission; 18 net dwellings	dispose of or finance for	
LTR19b	Thurrock	0.29	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Adjacent to listed building	completion.	
							Refusal for scheme inc 9 units	07/01243/FUL
	41 - 43 Southend		Urban /				on overdevelopment grounds	application for
	Road Grays Essex		PDL /		- Within 800m of a local centre	- Planning permission refused; 9 net dwellings	but no objection in principle to	
LTR20	RM17 5NJ	0.06	KCDC		- Within 1600m of train station	- Is scope for some development	lesser scheme.	
	15 - 17 Southend		Urban /			- Planning permission; 2 net dwellings	Agent understands will	09/00019/FUL
	Road Grays Essex		PDL /		- Within 800m of a local centre	- Permission for flats above shops, no constraints, opportunity for	commence in 2010	2 dwellings (1 r
LTR21	RM17 5NH	0.03	KCDC		- Within 1600m of train station	intensification		
	60 Whitehall Lane		Urban /				Recently commenced	08/00647/FUL
1 75.00	Grays Essex RM17		PDL/		- Within 1600m of a local centre			5 net dwellings
LTR22	6SS	0.10	KCDC		- Within 1600m of train station	- Planning permission for five net dwellings.		
	Detail Line Comment					- Exiting retail and associated units in street block in relatively poor		
	Retail Units Corner		Linkan (			condition		00/00700/01/T
	Broadway and		Urban /			- The release of LTR10 and adjoining site would provide better scope for		09/00790/OUT
	Whitehall Lane, Little	0.40	PDL /		- Within 1600m of a local centre	development when these sites could be developed	Develop en internet	outline applicat
LTR23	Thurrock 31 Newburgh Road	0.18	KCDC Urban /		- Within 1600m of train station	- Mixed use development could retain local services.	Developer interest	dwellings on pa
	0		PDL /		- Within 1600m of a local centre	Conclusive in registerial use. Dermission for conversion of gorous into	Applicant confirms start in year	09/00469/FUL 1 dwelling
LTR24	Grays Essex RM17 6UG	0.03	KCDC		- Within 1600m of train station	-Small site in residential use. Permission for conversion of garage into dwelling.	1	r dweiling
LIKZ4	600	0.03	KUDU				Scheme commenced by	09/00555/FUL
	33 Lander Road		Urban /				applicant who advises is	1 dwelling
	Grays Essex RM17		PDL/		- Within 1600m of a local centre	-Part of garden to existing house. Good road access. Permission for 1	considering an offer to buy for	Tuwening
LTR25	6AX	0.02	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	dwelling.	completion by purchaser	
LINZU		0.02	Urban /				Applicant confirms start in year	09/00575/FUL
	57 Lodge Lane Grays		PDL/			-Small site in residential use.	1	conversion (1 n
LTR26	Essex RM17 5RZ	0.02	KCDC		- Within 400m of a local centre	-Permission for loft conversion.	'	
L11120		0.02	RODO	Į			4	ļ

tus / notes	Accept / Reject	Comment
LL - Permission for		Comment
- Permission for		- Now under
	A	construction
IL - Permission for		
	A	
IL - Refused or 9 dwellings		
	A	
IL - Permission for 1 net)	A	
IL - Permission for gs	A	
JT - Refused cation for 6 part of the site. IL - Permission for	A	
	A	
IL - Permission for	A	
IL - Permission for 1 net dwelling)	A	

		Availal	oility Asses	sment				Assessme			
					Co	st Assessm	ent	Mar	ket Assessi	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
LTR04	3 Rogers Road, Little Thurrock			$\checkmark$		$\checkmark$			$\checkmark$		0-5
LTR06	Garden Centre, Chadwell Road, Grays		~			$\checkmark$			$\checkmark$		0-5
LTR07	51 Malvern Road, Little Thurrock, Grays		~			~		~			0-5
LTR08	Combine Pallet Site Globe Works			~			~	✓			11-15
	Land adjacent Combine Pallet Site, Towers Road, Little		,								44.45
LTR09 LTR10	Thurrock Globe Works, Little Thurrock	~	√			√	~	~		~	11-15 11-15
LTR11	Site 1 Globe Works Industrial Estate Towers Road					~					11-15
	Sandwich Bar, 44 Rectory Road, Little		· ·	,				•			
LTR12	Thurrock Blockhouse Road			~		√	~		√		0-5
LTR13	sites, Grays Land North of Cement Block Cottages, Towers Road, Little		~				~	~			11-15
LTR14	Thurrock Site East of		✓				~	~			11-15
LTR15	Scrapworks, Towers Road, Little Thurrock Land between		~				~	~			11-15
LTR16	Cement Block Cottages and Broadway		~			$\checkmark$			$\checkmark$		6-10
	Dock Road, Including part of 64 Dock Road,										
LTR19a	Little Thurrock			√		√			√		0-5
LTR19b	R/o 60/62 Dock Road (Former Allotments Gardens), Little Thurrock			<b>√</b>		~			~		0-5
LTR20	41 - 43 Southend Road Grays Essex RM17 5NJ					~			~		0-5
LTR21	15 - 17 Southend Road Grays Essex RM17 5NH			~		~			~		0-5
	60 Whitehall Lane Grays Essex RM17										
LTR22	6SS Retail Units Corner Broadway and			~		√			√		0-5
LTR23	Whitehall Lane, Little Thurrock 31 Newburgh Road	√					√		√		11-15
LTR24	Grays Essex RM17 6UG 33 Lander Road			~		~			~		0-5
LTR25	Grays Essex RM17 6AX		~			~			~		0-5
LTR26	57 Lodge Lane Grays Essex RM17 5RZ			$\checkmark$		~			$\checkmark$		0-5

		<b>A</b>	Source of	Ossansis	Ossaratio			
Site ID	Address	Area (ha)	Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
	3 Rogers Road, Little	(114)	Lotinate		D	Milupoliti	Thasing	Planning permission
LTR04	Thurrock	0.098	p/p	1	1	1	0-5	
	Garden Centre, Chadwell		F'F					Thurrock Council
LTR06	Road, Grays	0.841	TC	24	24	24	0-5	estimate
	51 Malvern Road, Little							Planning permission
LTR07	Thurrock, Grays	0.021	p/p	1	1	1	0-5	
	Combine Pallet Site Globe							
LTR08	Works	1.528	10	124	156	140	11-15	
	Land adjacent Combine							
	Pallet Site, Towers Road, Little Thurrock	4 4 5 4	44	00	470	400	44.45	
LTR09	Globe Works, Little	1.154	11	80	173	126	11-15	
LTR10	Thurrock	6.368	10	516	650	583	11-15	
LIKIU	Site 1 Globe Works	0.300	10	510	050	565	11-15	
	Industrial Estate Towers							
LTR11	Road	0.184	4	7	15	11	11-15	
		01101						Planning permission
	Sandwich Bar, 44 Rectory							5 <b>5 1 1</b>
LTR12	Road, Little Thurrock	0.018	p/p	1	1	1	0-5	
	Blockhouse Road sites,							
LTR13	Grays	0.366	6	11	19	15	11-15	
	Land North of Cement							
	Block Cottages, Towers		_		_			
LTR14	Road, Little Thurrock	0.123	5	4	7	6	11-15	
	Site East of Scrapworks,							
LTR15	Towers Road, Little Thurrock	0.176	5	5	11	8	11-15	
LIKIS	Land between Cement	0.170	5	5	11	0	11-15	
	Block Cottages and							
LTR16	Broadway	0.027	4	1	2	2	6-10	
-	Dock Road, Including part							Planning permission
	of 64 Dock Road, Little							0.1
LTR19a	Thurrock	0.093	p/p	6	6	6	0-5	
	R/o 60/62 Dock Road							Planning permission
	(Former Allotments							
LTR19b	Gardens), Little Thurrock	0.290	p/p	12	12	12	0-5	
1 7000	41 - 43 Southend Road	0.050			_	<u> </u>	o =	
LTR20	Grays Essex RM17 5NJ 15 - 17 Southend Road	0.058	4	2	5	3	0-5	Diamaina norminaian
LTR21	Grays Essex RM17 5NH	0.030	p/p	1	1	1	0-5	Planning permission
LINZI	60 Whitehall Lane Grays	0.030		I	1	I	0-5	Planning permission
LTR22	Essex RM17 6SS	0.098	p/p	5	5	5	0-5	
	Retail Units Corner		F. L.				~~	
	Broadway and Whitehall							
LTR23	Lane, Little Thurrock	0.182	11	13	27	20	11-15	
	31 Newburgh Road Grays							Planning permission
LTR24	Essex RM17 6UG	0.026	p/p	1	1	1	0-5	
	33 Lander Road Grays	0.001					c -	Planning permission
LTR25	Essex RM17 6AX	0.024	p/p	1	1	1	0-5	Dianning normination
LTR26	57 Lodge Lane Grays Essex RM17 5RZ	0.021	n/n	1	1	1	0-5	Planning permission
LINZU	LOOCA NIVITI JNL	0.021	p/p		I	1	0-0	
			Phasing	Scenario A	Scenario B	Midpoint		1
			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

									Accept /	
ite ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info		Reject	Comment
	Former Church, North						United Reform Church have	02/01375/OUT - Expired		
	Road, South		Urban /			- Expired outline planning permission; 5 net dwellings	disposed of site	permission for 5 dwellings.		
DCK01	Ockendon	0.11	PDL	- Within Green Belt	- Within 800m of train station	- Noise from nearby petrol station			A	
					- Existing petrol station					
					- Possible contamination					
			Urban /		issues					
OCK02	14 North Road	0.06	PDL		- Within 800m of train station				А	
						- Existing industrial estate				
						- Proximity of Ockendon station makes it good location for residential				
						development				
						- A new pedestrian footbridge over the rail-line is required	- Identified in TTGDC			
	Arisdale Industrial					- Sites in Ockendon and Aveley should be identified in conjunction with a strategy to improve access to Strategic Roads and public transport links	Masterplan for Aveley / Ockendon as residential and	09/50035/TTGOUT - Pending		
	Estate, South		Urban /		- Within 800m of train station	- Contamination and pollution issues as some tanks on site	other uses.	application for up to 650		
OCK03	Ockendon	17.67	PDL	- Within Green Belt	- Within 400m of train station	- Site area reduced by 20% to allow for employment/mixed-uses	- Developer interest	residential dwellings.	Δ	
	R/O 32/42 Anton					- Garage court (council owned)				
	Road, South		Urban /		- Within 800m of train station	- Potential to link in with OCK03vA, as stated in New Arisdale Design Brief	Council identify site as			
OCK05	Ockendon	0.20	PDL		- Within 800m of train station	- No constraints	available		A	
							Residential area. Council			
							owned and declared surplus to			
						- Limited access	requirements. To be disposed			
	Tamarisk Road,		Urban /		- Within 1600m of train station	<ul> <li>Would need improvements to strategic roads</li> <li>Adjacent to railway line (noise issues) and residential area</li> </ul>	of at nil cost as part of HCA Public Land Initiative			
OCK06	South Ockendon	0.15	PDL		- Within 800m of train station	- Site is council owned	programme		Δ	
		0.15						09/00588/FUL - appeal lodged	<u>^</u>	
	A Stone's Throw							against refusal of 14 house		
	Public House, 92						than flats. Will build one or	scheme. 08/00190/FUL -		
	South Road, South		Urban /		- Within 1600m of train station		other depending on outcome	Permission for 14 flats.		
OCK07	Ockendon		PDL		- Within 800m of train station	- Planning permission; 14 net dwellings			А	
	Health Centre, South							08/00190/FUL - Permission for		
0.01/00	Road, South	0.07	Urban /		- Within 1600m of train station			8 no one bedroom apartments.		Duilt aut
OCK08	Ockendon	0.07	PDL		- Within 800m of train station	<ul> <li>Planning permission; 8 net dwellings built</li> <li>Site may be needed for a school in the future (legal agreement)</li> </ul>		Now built out.	R1	Built out
						- Brandon Groves has good level of amenity space so could be part				
						developed for residential				
	Land at Brandon					- TPOs in site	Developers Comments Site			
	Groves, South				- Within 1600m of train station	- Limited access	can accommodate 36 dwellings			
OCK09	Ockendon	1.51	GB / GF	- Within Green Belt	- Within 1600m of train station	- Will need improvements to strategic roads	Contains OCK10		А	
										Site rejected as
						- Access issues				unsuitable.
	Land adjoining 155 Mollands Lane, South					- Adjacent to listed buildings - Very small site				Also conflicts with adopted RSS and LDF
OCK12	Ockendon		GB / G	- Within Green Belt	- Within 1600m of train station	- Unsuitable for residential infill			R1	adopted RSS and LDF
00112	R/O 93-111 Araglen	0.00	0070						111	
	Avenue, South		Urban /		- Within 800m of train station					
OCK13	Ockendon	0.12	PDL		- Within 1600m of train station	- Site is currently a garage court (council owned)			A	
	Jack O' Lantern									
	Public House, Daigle	n						09/00126/OUT - Outline		
	Drive, South		Urban /		- Within 400m of train station			application for 14 dwellings		
OCK14	Ockendon	0.16	PDL		- Within 1600m of train station		Developer Interest	pending decision.	A	
						<ul> <li>Site is currently an operational school</li> <li>Scope to retain the playing fields or redevelop whole site (Scenario A</li> </ul>				
						retains playing fields - Scenario B develops whole site (Scenario A				
	Woodacre School,					- Limited access				
	Erriff Drive, South		Urban /		- Within 400m of train station	- Would need improvement to strategic roads	Council confirmed available for			
OCK15	Ockendon	1.79	PDL	Currently in use as school	- Within 1600m of train station	- Site is council owned	longer term development		A	
-			1	,		- Need to retain town centre car park				
						- Limited access				
	Car Park, Derry		Urban /		- Within 400m of train station	- Would need improvements to strategic roads				Site rejected as
OCK17	Avenue, Ockendon	0.27	PDL		- Within 1600m of train station	- Site is council owned			R1	unsuitable

0.11									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
	Sorting Office, Derry Avenue, South		Urban /		- Within 400m of train station	<ul> <li>Site is currently a sorting office, therefore in employment use</li> <li>Opposite town centre parade</li> <li>Limited access</li> <li>Would need improvements to strategic roads</li> </ul>	Owners confirmed longer term			
OCK18	Ockendon	0.27	PDL		- Within 1600m of train station	- Potential dependent on rationalisation of post office functions	potential		А	
OCK19	Murco Filling Station, Derry Avenue, South Ockendon		Urban / PDL		- Within 400m of train station - Within 1600m of train station	<ul> <li>Planning permission; 24 net dwellings now completed</li> <li>Limited access</li> <li>Would need improvement to strategic roads</li> </ul>		07/00075/FUL - Permission for 24 flats and 3 retail units. Built 2008/09.	R1	Built out
00113	Ockendon	0.17	I DL			- Site is currently a telephone exchange		2000/09.		
OCK20	Telephone Exchange Darenth Lane, South Ockendon	'	Urban / PDL		- Within 400m of train station - Within 1600m of train station	<ul> <li>Adjacent to town centre parade, pub, health centre and nursery</li> <li>Would need improvement to strategic roads</li> </ul>	Longer term potential		Δ	
OCK21	Durabella Ltd Arisdal Avenue South Ockenden Essex RM15 5TR		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.

		Availability Assessment Achievability Assessment									
					Со	st Assessm			ket Assessr	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	row	Medium	High	Phasing (years)
	Former Church, North										
	Road, South										
OCK01	Ockendon			$\checkmark$		$\checkmark$			$\checkmark$		0-5
OCK02	14 North Road	$\checkmark$			$\checkmark$			$\checkmark$			6-10
	Arisdale Industrial Estate, South										
OCK03	Ockendon		$\checkmark$				$\checkmark$			$\checkmark$	6-10
	R/O 32/42 Anton Road, South										
OCK05	Ockendon		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	Tamarisk Road,										
OCK06	South Ockendon		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	A Stone's Throw										
	Public House, 92										
	South Road, South										
OCK07	Ockendon		$\checkmark$			✓			$\checkmark$		0-5
	Land at Brandon										
	Groves, South										
OCK09	Ockendon		$\checkmark$		$\checkmark$				$\checkmark$		6-10
	R/O 93-111 Araglen Avenue, South										
OCK13	Ockendon		$\checkmark$		$\checkmark$			$\checkmark$			6-10
OCK14	Jack O' Lantern Public House, Daiglen Drive, South Ockendon		<b>√</b>		<b>√</b>			<b>√</b>			6.10
00K14	Woodacre School,		•		v			v			6-10
OCK15	Erriff Drive, South Ockendon		$\checkmark$			$\checkmark$			$\checkmark$		6-10
	Sorting Office, Derry										
001/40	Avenue, South	,							,		11.15
OCK18	Ockendon	$\checkmark$				~			$\checkmark$		11-15
OCK20	Telephone Exchange, Darenth Lane, South Ockendon		$\checkmark$			√			~		11-15
	Durabella Ltd Arisdale Avenue South Ockenden Essex										
OCK21	RM15 5TR			$\checkmark$		$\checkmark$			$\checkmark$		0-5

		Area	Source of	Cooporio	Cooporio			
Site ID	Address	Area (ha)	Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
	Former Church, North	(11a)	LStimate	~	D	Midpoint	Filasiliy	Thurrock Council
OCK01	Road, South Ockendon	0.11	тс	5	5	5	0-5	estimate
OCK02	14 North Road	0.06	2	2	3	3	6-10	estinate
001102	14 North Ttoda	0.00	2	2	5	0	0-10	Figures are based on
								reduced estimate based
	Arisdale Industrial Estate.							on need for community
OCK03	South Ockendon	14.14	8	679	1074	876	6-10	facilities
001100	R/O 32/42 Anton Road.			0.0		0.0	0.10	
OCK05	South Ockendon	0.20	4	8	16	12	0-5	
	Tamarisk Road, South			-	-			
OCK06	Ockendon	0.15	4	6	12	9	0-5	
	A Stone's Throw Public							Planning permission
	House, 92 South Road,							01
OCK07	South Ockendon	0.10	p/p	14	14	14	0-5	
	Land at Brandon Groves,							
OCK09	South Ockendon	1.51	3	47	86	66	6-10	
	R/O 93-111 Araglen							
OCK13	Avenue, South Ockendon	0.12	4	5	10	7	6-10	
	Jack O' Lantern Public							
	House, Daiglen Drive,							
OCK14	South Ockendon	0.16	5	5	10	7	6-10	
	Woodacre School, Erriff							
OCK15	Drive, South Ockendon	1.79	7	34	98	66	6-10	
	Sorting Office, Derry					. –		
OCK18	Avenue, South Ockendon	0.27	8	13	20	17	11-15	
	Telephone Exchange,							
0.01/00	Darenth Lane, South	0.05	_		4 -			
OCK20	Ockendon	0.25	5	8	15	11	11-15	
	Durabella Ltd Arisdale							Planning permission
001/04	Avenue South Ockenden	0.04				00	0.5	
OCK21	Essex RM15 5TR	0.81	p/p	80	80	80	0-5	
				Scenario	Scenario			
			Phasing	A	B	Midpoint		
			0-5	113	127	120		
			6-10	771	127	1026		
			11-15	20	35	28		
			15+	0	0	0		
			Total	904	1443	1174		
	Note figures may not add		. 5101					
	due to rounding		Total 0-15 yrs	904	1443	1174		

TRIBAL

#### Orsett

Thurrock Council - Strategic Housing Land Availability Assessment - Volume 3 (Site Schedules)

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
ORS02	Malgraves Farm, Lower Dunton Road	16.1	GB / G	- Within Green Belt		<ul> <li>Immediately to the east is a listed building (Barn at Bareham's Kennels)</li> <li>Access; road is not suitable for a significant increase in traffic</li> </ul>	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		0.8	GB / PDL	- Within Green Belt		<ul> <li>Previous planning permission; 1 net dwelling</li> <li>However, site owners pushing for more development, no scope for more development</li> </ul>	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		Urban / PDL			- Planning permission; 1 net dwelling		07/00889/FUL - Permission for 1 dwelling. Development commenced.	Δ	
	Fox End, Victoria		Urban / PDL			- Planning permission; no net dwelling increase		08/00420/FUL - Permission replacement dwelling (no net	R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
	Fairway, Victoria		Urban / PDL			- Site has potential for intensification		08/00420/FUL - Permission for 1 dwelling.		
	Springtime, Victoria		Urban / PDL			- Planning permission; no net dwelling increase		07/00977/FUL - Permission for replacement dwelling (no net	R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS09	Church Lane,	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		<ul> <li>Access to services and public transport is limited due to isolated location; not suitable housing site</li> </ul>			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	- Access to services and public transport is limited due to isolated location;	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,		Urban / PDL		- Within 1600m of a local centre - Within 1600m of train station	<ul> <li>Access to services and public transport is limited due to isolated location; not suitable housing site</li> </ul>			R1	Site rejected as unsuitable. Also conflicts with adopted RSS and LDF.
ORS13	Les Snack Bar, Stanford Road, Orsett Southfields, Land	0.5	GB / PDL	- Within Green Belt			Agent advises implementation	04/01428/FUL - Permission for 6 dwellings. Built out. 07/00399/FUL - Permission for	R1	- Site is built out; no scope for more development
ORS14	Adjoining Essay Villa, Grosvenor Road,	0.2	Urban / PDL			- Planning permission; 5 net dwelling	not likely in year 2	5 dwellings allowed on appeal.	A	

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						<ul> <li>Disused quarry</li> <li>Adjacent to listed building (implications for setting)</li> </ul>				
						Access; Orsett Cock roundabout capacity problems				
						- An significant intensification of use of the Brentwood Road and Orsett				
						Cock junctions would be undesirable	Owner every sets up to 400			Site rejected on
						- This site is not well served by public transport and it is not conveniently located to local services	Owner suggests up to 400 units. Site promoted by			Site rejected as unsuitable.
						- A large land release would not be supported by the Council	developers through			Also conflicts with
	Orsett Quarry,			- Intersects local wildlife site		- Issue with drainage and potential contamination	representations to LDF at			adopted RSS and LDF.
ORS16	Welling Road, Orsett	11.7	GB / PDL	- Within Green Belt		- Site rejected at Issues and Options stage	previous consultation phases. Agent understands will start	09/00642/REM - Permitted	R1	
	Land at Junction						year 1	reserved matters application		
	Bristowe Drive/						, ,	for 11 dwellings subsequent to		
ORS17	Welling Road, Orsett	0.4	GB / GF	- Within Green Belt		- Planning permission; 11 net dwellings		08/01018/OUT	A	
	Farthings, Rectory		Urban /					07/00752/FUL & 08/01194/FUL - Permitted dwelling. Built		
ORS18			PDL			- Wholly within conservation area, therefore low density development		U	R1	Built out
								07/00752/FUL - Permission for		
ORS19	Orsett Hospital, Rowley Road, Orsett	5 9	GB / PDL	- Within Green Belt		- Site is developed		195 dwellings. Completed 2007/08.	R1	Built out
01019	Nowiey Noau, OISell	5.0	SD/PUL				S.106 obligation to be	08/01106/OUT - Outline		
							completed and reserved	application for redevelopment		
							matters approved so start not	of site to for 24 dwellings.		
						- Site covers land behind garage	imminent but applicant expects to implement. Site promoted by	Pending completion of S106.		
						- Not a sustainable location	developers through			
						- Legal agreement for limited residential development based on the	representations to LDF at			
ORS20	Baker Street Garage, Baker Street, Orsett	0.7	GB / PDL	- Within Green Belt		agreement for like for like footprint only at front (see ORS21 which covers building footprint of garages)	previous consultation phases.		٨	
0K320	Baker Sileei, Orseii	0.7	GD/FDL			- Garage site, fairly unattractive at the moment. Use of MGB land for	S.106 obligation to be	08/01106/OUT - Outline	A	
						housing is policy issue	completed and reserved	application for redevelopment		
	Baker Street Garage					- The site is generally not in a very sustainable location and the Council	matters approved so start not	of site to for 24 dwellings.		
	(building footprint only), Baker Street,					have only supported very low density housing in favour of removal of the garage and other uses, higher density uses have been refused (therefore	imminent but applicant expects to implement.	Pending completion of \$106.		Merged with ORS20 -
ORS21		0.7	PDL	- Within Green Belt		the site only covers building footprint)			R1	See Above
						-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				
				- Adjacent to biodiversity sites		enhancements would be required - Cycleway/Footway links to Orsett need enhancing				
				of local interest		- The Quantum of development potential in North Grays is largely	Site promoted by developers			
	Grey Goose Farm,			- Adjacent local wildlife sites		controlled by the capacity improvements that can be undertaken at the	through representations to LDF			
ORS22	Stifford Clays, Grays, Essex	28.9	GB / G	- Within Green Belt Issue with pylons close to site.	- Within 1600m of a local centre	Trunk Road Stifford Interchange junction - ORS22 / 23 / 24 to come forward in conjunction	at previous consultation phases.		R2	Rejected on grounds of current policy
011022		20.0	0270			- Most of the site is included in a scheduled ancient monument				
						- Within the site is a listed building (Little Wellhouse Farm). To the south	Developers Comment Site			
	Little Wellhouse					of the site is a further listed building (Grey Goose Farm) - Access to public transport is limited in North Grays, significant	promoted by developers through representations to LDF			
	Farm, Stifford Clays					enhancements would be required	at previous consultation			Rejected on grounds of
ORS23		3.1	GB / G	- Within Green Belt	- Within 1600m of a local centre	- ORS22 / 23 / 24 to come forward in conjunction	phases.		R2	current policy
						- Scheduled ancient monument partly within site				
						<ul> <li>Adjacent to listed building (implications for setting)</li> <li>Site is flat farmland running along east side of Blackshots Lane up to</li> </ul>	Developer Comment. The site			
						A.13	can accommodate 100			
						- If this area of northeast Grays is to be residential then significant	dwellings. Site promoted by			
	Land adjacent to Little Wellhouse Farm,					strategic thinking needed to link the area to the rest of the borough and provide local facilities	developers through representations to LDF at			Rejected on grounds of
ORS24	,	5.1	GB/G	- Within Green Belt	- Within 1600m of a local centre	- ORS22 / 23 / 24 to come forward in conjunction	previous consultation phases.		R2	current policy
						,				Site rejected as
	Orsett Fruit Farm Orsett Road Orsett							07/00570/TTGFUL - Planning		unsuitable. Also conflicts with
	Grays Essex RM16					- Planning permission granted for wildlife hospital, which includes a single		permission for wildlife hospital, which includes a single		adopted RSS and LDF.
ORS27		1.2	GB / G	- Within Green Belt		housing unit for warden; 1 net dwelling		0	R1	
		•	•							

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						<ul> <li>Access limited, not well served by public transport, roads cant cope with increased traffic</li> </ul>				
	Tremorgan Sandown					- A low density development may be supported if it contributes towards the		07/00653/FUL - Permission		
	Road Stanford Le					upgrading of Sandown Road to adoptable standard		granted on appeal for		
	Hope Essex RM16					- Planning permission granted for conversion of garage; 1 net dwellings;		conversion of garage to	_	
ORS28	3DD	0.1	GB / PDL	- Within Green Belt		no scope for more development beyond this		dwelling. 08/00059/FUL - Planning	A	
	Mill House Stifford					- Planning permission refused for conversion of stables; 1 net dwelling		permission refused for		
	Clays Road Orsett					- Site includes listed building		conversion of stables to 1		Site rejected as
ORS29	Essex RM16 3LX	0.1	GB / PDL	- Within Green Belt		- Not suitable for intensification		dwelling	R1	unsuitable
						- Access to services and public transport is limited due to isolated location	Owner / agent suggests 5-10			Site rejected as
						- Issues with local road network to the south (i.e. rural distributor roads	houses (semi-			unsuitable.
	Land adjacent to					and are not suitable to cope with an intensification of traffic movements for				Also conflicts with
00000	Toad Hall. Sandown	0.5		Within One on Dalt		reasons of road safety)	site will be deliverable within 1-		D4	adopted RSS and LDF.
ORS30	Road, Orsett.	0.5	GB / G	- Within Green Belt		- Site accepted, low density typology applied	5 years. Site promoted by developers		R1	
							through representations to LDF			Site rejected as
						- Access to services and public transport is limited due to isolated location	•			unsuitable.
	Site between Elms					- Issues with local road network to the south (i.e. rural distributor roads	phases. Owners believe site			Also conflicts with
ORS32	Lane and Church Lane, Bulphan.	3.4	GB / PDL	<ul> <li>Within Green Belt</li> <li>Intersects flood zones 2 &amp; 3</li> </ul>		and are not suitable to cope with an intensification of traffic movements for reasons of road safety)	vears.		R1	adopted RSS and LDF.
011002	Lanc, Duphan.	0.4	OD/T DE		,		years.			
						- Currently a gold course				
						- Access to services and public transport is limited due to isolated location				Site rejected as
	The Langdon Hills					<ul> <li>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</li> </ul>	Site promoted by developers			unsuitable. Also conflicts with
	Golf Centre, Little					reasons of road safety)	at previous consultation			adopted RSS and LDF.
ORS33	Malgreaves.	80.1	GB / G	- Within Green Belt		- Prominent location; impact upon landscape	phases.		R1	
										Site rejected as unsuitable.
	Taylors Riding					<ul> <li>Access to services and public transport is limited due to isolated location</li> <li>Issues with local road network to the south (i.e. rural distributor roads</li> </ul>	Owner suggests 30 units/ha			Also conflicts with
	Stables, Brentwood					and are not suitable to cope with an intensification of traffic movements for				adopted RSS and LDF.
ORS34	Road, Bulphan.	7.1	GB / G	- Within Green Belt		reasons of road safety)	deliverable within 1-5years.		R1	
								05/00121/REM - Reserved		
								matters application for 4		
	Malvina, Lower							dwellings associated with		- Site is built out; no
	Dunton Road,							outline consent 02/00830/OUT.		scope for more
ORS35	Horndon on the Hill	0.5	GB / PDL	- Within Green Belt		- 4 units completed 07-08		Built 2007/08.	R1	development
	The New Rectory.		Urban /					05/01382/FUL - Permission for 12 dwellings allowed on		<ul> <li>Site is built out; no scope for more</li> </ul>
ORS36	Rectory Road. Orsett	0.3	PDL	- Within Green Belt		- 12 units completed 07-08		appeal. Built 2007/08.	R1	development
							_			
							Suggest low density			
						<ul> <li>Quarry in use</li> <li>Corener or Brentwood Road and Stanford Road, good access, although</li> </ul>	development. Believe the site will be deliverable within 1-5			Site rejected as
	Southfields Quarry,					close to junction with A13 - possible congestion issues	years. Site promoted by			unsuitable.
	Brentwood Road,					- Access to services and public transport is limited due to isolated location				Also conflicts with
OPCOT	Orsett, Essex, RM16	2.1		Within Croon Balt		- Would have significant impact on adjacent settlement	representations to LDF at		<b>D</b> 2	adopted RSS and LDF.
ORS37	3BS	3.1	GB / PDL	- Within Green Belt		<ul> <li>Possible contamination</li> <li>Large plot within green belt. Previously used as a nursery and then mixed</li> </ul>	previous consultation phases.		R2	
	Piers Place,					agricultural use. Enforcement action against dwelling and permission	through representations to LDF			
	Brentwood Road,					refused for mobile home. Close to principal road but access/road safety	at previous consultation			
ORS38	Bulphan	3.2	GB / PDL	- Within Green Belt		issues.	phases.		A	
								08/00527/FUL - Permission to		
	Lower Dunton Hall							regularise conversion already		
ORS39	Farm, Orsett	0.1	GB / PDL			-Permission to regularise barn conversion already carried out.		carried out of barn to dwelling	А	
							S106 obligation to be			
							completed and reserved matters to be agreed so no			
							start year 1 but applicants			
							advise their previous nursery			
	Sandown Nurseries					-Disused nursery within green belt. Unmade road. Resolution to grant	business not viable so can	08/01155/OUT - Decision		
ORS40	Sandown Road Orsett Essex RM16 3DD	t 0.3	GB / PDL			permission for residential development subject to S106 securing finance for making up of road.	reasonably assume start within next 5 years	consent for 7 dwellings.	Δ	
01040		0.0	JUD/TUL	ļ.	- <del> </del>	lor making up or road.	non o years	ponsent for 7 dwellings.	/ \	<b>ļ</b>

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

		Availability Assessment Achievability Assessment									
					Co	st Assessm			ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
0.00.12	Wynstay, Stanley						-	1		-	() 64.6)
ORS05	Road, Bulphan			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	Fairway, Victoria										
ORS07	Road, Bulphan			$\checkmark$		$\checkmark$			$\checkmark$		0-5
	Land Adjacent 87										
ORS09	Church Lane, Bulphan			$\checkmark$		$\checkmark$			$\checkmark$		0-5
0K309	Southfields, Land			v		v			v		0-5
	Adjoining Essay Villa, Grosvenor Road,										
ORS14	Orsett		$\checkmark$			$\checkmark$			$\checkmark$		0-5
ORS17	Land at Junction Bristowe Drive/ Welling Road, Orsett		×			~			×		0-5
	Baker Street Garage,										
ORS20	Baker Street, Orsett		$\checkmark$			$\checkmark$			$\checkmark$		0-5
	Grey Goose Farm, Stifford Clays, Grays,										
ORS22	Essex		$\checkmark$		$\checkmark$				$\checkmark$		(11-15)
	Little Wellhouse										
00000	Farm, Stifford Clays		/		$\checkmark$				/		
ORS23	Road, Orsett Land adjacent to Little		~		~				~		(11-15)
ORS24	Wellhouse Farm, Stifford Clays		$\checkmark$		$\checkmark$				$\checkmark$		(11-15)
ORS28	Tremorgan Sandown Road Stanford Le Hope Essex RM16 3DD			~	~			✓			
08528	Southfields Quarry,			v	v			v			0-5
	Brentwood Road, Orsett, Essex, RM16										
ORS37	3BS			$\checkmark$		$\checkmark$				$\checkmark$	6-10
ORS38	Piers Place, Brentwood Road, Bulphan		~			~			~		6-10
011000	Lower Dunton Hall										
ORS39	Farm, Orsett			~		$\checkmark$			$\checkmark$		0-5
	Sandown Nurseries Sandown Road Orsett										
ORS40	Essex RM16 3DD		$\checkmark$			$\checkmark$			$\checkmark$		0-5
ORS41	Farthings Rectory Road Orsett Essex RM16 3JU		~			✓			~		0-5
			•								0-0

		Area	Source of Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	B	Midpoint	Phasing	Comments
	Wynstay, Stanley Road,	()			_			Planning permission
ORS05	Bulphan	0.04	p/p	1	1	1	0-5	
	Fairway, Victoria Road,		r r					Planning permission
ORS07	Bulphan	0.03	p/p	1	1	1	0-5	01
	Land Adjacent 87 Church							Planning permission
ORS09	Lane, Bulphan	0.16	p/p	1	1	1	0-5	3 1 2 2 2
	Southfields, Land							Planning permission
	Adjoining Essay Villa,							01
ORS14	Grosvenor Road, Orsett	0.18	p/p	5	5	5	0-5	
	Land at Junction Bristowe							Planning permission
	Drive/ Welling Road,							
ORS17	Orsett	0.38	p/p	11	11	11	0-5	
	Baker Street Garage,							Planning permission
ORS20	Baker Street, Orsett	0.71	p/p	24	24	24	0-5	
	Grey Goose Farm, Stifford							
ORS22	Clays, Grays, Essex	28.85	R2 (16)	577	866	722	(11-15)	
	Little Wellhouse Farm,							
	Stifford Clays Road,							
ORS23	Orsett	3.15	R2 (13)	94	142	118	(11-15)	
	Land adjacent to Little							
	Wellhouse Farm, Stifford							
ORS24	Clays	5.07	R2 (16)	101	151	126	(11-15)	
	Tremorgan Sandown							Planning permission
	Road Stanford Le Hope							
ORS28	Essex RM16 3DD	0.07	p/p	1	1	1	0-5	
	Southfields Quarry,							
00007	Brentwood Road, Orsett,	0.40				440	(0.40)	
ORS37	Essex, RM16 3BS	3.13	R2 (13)	94	141	118	(6-10)	<b>T</b>
0000	Piers Place, Brentwood	0.40	то	10	10	10	0.40	Thurrock Council
ORS38	Road, Bulphan	3.16	TC	12	12	12	6-10	estimate
0000	Lower Dunton Hall Farm,	0.00			4		0.5	Planning permission
ORS39	Orsett Sandown Nurseries	0.09	p/p	1	1	1	0-5	Planning permission
	Sandown Road Orsett							Planning permission
00040	Essex RM16 3DD	0.31	тс	7	7	7	0-5	
ORS40	ESSEX RIVITO 3DD	0.31	10	1	1	/	0-5	Dianning permission
	Farthings Rectory Road							Planning permission
ORS41	Orsett Essex RM16 3JU	0.05	n/n	1	1	1	0-5	
00341	Ofsett Essex RMT0 550	0.05	p/p	1	- 1	1	0-5	
			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

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info		Reject	Comment
						- 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				
	The Warren Outdoor					- Previous outline consent now expired for north site				
	Pursuits Centre,		Urban /			- Site was appraised for education use	Council proposal for community			Site rejected as
SCH02	South Stifford	1.230	PDL	- Intersects local wildlife site		- Council owned	open space use		R1	unsuitable
							Phasing confirmed by	08/00152/TTGFUL -		
	Bannatynes Health						developer to the effect that 59	Permission for redevelopment		
	Spa Howard Road					redevelopment of site to provide 153 residential units including doctors	dwellings are likely to be built	of site to provide 153 dwellings		
	Chafford Hundred		Urban /			surgery on part of the site	by end 2010, another 54 by mid	-		
	Grays Essex RM16		PDL /		- Within 800m of a local centre	- Good location for residential led mixed use development; could achieve	2011 and the remaining 27 by			
SCH03	6YJ	0.768	KCDC	- Within Green Belt	- Within 800m of train station	high densities	end 2011		А	

		Availat	oility Assess	ment		A	chievability	Assessme	nt		
					Co	st Assessm	ent	Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
	Bannatynes Health										
	Spa Howard Road										
	Chafford Hundred										
	Grays Essex RM16										
SCH03	6YJ			$\checkmark$		$\checkmark$			$\checkmark$		0-5

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
	Bannatynes Health Spa							Planning permission
	Howard Road Chafford							
	Hundred Grays Essex							
SCH03	RM16 6YJ	0.8	p/p	140	140	140	0-5	
			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

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
	250 Southend Road,				- Within 1600m of a local centre					- Change of use from residential care home to residential use implemented; no net
SEC01	Stanford Le Hope	0.09	PDL		- Within 1600m of train station				R1	again
SEC02		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		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	

		Availat	oility Assess	ment							
					Co	st Assessm	ent	Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
SEC02	2 St James Avenue East Stanford Le Hope Essex SS17 7BQ			$\checkmark$		~			$\checkmark$		0-5
SEC04	23 Grover Walk Corringham Essex SS17 7LP		~			~			$\checkmark$		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			~		~			$\checkmark$		0-5

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

#### Stanford-le-Hope West

									<b>A</b>	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info		Accept / Reject	Comment
						<ul> <li>East of site in floodplain</li> <li>A13 roundabout realignment will occur as part of London Gateway proposal which will affect access</li> <li>Air quality/ noise pollution (Road &amp; railway)</li> <li>Improved pedestrian access needed</li> <li>Identified as potential open space improvements in LDF but as</li> </ul>				Numbers reduced to reflect realignment of A13 / A1014 junction
	Land adjacent to A13/			- Intersects flood zones 2 & 3 - Intersects biodiversity sites of		reasonable alternative option for housing -Reduction in capacity due to green buffer between widened junction and	Site promoted by developers through representations to LDF			and incorporation of buffer zone(s). Also
STW01	A1014, Stanford-le- Hope	6.25	GB/GF	local interest - Within Green Belt	- Within 400m of a local centre - Within 400m of train station	housing. - Flood risk issues as part of site in flood plain	at previous consultation phases.		A	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	<ul> <li>Identified as potential open space improvements in LDF but as reasonable alternative option for housing</li> <li>Air quality/ noise pollution (Road &amp; railway)</li> <li>Flat farmland west of railway south of A.13</li> <li>Requires Council policy decision as to whether it should be released</li> <li>Reduction in capacity due to green buffer between widened junction and housing'.</li> <li>Flood risk issues as part of site in flood plain</li> </ul>	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.
	Gas PRS Site Butts		Urban /		- Within 400m of a local centre	- Access; Butts Road is not ideal due to on-street parking - Noise issues from railway	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			
STW03	Road	0.64	PDL	- Intersects flood zones 2 & 3	- Within 400m of train station	- Currently gas holder; contamination and remediation issues	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	<ul> <li>Access; Butts Road is not ideal due to on-street parking</li> <li>Need for pedestrian links</li> <li>Noise issues from railway</li> </ul>			A	
STW05	Workshops, Poley Road, Stanford-Le- Hope	0.19	Urban / PDL		<ul> <li>Within 400m of a local centre</li> <li>Within 400m of train station</li> </ul>	- 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	<ul> <li>Site is currently warehouses in good condition, also station car park on site</li> <li>Contamination due to previously industrial uses</li> <li>Flood issues: a brook goes through site</li> <li>Access opposite Kings parade service area not ideal – better opportunities for access if club site is included </li> <li>Vital strategic site; potential to improve urban townscape; should include park and tow path next to river</li> </ul>	- 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	<ul> <li>Limited access</li> <li>Overlooking issues</li> <li>Previous planning applications refused due to overdevelopment</li> <li>Practical constraint to limit units but some potential</li> </ul>	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	<ul> <li>Limited access</li> <li>Overlooking issues</li> <li>Previous planning applications refused due to overdevelopment</li> <li>Practical constraint to limit units but some potential</li> </ul>	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	
	35 - 37 King Street, Stanford-le-Hope		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)	Statuc	Constraints	Benefits	Other Considerations	Developer Info	Planning statu
	Address	Alea (lia)	Status			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		Planning statu
						<ul> <li>Previous planning brief prepared as part of borough local plan</li> <li>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</li> </ul>	Developer interest in site. Site	
STW11	R/O 42 King Street, Stanford-Le-Hope	0.42	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	setting of the Church opposite, which is Listed Building - Key design and parking issues to be considered	subject to planning brief - mixed use.	
CT M42	Land Adjacent 1 The Green, Stanford Le	0.05	Urban /		- Within 400m of a local centre	- Church opposite is a listed building - TPOS opposite site	No pp but current developer interest and mixed use scheme likely acceptable in principle	07/00276/FUL application for
STW12	Stanford Le Hope Social Club 24 High Street Stanford Le	0.05	PDL		- Within 400m of train station	- Development should respect nature of the church	Recent commencement	09/00235/FUL 18 dwellings. commenced.
STW13	Hope Essex SS17 0HG	0.07	Urban / PDL		- Within 400m of a local centre - Within 400m of train station			
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		
510014	Land Adjoining Church Hall Central	0.21	Urban /		- Within 400m of a local centre	- Good residential site, in central location		
STW15	Road	0.04	PDL		- Within 400m of train station	- Opportunity for intensification		
						<ul> <li>Telephone Exchange; active and in good condition</li> <li>In residential area</li> <li>Close to town centre</li> <li>Long term potential</li> </ul>		
STW16	Telephone Exchange, Featherstone Road, Stanford-Le-Hope	0.24	Urban / PDL		- Within 400m of a local centre - Within 400m of train station	- 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	
	4 Featherstone Road,		Urban /		- Within 400m of a local centre			07/00615/FUL
STW17	Tanglewood, Billet	0.07	PDL		- Within 800m of train station	- Planning permission; 6 net dwellings. Built.	Site recently cleared	6 dwellings. B 05/00092/FUL
STW18	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		17 flats (16 ne allowed on ap
	Lamberts Tool &						Applicant confirms will start 2010	08/00979/FUL 3 flats.
STW19	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		
	14 Wharf Road,		Urban /		- Within 400m of a local centre		Applicant confirms will start 2010	08/00548/FUL conversion of
STW21	Stanford-le-Hope	0.02	PDL		- Within 400m of train station	- Currently in use as shop; potential for conversion		
	31 Chantry Crescent,		Urban /		- Within 400m of a local centre			
STW22	Stanford Le Hope Land To Rear Of 57- 71 And 67, Wharf	0.03	PDL	- Intersects flood zones 2 & 3	- Within 400m of train station	- Scope for residential infill	S.106 to be completed	08/01054/FUL application for
STW23	Road, Stanford-le- Hope	0.21	Urban / PDL		- Within 400m of a local centre - Within 800m of train station	<ul> <li>Loss of open space, adjacent to school playing fields</li> <li>Is scope for development</li> </ul>		S106.
	Land Rear Of 42/44 Fairview Avenue, Stanford Le Hope		Urban /	- Intersects flood zones 2 & 3 - Intersects a local nature	- Within 400m of a local centre		Agent understands will be implemented next year by applicant or sold on	08/00477/FUL application for 06/00219/OUT
STW24	(Car Park and Pubs)	0.06	PDL	reserve	- Within 400m of train station	- Outline planning permission; 2 net dwellings		permission for
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	<ul> <li>Large site on western edge of Stanford</li> <li>Good access</li> <li>Sensible location for small urban extension</li> </ul>	Site promoted by developers through representations to LDF at previous consultation phases.	
01.1120	1 The Billet, High Road, Stanford-le-	0.43	GB / G	- Within Green Belt	- Within 1600m of a local centre - Within 1600m of train station	<ul> <li>Expired planning permission</li> <li>Access limited as roads surrounding are narrow country lanes</li> </ul>		04/00474/OUT outline permis replacement d

us / notes	Accept / Reject	Comment
	Reject	Comment
	A	
L - Refused or 3 flats.		
1 0 hato.	_	
L - Permission for	A	
Development		
	A	
	A	
	A	
	~	
	A	
L - Permission for		
Built 2008/09. L - Permission for	R1	- Conflicts with policy
et dwellings)	٨	
ppeal. L - Permission for	A	
L - Permitted	A	
f shop to dwelling.	٨	
	A	 
	R1	Site rejected as unsuitable
L - Pending		
or 8 dwellings		
L - Pending	A	
or 2 dwellings		
IT - Outline or 2 dwellings	A	
· - · · ·		
IT - Expired	A	
ssion for		- Replacement dwelling;
dwelling.	R1	no net gain

Site ID	Address	Area (ha)	Ctatus	Constraints	Benefits	Other Considerations	Developer lafe	Diagning status ( pates	Accept / Reject	Commont
Sile ID	Address	Area (ha)	Status	Constraints	Benefits	- Site is underused industrial estate north of Stanford Marshes and	Developer Info	Planning status / notes	Reject	Comment
						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				
				- Intersects environmentally		- Previous appeal won against residential development				
				sensitive areas			Site promoted by developers			
				- Intersects flood zones 2 & 3		salt marsh as a part of the London Gateway development and Stanford	through representations to LDF	04/00793/OUT - Refused		
	Stanhope Industrial			- Intersects potential wildlife		Marshes will be developed as a new country park. It is important therefore		applications for mixed use,		
	Park, Wharf Road,			sites	- Within 1600m of a local centre	that any new development takes this into account	phases. Previous applications	including residential		Site rejected as
STW27	Stanford le Hope	12.36	GB / PDL	- Within Green Belt	- Within 1600m of train station	- Issues with loss of employment land	refused on appeal.	development.	R1	unsuitable
	88 Victoria Road									
	Stanford Le Hope		Urban /		- Within 800m of a local centre	- Planning permission refused; 1 net dwelling		08/00183/OUT - Refused		Site rejected as
STW28		0.03	PDL		- Within 800m of train station	- scope for development, design case study applied		permission for 1 dwelling.	R1	unsuitable
	41 Corringham Road									
_	Stanford Le Hope		Urban /		- Within 400m of a local centre	- Planning permission for 11 dwellings		07/00858/FUL - 11 dwellings		
STW29	Essex SS17 0AG	0.10	PDL		- Within 800m of train station	- Scope for development, design case study applied		allowed on appeal	A	
			,					05/00941/FUL - 11 dwellings		
	43 Corringham Road		Urban /		- Within 800m of a local centre			allowed on appeal. Built		
STW33	Stanford Le Hope	0.10	PDL		- Within 800m of train station	- Large corner house, potential for intensification		2007/08.	R1	Built out
						- Barn / farm storage				
	Stanford Road (rear of Oxford Road cul-de-				- Within 800m of a local centre	<ul> <li>Adjacent to residential on east, listed building on west</li> <li>Good access onto Stanford Road</li> </ul>				
STW34				- Within Green Belt	- Within 800m of train station	- Central location, good potential for residential development			R2	
510034	Land adjacent 1		Urban /		- Within 800m of a local centre		Agent understands likely to	08/00313/FUL - Permission for	112	
STW35	scratton road	0.02			- Within 400m of train station	-Small undeveloped site. Good road access. Permission for 1 dwelling.	happen year 1	1 dwelling.	А	
		0.02				-Small site forming part of garden to neighbouring end of terrace house.				
	215 Corringham Road					Permission for dwelling attached to existing.				
	Stanford Le Hope		Urban /		- Within 1600m of a local centre			09/00374/FUL - Permission for		
STW36	Essex SS17 0BL	0.03			- Within 800m of train station			1 dwelling.	A	
	47 Copland Road					-Small site adjacent to adjoining rear gardens and main road. Occupied	Agent confirms approved	09/00033/FUL - Permission for	T	
	Stanford Le Hope		Urban /		- Within 800m of a local centre	by workshop. Permission for 2 dwellings.	scheme just started	2 dwellings.		
STW37	Essex SS17 0DF	0.02	PDL		- Within 400m of train station	-	-	_	A	

	-	Availab	oility Assess	sment	Achievability Assessment           Cost Assessment         Market Assessment							
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)	
	and adjacent to A13/											
STW01	A1014, Stanford-le-		$\checkmark$			$\checkmark$				$\checkmark$	0.40	
51001	Норе		V			~				~	6-10	
	and South of A1306,											
STW02	Stanford-le-Hope		$\checkmark$			$\checkmark$				$\checkmark$	6-10	
	Gas PRS Site Butts					•					0.10	
STW03	Road	$\checkmark$					$\checkmark$		$\checkmark$		11-15	
	Coal/Wood Yard											
STW04	Butts Road	$\checkmark$					$\checkmark$		$\checkmark$		11-15	
	Workshops, Poley											
	Road, Stanford-Le-											
STW05	Hope	$\checkmark$			$\checkmark$			$\checkmark$			6-10	
	Baryta Close,											
STW06	Stanford-Le-Hope	$\checkmark$					$\checkmark$	$\checkmark$			11-15	
	51 Southend Road,											
STW07	Stanford Le Hope			$\checkmark$		$\checkmark$			$\checkmark$		0-5	
	Rear of 43 King											
STW08	Street, Stanford			$\checkmark$		$\checkmark$			$\checkmark$		0-5	
	I/2, Southend Road,											
STW09	Stanford		$\checkmark$			$\checkmark$			$\checkmark$		0-5	
	R/O 42 King Street,											
STW11	Stanford-Le-Hope		$\checkmark$			$\checkmark$			$\checkmark$		6-10	
	and Adjacent 1 The											
	Green, Stanford Le											
STW12	Hope		$\checkmark$			$\checkmark$			$\checkmark$		0-5	
	Stanford Le Hope											
	Social Club 24 High											
	Street Stanford Le											
	Hope Essex SS17											
STW13	0HG			$\checkmark$		$\checkmark$			$\checkmark$		0-5	
	King Street - 'The											
	Precinct', Stanford-Le-	/										
STW14	Hope Land Adjoining	$\checkmark$			$\checkmark$			~			11-15	
	Church Hall Central											
			$\checkmark$			$\checkmark$			$\checkmark$		6 10	
STW15	Road		v			v			v		6-10	
_	olonhono Evebongo											
	elephone Exchange, Featherstone Road,											
STW16	Stanford-Le-Hope	$\checkmark$					$\checkmark$		~		11-15	
	Tanglewood, Billet			ł							11-13	
	Lane, Stanford Le											
STW18	Hope		$\checkmark$			$\checkmark$			$\checkmark$		0-5	
	··· ··			1								
	Lamberts Tool &											
V	Velding Supplies Ltd,											
	8 Corringham Road,											
STW19	Stanford-le-Hope		$\checkmark$			$\checkmark$			$\checkmark$		0-5	
	14 Wharf Road,											
STW21	Stanford-le-Hope		$\checkmark$			$\checkmark$			$\checkmark$		0-5	
	and To Rear Of 57-											
	71 And 67, Wharf											
	Road, Stanford-le-											
STW23	Норе		$\checkmark$			$\checkmark$			$\checkmark$		0-5	
	Land Rear Of 42/44											
	Fairview Avenue,											
	Stanford Le Hope											
STW24 (	Car Park and Pubs)		$\checkmark$			$\checkmark$			$\checkmark$		0-5	
	and at St Cleres golf											
STW25 c	lub Stanford-le-Hope		$\checkmark$	1	1	$\checkmark$	1	1	1	$\checkmark$	6-10	

	Availability Assessment Achievability Assessment									
				Co	st Assessm	ent	Mar	ket Assessr	ment	
Address	Pow	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
41 Corringham Road Stanford Le Hope										
			$\checkmark$		$\checkmark$			$\checkmark$		0-5
sac), Stanford		$\checkmark$			$\checkmark$			$\checkmark$		(6-10)
Land adjacent 1 scratton road		$\checkmark$			$\checkmark$			$\checkmark$		0-5
215 Corringham Road Stanford Le Hope Essex SS17 0BL			~		$\checkmark$			$\checkmark$		0-5
47 Copland Road Stanford Le Hope			1		1			<i>√</i>		0-5
	41 Corringham Road Stanford Le Hope Essex SS17 0AG Stanford Road (rear of Oxford Road cul-de sac), Stanford Land adjacent 1 scratton road 215 Corringham Road Stanford Le Hope Essex SS17 0BL 47 Copland Road	Address     Image: Constraint of the second stanford Le Hope       41 Corringham Road       Stanford Le Hope       Essex SS17 0AG       Stanford Road (rear       of Oxford Road cul-de       sac), Stanford       Land adjacent 1       scratton road       215 Corringham Road       Stanford Le Hope       Essex SS17 0BL       47 Copland Road       Stanford Le Hope	Address     J       41 Corringham Road Stanford Le Hope Essex SS17 0AG        Stanford Road (rear of Oxford Road cul-de sac), Stanford        Land adjacent 1 scratton road        215 Corringham Road Stanford Le Hope Essex SS17 0BL        47 Copland Road Stanford Le Hope	Address     Address       41 Corringham Road     Fig.       41 Corringham Road     Fig.       Stanford Le Hope     Fig.       Essex SS17 0AG     Image: Constraint of the second stanford Road (rear of Oxford Road cul-de sac), Stanford     Image: Constraint of the second stanford       Land adjacent 1     Image: Constraint of the second stanford Le Hope     Image: Constraint of the second stanford Le Hope       Essex SS17 0BL     Image: Constraint of the second stanford Le Hope     Image: Constraint of the second stanford Le Hope	Address     S     Co       41 Corringham Road     Stanford Le Hope     Stanford Le Hope       Essex SS17 0AG     ✓       Stanford Road (rear of Oxford Road cul-de sac), Stanford     ✓       Land adjacent 1 scratton road     ✓       215 Corringham Road Stanford Le Hope     ✓       Essex SS17 0BL     ✓	Address       Solution       Cost Assessm         41 Corringham Road       Stanford Le Hope       Stanford Le Hope         Essex SS17 0AG       ✓       ✓         Stanford Road (rear of Oxford Road cul-de sac), Stanford       ✓       ✓         Land adjacent 1 scratton road       ✓       ✓         Stanford Le Hope       ✓       ✓         215 Corringham Road Stanford Le Hope       ✓       ✓         Essex SS17 0BL       ✓       ✓	Address       E </td <td>Address     Image: Second stanford Le Hope Essex SS17 0AG     Image: Second stanford Le Hope Essex SS17 0BL     Image: Second stanford stanford Le Hope Essex SS17 0BL     Image: Second stanford stanford stanford stanford st</td> <td>Address     Address     Address</td> <td>Address     Image: Second stanford Le Hope Essex SS17 0AG     Image: Second stanford Le Hope Essex SS17 0BL     Im</td>	Address     Image: Second stanford Le Hope Essex SS17 0AG     Image: Second stanford Le Hope Essex SS17 0BL     Image: Second stanford stanford Le Hope Essex SS17 0BL     Image: Second stanford stanford stanford stanford st	Address     Address	Address     Image: Second stanford Le Hope Essex SS17 0AG     Image: Second stanford Le Hope Essex SS17 0BL     Im

		Aroo	Source of	Soonaria	Soonaria			
Site ID	Address	Area (ha)	Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
STW01	Land adjacent to A13/ A1014, Stanford-le-Hope	6.25	тс	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.
	Land South of A1306,							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
STW02	Stanford-le-Hope	5.04	TC	63	63	63	6-10	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	
	51 Southend Road,							Planning permission
STW07	Stanford Le Hope Rear of 43 King Street,	0.02	p/p	1	1	1	0-5	Thurrock Council
STW08	Stanford 1/2, Southend Road,	0.05	тс	14	14	14	0-5	estimate
STW09	Stanford R/O 42 King Street,	0.08	1	3	4	3	0-5	
STW11	Stanford-Le-Hope Land Adjacent 1 The	0.42	8	20	32	26	6-10	
STW12	Green, Stanford Le Hope	0.05	тс	12	12	12	0-5	
0714/10	Stanford Le Hope Social Club 24 High Street Stanford Le Hope Essex	o o=	,				<u> </u>	Planning permission
STW13	SS17 0HG King Street - 'The	0.07	p/p	18	18	18	0-5	
STW14	Precinct', Stanford-Le- Hope	0.21	тс	4	4	4	11-15	
	Land Adjoining Church							
STW15	Hall Central Road Telephone Exchange, Featherstone Road,	0.04	5	1	2	2	6-10	
STW16	Stanford-Le-Hope Tanglewood, Billet Lane,	0.24	5	7	14	11	11-15	Planning permission
STW18	Stanford Le Hope Lamberts Tool & Welding	0.16	p/p	16	16	16	0-5	
STW19	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
	Land Rear Of 42/44 Fairview Avenue, Stanford							Thurrock Council estimate
STW24	Le Hope (Car Park and Pubs)	0.06	тс	2	2	2	0-5	
STW24	Land at St Cleres golf club Stanford-le-Hope	4.91	13	147	221	184	6-10	
			1		-			1

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
	41 Corringham Road							Planning permission
	Stanford Le Hope Essex							
STW29	SS17 0AG	0.10	p/p	6	6	6	0-5	
	Stanford Road (rear of							
	Oxford Road cul-de-sac),							
STW34	Stanford	0.54	R2 (13)	16	24	20	(6-10)	
	Land adjacent 1 scratton							
STW35	road	0.02	p/p	1	1	1	0-5	
	215 Corringham Road							Planning permission
	Stanford Le Hope Essex							
STW36	SS17 0BL	0.03	p/p	1	1	1	0-5	
								Planning permission
	47 Copland Road Stanford			-	-			
STW37	Le Hope Essex SS17 0DF	0.02	p/p	2	2	2	0-5	_
								_
			<b>.</b>	Scenario	Scenario			
			Phasing	A	B	Midpoint		_
			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		Total 0-15					
	due to rounding		years	538	716	627		

# **Stifford Clays**

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations - Identified as possible green belt release in LDF Preferred Options	Developer Info	Planning status / notes	Reject	Comment
						- 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	Site promoted by developers			
						- The local centre could benefit from significant expansion if a large	through representations to LDF			
						residential land release is considered	at previous consultation			- Site rejected on current
STC01	Adj. A13, Grays	16.41	GB / G	- Within Green Belt		- STC01 - STC05 and STC17 ideally come forward together	phases.		R2	policy grounds
	Land adjacent to Littl					<ul> <li>Site is wedged between Blackshots Lane and Stifford Clays Rd</li> <li>Site could be considered for release but development should respect</li> </ul>				
	Wellhouse Farm,					existing trees and hedgerows				Site rejected as
STC02	Stifford Clays	0.99	GB / G	- Within Green Belt		- STC01 - STC05 and STC17 ideally come forward together			R1	unsuitable
						- 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				
	William Edwards					- Quantum of development potential in North Grays is largely controlled by	Proposal supported by Council			
	School (building		GB / PDL /			The capacity improvements that can be undertaken at The Trunk Road	in LDF if viable scheme put			
STC03vA	footprint)	2.48	KCDC	- Within Green Belt		Stifford Interchange junction	forward.		A	
						- 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	Proposal supported by Council			
	William Edwards		GB / GF		- Within 1600m of a local	space	in LDF if viable scheme put			
STC03vB	School (playing fields	s) 7.59	/KCDC	- Within Green Belt	centre		forward.		A	
	Bloomfield Farm,					- Possible release identified in LDF Preferred Option	Site promoted by developers through representations to LDF			
	Stifford Clays Road,					- Possible release identified in LDF Preferred Option	at previous consultation			- Site rejected on current
STC04	Grays	2.42	GB / G	- Within Green Belt		- STC01 - STC05 and STC17 ideally come forward together	phases.		R2	policy grounds
							Site promoted by developers			p
	Junction of					- Possible release identified in LDF Preferred Option	through representations to LDF			
07005	Blackshots Lane and			Within One on Dall		- Rural road not ideal as access road	at previous consultation		50	- Site rejected on current
STC05	Stifford Clays Road	0.38	GB / G	- Within Green Belt		- STC01 - STC05 and STC17 ideally come forward together	phases.		R2	policy grounds
	Garages Rear of		Urban /			- Currently used as garage blocks, in poor condition, some evidence of use				
	Chafford Way, Stiffor	ď	PDL /		- Within 1600m of a local	- Limited access, unclear whether there is sufficient width to construct an				
STC06	Clays	0.18	KCDC		centre	access	Desidential and - Oracett		A	
	Land at Stifford Clays	\$				- Site is currently an empty parking area at rear of residential	Residential area. Council owned and declared surplus to			
	Baptist Church,	~	Urban /			- Adjacent to residential and including church	requirements. To be disposed			
	Fleethall Grove,		PDL /		- Within 1600m of a local	- Access limited	of at nil value to an RSL			
STC07	Grays	0.45	KCDC		centre	- Site is council owned			A	
						- Large garage black at rear of residential, in poor condition, no evidence or				
	Garages R/O 117 -		Urban /			use - Access limited, overlooking issues				
	133 Crammavill		PDL /		- Within 1600m of a local	- Unclear whether there is sufficient width to create Access				
STC08	Street, Stifford Clays		KCDC		centre	- Site is council owned			А	
						- Site is currently used as an MOT garage and a car wash				
	Motor Garage,		Urban /		Within 1000m of a local	- Reasonable condition, site is used				
STC09	Crammavill Street, Stifford Clays	0.25	PDL / KCDC		- Within 1600m of a local centre	<ul> <li>Adjacent to local parade and residential</li> <li>Good location for conversion to residential</li> </ul>			Α	
01003		0.20				- Council owned site				
	Elizabeth House,		Urban /			- Previously proposed as nursing home, now potential residential site				
	Long Lane, Stifford		PDL /		- Within 1600m of a local	- Good access of Long Lane	Council promoting care			- Site rejected as
STC10	Clays	0.44	KCDC		centre	- Site is council owned	facilities on site		R1	unsuitable

									Accept /	
Site ID	Address 65 Meadow Road	Area (ha)	Urban /	Constraints	Benefits	Other Considerations			Reject	Comment
			PDL /		- Within 1600m of a local		Applicant advises is selling site			
STC11	Stifford Clays Essex RM16 2HB	0.09	KCDC		centre	Dianning normination nonding: 1 not dwalling	on	1 dwelling.	^	
51011		0.09	KCDC		Centre	- Planning permission pending; 1 net dwelling	Local recent precedent for flat		A	
	4A Crammavill Street		Urban /					08/00163/FUL - Permission for		
	Stifford Clays Grays		PDL /		- Within 1600m of a local			sub-division of flat (1 net		
STC12	Essex RM16 2BD	0.01	KCDC		centre	- Planning permission pending; 1 net dwelling		dwelling).	۵	
01012	49 Chestnut Avenue	0.01	RODO		Centre			08/01049/FUL - Permission for	~	
	Grays Essex RM16				- Within 1600m of a local			1 replacement dwelling (no net		- Site rejected on current
STC14	2UH	0.07	PDL		centre	- Some scope for development, design case study applied			R2	policy grounds
0.0		0.01					Developer has advised will be	07/01199/FUL - Refused		po
	Land Adjacent To 15		Urban /			- Planning permission; 3 net dwellings	•	application for 4 dwellings		
	Bodell Close North		PDL /			- Previous rejections on policy constraints		08/00707/FUL - Permission for		
STC15	Grays Essex	0.08	KCDC		- Within 800m of a local centre			3 dwellings.	А	
	110 Lodge Lane		Urban /					07/01235/OUT - Refused		
	Grays Essex RM16		PDL /			- Previous rejections on policy constraints (2 units rejected)		outline application for 2		- Site rejected as
STC16	2UL	0.06	KCDC		- Within 800m of a local centre			dwelling	R1	unsuitable
						- 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				
						<ul> <li>Cycleways and footpaths to Orsett need enhancing</li> </ul>				
						- Development should be considered in conjunction with loop roads to				
						Long Lane	Site promoted by developers			
						- The local centre could benefit from significant expansion if a large	through representations to LDF			
07047	Adjacent A13/A1306,	7 00		Millio One en Delle	- Within 1600m of a local	residential land release is considered	at previous consultation		<b>D</b> 0	- Site rejected on current
STC17	East of A1012	7.68	GB / G	- Within Green Belt	centre	- STC01 - STC05 and STC 17 ideally come forward together	phases.		R2	policy grounds
	19a Crammavill		Urban / PDL /		Within 1600m of a loast	- Planning permission; 1 net dwelling - Suitable site for intensification		07/00915/FUL - Permission for		
07040	18a Crammavill	0.00			- Within 1600m of a local			sub-division of flat (1 net		
STC18	Street, Stifford Clays	0.02	KCDC		centre	- Good site on main road		dwelling).	А	

		Availat	oility Assess	sment		A	chievability	Assessme	nt		
					Co	st Assessm			ket Assessi	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	<ul> <li>→ High</li> </ul>	Phasing (years)
STC01	Adj. A13, Grays		$\checkmark$			$\checkmark$				$\checkmark$	(6-10)
STC03vA	William Edwards School (building footprint)	$\checkmark$					~		~		11-15
STC03vB	William Edwards School (playing fields) Bloomfield Farm,	$\checkmark$					~		~		11-15
STC04	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		√			$\checkmark$			√		0-5
STC08	Garages R/O 117 - 133 Crammavill Street, Stifford Clays		~			~		~			6-10
STC09	Motor Garage, Crammavill Street, Stifford Clays	$\checkmark$					~		~		6-10
STC11	65 Meadow Road Stifford Clays Essex RM16 2HB		~			$\checkmark$			~		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			~		$\checkmark$			~		0-5

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
STC01	Adj. A13, Grays	16.41	R2 (16)	328	328	328	(11-15)	
	William Edwards School						, <i>i</i>	
STC03vA	(building footprint)	2.48	R2 (13)	72	109	91	(11-15)	
	William Edwards School							
STC03vB	(playing fields)	7.59	16	152	228	190	11-15	
	Bloomfield Farm, Stifford							
STC04	Clays Road, Grays	2.42	R2 (13)	72	109	91	(11-15)	
	Junction of Blackshots						· · · · ·	
	Lane and Stifford Clays							
STC05	Road	0.38	R2 (13)	11	17	14	(11-15)	
							· · · /	
	Garages Rear of Chafford							
STC06	Way, Stifford Clays	0.18	1	6	9	8	6-10	
0.000	Land at Stifford Clays	0.10					0.10	
	Baptist Church, Fleethall							
STC07	Grove, Gravs	0.45	6	14	24	19	0-5	
0.001	Garages R/O 117 - 133	0110						
	Crammavill Street, Stifford							
STC08	Clays	0.29	1	9	14	12	6-10	
01000	Claye	0.20	•	0			0.10	
	Motor Garage, Crammavill							
STC09	Street, Stifford Clays	0.25	5	7	15	11	6-10	
01000	65 Meadow Road Stifford	0.20	0	'	10		0.10	
STC11	Clays Essex RM16 2HB	0.09	p/p	1	1	1	0-5	Planning permission
01011	4A Crammavill Street	0.00	P/P			1	0.0	
	Stifford Clays Grays							
STC12	Essex RM16 2BD	0.01	p/p	1	1	1	0-5	Planning permission
01012	49 Chestnut Avenue	0.01	P/P	•			00	
STC14	Grays Essex RM16 2UH	0.07	R2				(0-5)	No net gain
01014	Land Adjacent To 15	0.07	112				(0 0)	
	Bodell Close North Grays							
STC15	Essex	0.08	6	2	4	3	0-5	
01010	LOOOX	0.00	<u> </u>	-		Ű	00	Lower figure to reflect
	Adjacent A13/A1306, East							land set aside for open
STC17	of A1012	7.68	R (15)	192	192	192	(11-15)	space
01011	18a Crammavill Street,	1.00	1(10)	102	102	102	(11.10)	59466
STC18	Stifford Clays	0.02	p/p	1	1	1	0-5	Planning permission
01010	Stillord Slays	0.02	ριρ	1	1	1	0-5	
				Scenario	Scenario			
			Phasing	A	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		i Utai	134	231	273		
	due to rounding		Total 0-15 yrs	194	297	245		
			101a10-10 yrs	194	231	240		

#### The Homesteads

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
							- Site promoted by developers			
							through representations to LDF			
						- Identified as Reasonable Alternative in Preferred Options DPDs	at previous consultation			
						- Large flat site in the Green Belt on eastern edge of homesteads	phases.			
						- Opportunity to create new local park	- Identified in TTGDC draft			
						- Access; there are generally no objections to development in this area in	East Thurrock Masterplan			
						terms of road	- Developer interest for high			
						- Improvements are required to public transport links, particularly to the	density scheme			
	Land at Williamson					Station and London Gateway Port	- A transport assessment is			
HOM01	Farm, Southend Road, Corringham	28.65	GB / G	- Within Green Belt	- Within 1600m of a local centre	<ul> <li>Needs to be a clear strategy for access to primary school provision</li> <li>Local centre will be required</li> </ul>	being undertaken by the promoters		R2	Site rejected on current policy grounds
	Road, Connignan	20.00	GB/G			- Site is currently plotlander bungalow in enormous plot	No pp but identified for housing		RZ	policy grounds
						- Designated for housing for a while	in local plan			
						- Footpath crossing railway adjacent to site				
	Land East Of Morley		Urban /			- Any development should include S106 to upgrade path cycleway				
HOM02		0.27	PDL		- Within 1600m of a local centre	- Access – Include requirement to upgrade Morley Hill			А	
	Land West of Morley		Urban /				No pp but identified for housing		_	
HOM03	Hill	0.61	PDL	- Within Green Belt	- Within 1600m of a local centre	- As above; site is adjacent to HOM02 on other side of Morely Hill	in local plan	08/00583/OUT &	A	
	283 Southend Road							09/00700/FUL - Refused		
	Stanford Le Hope					- Refused outline planning permission; 1 net dwelling		outline applications for 1		Site rejected as
HOM06		0.01	PDL		- Within 1600m of a local centre	- Case study applied as there is scope for development		dwelling	R1	unsuitable
	Clinton, First Avenue,		Urban /		- Within 1600m of a local centre			08/00467/FUL - Permission for		
HOM07	Stanford-le-Hope	0.03	PDL		- Within 1600m of train station	- Scope for intensification		1 dwelling.	А	
11010101		0.00						i dweinig.	7.	
	62-64 Branksome									
	Avenue Stanford Le		Urban /		- Within 1600m of a local centre			07/00865/FUL - Permission for		
HOM10	Норе	0.42	PDL	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Planning permission; 8 net dwellings		8 dwellings.	A	
										Site rejected as unsuitable.
	Land between A13					- Flat agricultural land				Also conflicts with
	and railway line.					- Isolated site, no access to local services and public transport	- Identified in draft TTGDC			adopted RSS and LDF.
HOM11	Stanford-le Hope	7.80	GB / G	- Within Green Belt		- Adjacent to railway line (noise issues)	East Thurrock Masterplan		R1	adoptod NOO dila EDI .
						- Planning permission refused; for 4 dwellings		08/00305/FUL - Refused		
						- Is adjacent to HOM10 (coming forward as 8 units)		application for 4 dwellings.		
	R/O 66 Branksome					- Sites were originally proposed to come forward together; this site is				
	Avenue Stanford Le		Urban /			rejected due to overdevelopment				
HOM12		0.22	PDL	- Intersects flood zones 2 & 3	- Within 1600m of a local centre	- No more scope for development.			А	
	Remura, First Avenue, Stanford Le		Urban /		- Within 1600m of a local centre	- Full planning permission; 1 net dwelling	Applicant advises site sold on in 2009.	08/00593/FUL - Permission for 2 dwellings (1 net).		
HOM13		0.09	PDL		- Within 1600m of train station	- Scope for intensification			Α	
100013	liopo	0.00							11	

		Availat	oility Assess	ment		A	chievability	Assessme	nt		
					Co	st Assessm	ent	Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
HOM01	Land at Williamson Farm, Southend Road, Corringham		$\checkmark$			$\checkmark$				$\checkmark$	6-10
HOM02	Land East Of Morley Hill		$\checkmark$			$\checkmark$			$\checkmark$		0-5
HOM03	Land West of Morley Hill		$\checkmark$			$\checkmark$			$\checkmark$		0-5
HOM07	Clinton, First Avenue, Stanford-le-Hope		$\checkmark$			$\checkmark$			$\checkmark$		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

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
	Land at Williamson Farm,							
	Southend Road,							
HOM01	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	
	Clinton, First Avenue,							
HOM07	Stanford-le-Hope	0.03	1	1	1	1	6-10	
								Planning permission
	62-64 Branksome Avenue							
HOM10	Stanford Le Hope	0.42	p/p	8	8	8	0-5	
	R/O 66 Branksome							Thurrock Council
HOM12	Avenue Stanford Le Hope.	0.22	TC	9	9	9	6-10	estimate
	Remura, First Avenue,							Planning permission
HOM13	Stanford Le Hope	0.09	p/p	1	1	1	0-5	
				Scenario	Scenario			
			Phasing	A	В	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

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						<ul> <li>Low lying land around Thurrock Park estate</li> <li>Site prevents coalesce between Grays and Tilbury</li> </ul>				
						- Important piece of open space, or 'green lung'				
						- This has been identified as a potential Local Wildlife Site				
				- Within Green Belt		- It is a remnant area of coastal marsh that should be retained and				
				- Intersects biodiversity site of		enhanced	TTODO droft montorplan	Diagnaing permission granted		- Site rejected as unsuitable -
				local interest - Intersects local wildlife site		<ul> <li>Permission on part of site for employment use</li> <li>Site reserved to provide for a Bus Link between Thurrock Park Way and</li> </ul>	<ul> <li>TTGDC draft masterplan identifies part of Green Belt site</li> </ul>	Planning permission granted		Coalescence
	Isis Land at Little		GB/G/		- Within 1600m of a local centre	Churchill Road and a footway/cycleway between Thurock Park and Manor		development of part of the site		- Flood Issues
TRV01	Thurrock, Tilbury	17.605	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station		allocation.	for employment use	R1	- Ecological Issues
			Urban /					03/00213/FUL - Expired		
	164 Dock Road,		PDL /		- Within 1600m of a local centre			permission for conversion to 3		Site rejected as
TRV03	Tilbury	0.019	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Outline Permission expired.		dwellings.	R1	unsuitable
						- Site currently used as car park				
						<ul> <li>Adjacent to new residential and near to train station</li> <li>Large electricity substation on one side of site; affects development</li> </ul>				
						lavout and sale values				
						- Access limited as visibility at Selwyn road junction is limited, access				
			Urban /			would have to be from Dunlop rd development				
	Car Park, Selwyn		PDL /		- Within 800m of a local centre	- Flood issues	Council owned and available in	1		
TRV04	Road, Tilbury	0.394	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Site is council owned	the longer term.		A	
			Urban /			- Currently commercial use		03/01465/FUL - Conversion to		
TRV05	128 Dock Road, Tilbury	0.025	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 400m of train station	<ul> <li>Frontage onto Dock Road</li> <li>Scope for development, should come forward with TRV04</li> </ul>		flats (2 net gain). Development complete.	٨	
TRV05	TIDUTY	0.025	RODO			- Stope for development, should come forward with TRV04		complete.	A	
						- Site is active and in reasonable repair				
			Urban /			- Adjacent to rail station				
	Former Petrol Station		PDL /		- Within 800m of a local centre	- Contamination issues as used to be a petrol station				
TRV06	Dock Road, Tilbury	0.073	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Next to busy road			A	
							Applicant will be seeking	04/01206/OUT - Expired		
	Rourke's Drift Guest		Urban /				renewal in year 1 and confident			
TRV07	House, 197 Dock Road, Tilbury	0.192	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	will be implemented	residential development.	٨	
TRV07	Unit 12, M J C	0.192	RODO						A	
	Transport,		Urban /			- Currently works unit				
	Lansdowne Road,		PDL /		- Within 800m of a local centre	- Good town centre location				
TRV08	Tilbury	0.161	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Suitable for residential development			A	
								06/00504/OUT - Outline		
								permission for residential		
	Units 2,3,5,7, Lansdowne Road,		Urban / PDL /		- Within 400m of a local centre			development. 09/00678/OUT - Outline application pending		
TRV09		0.296	KCDC	- Intersects flood zones 2 & 3		- Planning permission; 14 net dwellings	Further developer interest	decision for 49 dwellings.	Δ	
11000	Thoury	0.200	RODO				Prospective developer working		/ .	
	Units 14 And 15		Urban /				up scheme. No objection in	permission for residential		
	Lansdowne Road,		PDL /		- Within 800m of a local centre		principle to land use change.	development.		
TRV11	Tilbury	0.131	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Outline planning permission; 6 new dwellings			A	
										Site to be developed for
	Tilbury Working Mens					- Currently working mens club		05/00887/TTGFUL - Planning		other use. Old people's home
	Club, 82 Calcutta				- Within 400m of a local centre	- Good town centre location, fronting Calcutta Road		permission granted for nursing		under construction
TRV12		0.209	PDL	- Intersects flood zones 2 & 3	- Within 400m of train station	- Opportunity for high density mixed-use development			R1	
	,		† <u>-</u>			- Site is currently a telephone exchange but not in use		-		<u> </u>
	Telephone Exchange,		Urban /			- Adjacent to schools and residential				
	Calcutta Road,		PDL /		- Within 400m of a local centre	- Good town centre location, fronting Calcutta Road				
TRV13	Tilbury	0.099	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Opportunity for high density mixed-use development			A	
	The Manse, St Andrews Church,		lirhan /							
	Calcutta Road,		Urban / PDL /		- Within 400m of a local centre	- Outline planning permission; 21 net dwellings (mixed-use scheme)		06/00105/FUL - Permission for		
TRV14		0.138	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Subject to S106 negotiations		21 dwellings. Built out	R1	Built out
	Clematis Cottage,		Urban /					06/01108/FUL - Permission for		
	Sandhurst Road,		PDL /		- Within 800m of a local centre			1 dwelling. Development		
TRV16	Tilbury	0.027	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Planning permission; 1 net dwelling		underway.	A	
			Urban /			- Site is currently a works unit at edge of residential area				
	Sandhurst Fort Road,	0.474	PDL /			- Active but of low quality				
TRV17	Tilbury	0.171	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre	- Adjacent to railway line (noise issues)		l	А	

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						- Site is currently used for car related industries				
						<ul> <li>Active but of low quality</li> <li>Adjacent to rail and new good quality residential</li> </ul>				
						- Close to river but doesn't benefit as rail line blocks it (noise issues)	Council comment that most			
	Hume Avenue		Urban /			- Contamination ; heavy industrial uses	leases are due to expire. Site			
TRV19	Industrial Area,	2.387	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	<ul> <li>Mostly Council owned with medium to long term released</li> <li>Site is council owned</li> </ul>	will be available in the medium term.		^	
IKVI9	Tilbury	2.307	REDE			Currently cruise terminal			A	
						Previous proposal for mixed use scheme not being taken forward				
						Adjacent to scheduled ancient monument (Tilbury Fort)				
			Urban /			Subject to EA measures Important riverfront location; public access should be retained and				Project not being
	Tilbury Point, Fort		PDL /	- Intersects flood defences	- Within 1600m of a local centre	improved				proceeded with by
TRV20	Road, Tilbury, Essex	10.657	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	Access from Ferry Road			R1	owner.
							- Identified in south East Thurrock Masterplan as			
							community use			
						- Site is currently a disused sports centre and sure start building	- Globespan investments LTD.			
	Site at the corner of		Urban /			- Sports centre should be used as lack of facilities in area	Suggest 70 units. Believe the			
TRV21	Brennan Road and London Road, Tilbury	0.459	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 1600m of train station	- TPO adjacent to site - Council's preferred use is multi-hub community centre	site to be deliverable within 1-5 years		Δ	
11(121	Former Labour	0.400	RODO				Commenced. Likely	08/00966/FUL - Permission for	7	
	Exchange, Tilbury		Urban /			- Currently is use as offices (Tilbury House)	completion year 1	10 dwellings.		
	House, Calcutta	0.096	PDL / KCDC	Interports flood zones 2.8.2	- Within 800m of a local centre	- Good town centre location, fronting Calcutta Road			^	
TRV22	Road, Tilbury	0.096	KUDU	- Intersects flood zones 2 & 3	- Within 400m of train station	Opportunity for high density mixed-use development     Exiting employment use, allocated as employment in LDF			A	-Site rejected as
						- Adjacent to listed building (implications for setting)				unsuitable.
			Urban /			- Subject to EA measures				-Also conflicts with LDF
TRV23	Tilbury South, Fort Road, Tilbury	11.990	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 1600m of train station	<ul> <li>Need to improve public access to riverfront</li> <li>Access from Ferry Road</li> </ul>	-TTGDC draft Masterplan - South East Thurrock		R1	allocations and flood issues.
		11.000	11020			- Planning permission refused; 6 net dwellings				
			Urban /			- Scope for development; design case study applied				
TRV24	Former Post office site, Calcutta Road	0.043	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	<ul> <li>Good town centre location, fronting Calcutta Road</li> <li>Opportunity for high density mixed-use development</li> </ul>		08/00651/OUT - Refused application for 12 dwellings	Δ	
11(124		0.040	Urban /					application for 12 dwellings	~	
	24 Bown Close,		PDL /			- Planning permission; 1 net dwelling		07/00613/FUL - Permission for		
TRV25	Tilbury 10 Medick Court,	0.043	KCDC Urban /	- Intersects flood zones 2 & 3	- Within 1600m of a local centre	- Good site for intensification		1 dwelling.	A	
	Grays Essex RM17		PDL /					08/01123/FUL - Permission for		
TRV26	6UD	0.03	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	-Residential area. Part of garden to existing house		1 dwelling.	A	
			Urban /			-Occupied by mixed commercial parades. Potential site identified by				
			PDL /		- Within 400m of a local centre	TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter.				
TRV27	Station North Site	0.62	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	Proposal for mixed use/ commercial/ retail, with residential above.			A	
						Evicting railway station with commercial properties on parth east				
			Urban /			-Existing railway station with commercial properties on north east corner of site. Site bounded to north and south by roads. Potential site identified by				
			PDL /		- Within 400m of a local centre	TTGDC/ Thurrock Council for Town centre redevelopment / Eco Quarter.				
TRV28	Tilbury Station	0.48	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	Proposal for mixed use/ commercial/ retail, with residential above.			A	
	128 Dock Road,					-Commercial premises and car park. Access onto Dock rounded.				
	Tilbury/Car Park,		Urban /			Bounded by residential properties. Potential site identified by TTGDC/				
	Selwyn Road, Tilbury		PDL /		- Within 400m of a local centre	Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal				
TRV29	(larger boundary)	0.40	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	for mixed use/ commercial/ retail, with residential above. -Former petrol station and car park on the south side of Dock Road.			А	
						Residential to east. Comercial uses to west of site. Potential site				
	Former Petrol Station		Urban /			identified by TTGDC/ Thurrock Council for Town centre redevelopment /				
TRV30	Dock Road, Tilbury (larger boundary)	0.25	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above.			Δ	
113 0 30		0.20	NODC						~	
	Former Labour					-Former labour exchange. Planning permission for residential conversion				
	Exchange, Tilbury		l lubers /			now nearing completion. Potential site identified by TTGDC/ Thurrock				
	House, Calcutta Road, Tilbury (larger		Urban / PDL /		- Within 400m of a local centre	Council for Town centre redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail, with residential above. The assessment of		08/00966/FUL (as TRV22		
TRV31		0.10	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	this site is net of the dwellings arising from the residential conversion.		above)	A	
									-	

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status ( notas	Accept / Reject	Commont
	Address	Alea (lia)	Status	Constraints	Benefits	-Predominatly open site used as car park and market. Some lock up		Planning status / notes	Reject	Comment
			Urban /			buildings occupy eastern end. Potential site identified by TTGDC/				
			PDL /		- Within 800m of a local centre	Thurrock Council for Town centre redevelopment / Eco Quarter. Proposal				
TRV32	The Market site	0.37	KCDC	- Intersects flood zones 2 & 3		for residential development.	1		А	
			Urban /			-Existing residential. Potential site identified by TTGDC/ Thurrock Council				
			PDL /		- Within 800m of a local centre	for Town centre redevelopment / Eco Quarter. Potential for				
TRV33	Dunedin House	0.20	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	intensification of residential use.			A	
						-Existing commercial parade with residential above and car parking.				
			Urban /			Potential site identified by TTGDC/ Thurrock Council for Town centre				
	Commonwealth		PDL /		- Within 800m of a local centre	redevelopment / Eco Quarter. Proposal for mixed use/ commercial/ retail,	,			
TRV34	House	0.73	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	with residential above.			A	
			Urban /			-Existing residential. Bounded by residential development. Potential site				
			PDL /		- Within 800m of a local centre	identified by TTGDC/ Thurrock Council for Town centre redevelopment /				
TRV35	Montreal Road Estate	1.14	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	Eco Quarter. Potential for intensification of residential use.			A	
			,			-Existing community leisure centre adjoined by mixed commercial town				
			Urban /			centre uses. Potential site identified by TTGDC/ Thurrock Council for Towr	ו			
	Tilbury Community	0.00	PDL /		- Within 800m of a local centre	centre redevelopment / Eco Quarter. Potential for leisure use with			•	
TRV36	Association Hall	0.29	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	residential above.			A	
			Urban /			<ul> <li>Occupied by Police station and neighbouring houses. Frontages to three roads including Civic Square. Potential site identified by TTGDC/ Thurrock</li> </ul>				
			PDL /		- Within 800m of a local centre	Council for Town centre redevelopment / Eco Quarter. Potential for	< A State of the s			
TRV37	Tilbury Police Station	0.40	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	residential use.			٨	
11(037	Tibury Folice Station	0.40	RODO			-Existing health centre. Corner plot. Residential development to east and			^	
						south. Mixed town centre uses to west and north. Existing residential.				
			Urban /			Potential site identified by TTGDC/ Thurrock Council for Town centre				
			PDL /		- Within 1600m of a local centre	redevelopment / Eco Quarter. Proposal for mixed use with residential				
TRV38	Tilbury Health Centre	0.19	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	above			А	
		0.10				-Existing residential facing onto open space. Bounded by residential			1	
			Urban /			development. Potential site identified by TTGDC/ Thurrock Council for				
			PDL /			Town centre redevelopment / Eco Quarter. Potential for intensification of	:			
TRV39	London Road Houses	1.25	KCDC	- Intersects flood zones 2 & 3		residential use.			А	

		Availat	oility Assess	sment			Achievability				
			_		0	st Assessm	ient	IMar	ket Assessr	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
TRV04	Car Park, Selwyn Road, Tilbury	$\checkmark$					~		$\checkmark$		11-15
TRV05	128 Dock Road, Tilbury			~	$\checkmark$			$\checkmark$			0-5
	Former Petrol Station										
TRV06	Dock Road, Tilbury Rourke's Drift Guest		√			√			√		6-10
TRV07	House, 197 Dock Road, Tilbury		~			~			~		0-5
	Unit 12, M J C Transport, Lansdowne Road,										
TRV08	Tilbury Units 2,3,5,7,		~				~		~		6-10
TRV09	Lansdowne Road, Tilbury		✓				✓		~		6-10
11000	Units 14 And 15 Lansdowne Road,										0-10
TRV11	Tilbury Telephone Exchange,		~			~			~		0-5
TRV13	Calcutta Road, Tilbury	$\checkmark$					~		$\checkmark$		11-15
	Clematis Cottage, Sandhurst Road,										
TRV16	Tilbury Sandhurst Fort Road,			✓		√			√		0-5
TRV17	Tilbury Hume Avenue		√				√		√		6-10
TRV19	Industrial Area, Tilbury		$\checkmark$			~		$\checkmark$			11-15
	Site at the corner of Brennan Road and										
TRV21	London Road, Tilbury Former Labour		√			√			√		6-10
	Exchange, Tilbury House, Calcutta										
TRV22	Road, Tilbury Former Post office			√		~			√		0-5
TRV24	site, Calcutta Road 24 Bown Close,		√			√			√		6-10
TRV25	Tilbury 10 Medick Court,	$\checkmark$			$\checkmark$			√			0-5
TRV26	Grays Essex RM17 6UD			~		~			$\checkmark$		0-5
TRV27	Station North Site	$\checkmark$					$\checkmark$		$\checkmark$		11-15
TRV28	Tilbury Station	$\checkmark$					√		$\checkmark$		11-15
	128 Dock Road, Tilbury/Car Park,										
TRV29	Selwyn Road, Tilbury (larger boundary)	$\checkmark$					~		~		11-15
	Former Petrol Station Dock Road, Tilbury										
TRV30	(larger boundary) Former Labour	$\checkmark$					~		~		11-15
	Exchange, Tilbury House, Calcutta										
TRV31	Road, Tilbury (larger boundary)						~		~		11-15
TRV32 TRV33	The Market site Dunedin House	$\checkmark$					$\checkmark$		√ √		11-15 11-15

		Availat	oility Assess	ment		A	chievability	Assessme	nt		
					Co	st Assessm	ent	Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
	Commonwealth										
TRV34	House	$\checkmark$					$\checkmark$		$\checkmark$		11-15
TRV35	Montreal Road Estate	$\checkmark$					$\checkmark$		$\checkmark$		11-15
TRV36	Tilbury Community Association Hall	$\checkmark$					$\checkmark$		$\checkmark$		11-15
TRV37	Tilbury Police Station	$\checkmark$					$\checkmark$		$\checkmark$		11-15
TRV38	Tilbury Health Centre	$\checkmark$					~		$\checkmark$		11-15
TRV39	London Road Houses	$\checkmark$					$\checkmark$		$\checkmark$		11-15

			Source of					
Site ID	Address	Area (ha)	Capacity Estimate	Scenario A	Scenario B	Midpoint	Phasing	Comments
	Car Park, Selwyn Road,	(IIa)	LStillate		U	Midpoint	Thasing	Comments
TRV04	Tilbury	0.39	6	12	21	16	11-15	
TRV05	128 Dock Road, Tilbury Former Petrol Station	0.03	p/p	2	2	2	0-5	Planning permission
TRV06	Dock Road, Tilbury	0.07	4	3	6	4	6-10	
	Rourke's Drift Guest							Planning permission
	House, 197 Dock Road,							
TRV07	Tilbury	0.19	p/p	10	10	10	0-5	Disarias associasion
	Unit 12, M J C Transport,							Planning permission
TRV08	Lansdowne Road, Tilbury	0.16	p/p	10	10	10	6-10	
			•••					Planning permission
	Units 2,3,5,7, Lansdowne	0.00					0.40	
TRV09	Road, Tilbury	0.30	p/p	14	14	14	6-10	Planning permission
	Units 14 And 15							Planning permission
TRV11	Lansdowne Road, Tilbury	0.13	p/p	6	6	6	0-5	
	Telephone Exchange,							
TRV13	Calcutta Road, Tilbury	0.10	11	7	15	11	11-15	Disercises as a visation
TRV16	Clematis Cottage, Sandhurst Road, Tilbury	0.03	p/p	1	1	1	0-5	Planning permission
	Sandhurst Road, Tilbury Sandhurst Fort Road,	0.03	hih		1	1	0-0	
TRV17	Tilbury	0.17	4	7	14	10	6-10	
	Hume Avenue Industrial							
TRV19	Area, Tilbury	2.39	4	95	191	143	11-15	
	Site at the corner of Brennan Road and							
TRV21	London Road, Tilbury	0.46	9	39	51	45	6-10	
110021	London rtodd, riibdry	0.40		00	01	-+0	0.10	Planning permission
	Former Labour Exchange,							
	Tilbury House, Calcutta							
TRV22	Road, Tilbury Former Post office site,	0.10	p/p	10	10	10	0-5	
TRV24	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
	10 Medick Court, Grays		P P					Planning permission
TRV26	Essex RM17 6UD	0.03	p/p	1	1	1	0-5	
TRV27	Station North Site	0.62	TC TC	40 30	40 30	40 30	11-15	Thurrock Council
TRV28	Tilbury Station 128 Dock Road,	0.48	10	30	30	30	11-15	Thurrock Council
	Tilbury/Car Park, Selwyn							
	Road, Tilbury (larger							
TRV29	boundary)	0.40	TC	14	14	14	11-15	Thurrock Council
	Former Petrol Station							
TRV30	Dock Road, Tilbury (larger boundary)	0.25	тс	16	16	16	11-15	Thurrock Council
11(030	Former Labour Exchange,	0.25	10	10	10	10	11-15	
	Tilbury House, Calcutta							
	Road, Tilbury (larger							
TRV31	boundary)	0.10	TC	25	25	25	11-15	Thurrock Council
TRV32 TRV33	The Market site Dunedin House	0.37	TC TC	30 15	30 15	30 15	<u>11-15</u> 11-15	Thurrock Council Thurrock Council
TRV33 TRV34	Commonwealth House	0.20	TC	65	65	65	11-15	Thurrock Council
TRV35	Montreal Road Estate	1.14	TC	50	50	50	11-15	Thurrock Council
	Tilbury Community							
TRV36	Association Hall	0.29	TC	15	15	15	11-15	Thurrock Council
TRV37 TRV38	Tilbury Police Station Tilbury Health Centre	0.40 0.19	TC TC	35 20	35 20	35 20	11-15 11-15	Thurrock Council Thurrock Council
TRV30	London Road Houses	1.25	TC	70	70	70	11-15	Thurrock Council
			-					
				Scenario	Scenario			
			Phasing	A 21	B	Midpoint		
			0-5 6-10	31 76	31 101	31 88		
			11-15	539	652	595		
			15+	0	0	0		
			Total	646	783	715		
	Note figures may not add		Total 0-15	040	700	745		
1	due to rounding		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	<ul> <li>Flood storage area</li> <li>Intersects flood zones 2 &amp; 3</li> <li>Intersects biodiversity sites of local interest</li> <li>Intersects potential wildlife sites</li> <li>Within Green Belt</li> </ul>	- Within 1600m of a local centre - Within 400m of train station	<ul> <li>Site includes Tilbury Marshes and Go–Kart track area</li> <li>Site is open area and a very valuable remnant of the once extensive Thames Marshes; high environmental value - part of site is biodiversity site</li> <li>The site has been identified as being a potential Local Wildlife Site</li> <li>LDF and port proposals for limited GB release for part of site for employment use</li> <li>Access; the only local roads that could provide access are Dock Road and St Chads. The size of the site would generate capacity issues</li> <li>The size of this site would cause coalescence between Tilbury, Grays and Chadwell St Mary</li> </ul>	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		3.72	GB / PDL	/- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station - Within 1600m of a local centre	<ul> <li>Site occupied by Tilbury FC, also includes field north east of it</li> <li>Well used sports club</li> <li>Expensive to develop due to flood issues</li> <li>Council owned site</li> <li>School can be relocated</li> </ul>	Developer comment; proposal for 500 residential units (development can commence within the year) Council indicate that the site		R1	Site unsuitable because of flood risk and flood storage issues. Also conflicts with adopted RSS and LDF policy.
TSC03	Jack Lobley School Calcutta Club,	1.44	KCDC Urban /	- Within Green Belt	- Within 1600m of train station	Flood issues, expensive to develop     Site is currently Calcutta Club on main road	can come forward in future		A	
TSC05	Calcutta Road, Tilbury	0.16	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of a local centre - Within 800m of train station	- Residential to rear - Ground floor retail space			^	
TSC06	Car Park, Quebec	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,	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)		
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	<ul> <li>Refused planning permission; 21 net dwellings</li> <li>Scope for development; case study applied</li> </ul>	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	
	Land Adjacent To 57 Brennan Road Tilbury		Urban /				pp only refused in absence of			
TSC10		0.03	PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 1600m of train station	<ul> <li>Refused; 1 net dwelling</li> <li>Is scope for infilling; case study applied</li> </ul>	developer contributions but no objection in principle		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	<ul> <li>Site is currently a school available for disposal</li> <li>Some retention of open space would be desirable; possibility to keep playing fields and incorporate community facility and changing rooms into scheme</li> <li>Access – Cross Keys capacity needs addressing</li> <li>Flood issues, expensive to develop</li> </ul>	No pp but Council owned and TTGDC support		۵	
TSC12	Calcutta Road Shops		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of a local centre - Within 800m of train station	- Flood issues, expensive to develop -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	

		Availat	oility Assess	ment		A	chievability	Assessme	nt		
					Со	st Assessm	ient	Mar	ket Assessr	nent	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
TSC03	Jack Lobley School	$\checkmark$				$\checkmark$			$\checkmark$		11-15
TSC05	Calcutta Club, Calcutta Road, Tilbury		~			$\checkmark$			$\checkmark$		6-10
TSC07	13A Civic Square, Tilbury		$\checkmark$			$\checkmark$			$\checkmark$		0-5
TSC08	Garjo, Portsea Road, Tilbury		$\checkmark$			$\checkmark$			$\checkmark$		0-5
TSC09	The Anchor Civic Square Tilbury Essex RM18 8AD		~			~			$\checkmark$		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						~		$\checkmark$		11-15
TSC13	St Chads Corner	$\checkmark$					$\checkmark$		$\checkmark$		11-15

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
TSC03	Jack Lobley School	1.44	13	43	65	54	11-15	
	Calcutta Club, Calcutta							
TSC05	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	тс	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	тс	25	25	25	11-15	Thurrock Council estimate
TSC13	St Chads Corner	0.17	тс	15	15	15	11-15	Thurrock Council estimate
				Scenario	Scenario			
			Phasing	А	В	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		Total 0-15					
	due to rounding		years	231	376	303		

#### West Thurrock and South Stifford

									Accept /	
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Reject	Comment
						- Site is currently an active lorry cleaning facility and HGV test centre, both	1			
			Urban /			uses would need to be relocated				
	MOT Centre, Tank		PDL /			- On main road network				
WTS01	Hill Road, Purfleet	1.65	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Adjacent to residential			A	
						- Planning permission; 2 net dwellings (subject to S106 agreements)		06/00934/FUL - Planning		
			Urban /			- Adjacent to conservation area		permission for 2 dwellings		
			PDL /			- Access limited	Applicant advises intends to			
WTS02	6 Tank Lane Purfleet	0.05	KCDC	- Intersects local wildlife site	- Within 800m of train station	- Adjacent to Mardyke Park which should be retained if possible	sell on within a year.		A	
						- Planning permission; 95 net dwellings (with scope for 35 additional				
						dwellings on top of this)- Within Purfleet conservation area				
						<ul> <li>Development should retain and respect existing woodland</li> </ul>				
						<ul> <li>Should provide pedestrian link with the Dipping</li> </ul>				
						- Tpo's 8/92 and 4/87 apply, these are on western part of site				
			Urban /			<ul> <li>Listed buildings immediately adjoin (Hollow Cottages)</li> </ul>	- Site identified for mixed us in			
			PDL /	- Intersects flood zones 2 & 3		- Access from London Road	TTGDC Purfleet masterplan.	07/00362/TTGFUL - Planning		
WTS04	Cornwall House Site	2.57	KCDC	- Intersects potential wildlife site	- Within 400m of train station	- Noise issues from railway	Site Owner: SGS Limited	permission for 95 dwellings	A	
	Site North of Hollow			- Intersects flood zones 2 & 3						
	Cottages, London		Urban / G	- Intersects potential wildlife			Identified in TTGDC			- Site falls within the
WTS05	Road, Purfleet	0.93	/ KCDC	site	- Within 400m of train station		Masterplan		R1	boundaires of WTS04
			ľ			- Site in middle of industrial uses				
			Urban /			- Noise issues from railway				
WTS06 &	Botany Way Industrial		PDL /	- Intersects flood zones 2 & 3		- Trees by railway should be retained	Commencement/phasing as			
WTS06A	Estate, Purfleet	18.66	KCDC	- Intersects potential wildlife site	- Within 400m of train station	- TTGDC estimate 1,500 units to be delivered within 10 years	advised by TTGDC		А	
				·						
						- Site is currently an active hydrogas container facility	- Site identified for mixed us in			
			Urban /			- Adjacent to conservation area	TTGDC Purfleet masterplan			
	BOC Upstream Site,		PDL /			- Development should ensure there is a riverside path linking Ordnance	- Additional appraisal being			
WTS07	Purfleet	1.07	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	Green with Cory's Wharf	carried out by TTGDC.		А	
							Site recently acquired by			
							TTGDC. Has benefit of full p.p			
						- Full planning permission; 502 net dwellings	Indicated phasing assumes			
						- Riverside path should be retained in attractive a form as possible	possibility of re-plan in light of			
						- Potential for development to include a road link over the railway to	new ownership and more			
						WTS12 in longer term	recent TTGDC Purfleet Centre			
	Former Coal yard		Urban /			- Eastern edge adjacent to WTS42 which has outline permission for 153	Development Framework.			
	Site, London Road,		PDL /	- Intersects flood zones 2 & 3			Would be developed in	07/00989/TTGREM - Planning		
WTS08		5.32	KCDC	- Intersects flood defences	- Within 400m of train station	- Site is allocated for housing	conjunction with WTS42.	permission for 502 dwellings	۸	
W1000	6 Southland Terrace,	0.02	Urban /					permission for 302 dwellings	~	
	London Road.		PDL /					05/01103/FUL - Permitted sub-		
WTS11		0.02	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	- Full planning permission; 1 net dwelling		division of house (1 net gain)	Δ	
WIGHT	T unicet	0.02	RODO					awaion of house (1 het gain)	~	
						- Flood issues				
				- Intersects flood zones 2 & 3		- Original outline 880 units. However, site is heavily restricted by HSE	- Site identified for mixed us in			
	Former Thames		Urban /	- Intersects biodiversity sites of		zones; developable area reduced to 30% of original area to reflect this.	TTGDC Purfleet masterplan	05/00001/OUT - Expired		
W/T040	Board Mills, London	11 07	PDL / KCDC	local interest -	Within 400m of train station	- Development should include a footbridge / crossing over the C2C line to enable resident to access riverside path	- Additional appraisal being	outline consent for a mix of uses including residential	^	
WTS12	Road, Purfleet	11.37	NUDU	Intersects potential wildlife sites	- within 400m of train station		carried out by TTGDC.	ő	~	
								08/00623/FUL - Planning		
								permission for 17 dwellings		
			h			- Planning permission ; 17 net dwellings		allowed on appeal		
			Urban /			2 previous refused planning applications (21 apartments in 2007; 17 in	Agent understands owner	07/00155/FUL - Planning		
	St Margarets, Beacon	0.01	PDL /			2008)	intends to sell on - at loss if	application for 21 dwellings		
WTS13	Hill, Purfleet	0.21	KCDC		- Within 800m of train station	- No constraints; good redevelopment site (case study applied)	need be.	dismissed on appeal	A	
						- Planning permission; 163 net dwellings		07/00645/TTGFUL - Planning		
						- Site is currently former Esso sports club sports land		permission for 163 dwellings.		
						- Access to Purfleet bypass will only be made if existing North rd access is		44 completed 2008/09.		
	Sports Ground North		Urban /			stopped and new access replaces it				
	Road Purfleet Essex		GF /			- Upgrade of footpath required and improved pedestrian crossing of	Phasing as advised by			
		3.32	KCDC	- Intersects SSSI	- Within 1600m of train station	Purfleet Bypass	developer		А	
WTS14	RM16 1TU	0.02					i .		1	1
WTS14	RM161TU	0.02	Urban /			- Scheduled ancient monument within site		06/00896/TTGFUL - Planning		
WTS14	RM16 1 I U High House, London	0.02	Urban / PDL / KCDC			<ul> <li>Scheduled ancient monument within site</li> <li>Adjacent to listed buildings</li> </ul>		06/00896/11GFUL - Planning permission for 19 dwellings.		

Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes	Accept / Reject	Comment
			Urban / PDL /	<ul> <li>Intersects flood zones 2 &amp; 3</li> <li>Intersects potential wildlife site</li> </ul>	- Within 400m of a local centre	<ul> <li>Lakside to be subject to a Area Action Plan</li> <li>Current environment not suitable for housing; required comprehensive environmental redevelopment and transport improvements</li> <li>Development must include better walking and cycling links</li> <li>Identified as potential site for housing in LDF</li> <li>Subject to RSS mini Review</li> <li>Included in TTGDC Materplan, approx. 400 residential units; 300 units on</li> </ul>	- TTGDC has draft Masterplan - Some landowners expressed interest in residential - NLP representing CSC (site			
VTS16	Lakeside Basin	120.30	KCDC	- Within Green Belt	- Within 400m of train station	western edge of lake, 100 units of north and eastern edge of lakes)	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	
NTS18	Re-Development Site, School field Road, West Thurrock	7.93	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	<ul> <li>Ex industrial site under development</li> <li>planning permission for 414 residential units and re-development of</li> <li>West Thurrock school</li> <li>Old school sites on north side of road</li> <li>Part of site under construction for primary school at Eastern end</li> </ul>	Phasing as advised by	09/50068/TTGREM & 09/50034/TTGREM - Planning permission for 414 dwellings.	A	
WTS19	Lyndale Estate, West	6.02	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	<ul> <li>Site is currently Lyndale estate</li> <li>Includes derelict building on eastern edge</li> <li>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)</li> <li>Access limited</li> <li>Contamination as site used to be industrial</li> </ul>	·	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	<ul> <li>Site is currently used for a lorry related business</li> <li>Site presents opportunities for improvement of environment in area</li> <li>Proposed green link between lakeside and St Clement going through site</li> <li>Require an environmental and safety improvement to London rd</li> <li>Access limited and site must be developed in conjunction with site to east (WTS21) and upgrading of Sandy Lane</li> <li>Good bus links</li> <li>Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction</li> </ul>			A	
WTS21	East of Sandy Lane, West Thurrock	1.24	Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	<ul> <li>Site is currently used for a lorry related business</li> <li>Site presents opportunities for improvement of environment in area</li> <li>Proposed green link between lakeside and St Clement going through site</li> <li>Require an environmental and safety improvement to London rd</li> <li>Access limited and site must be developed in conjunction with site to west (WTS20) and upgrading of Sandy Lane</li> <li>Good bus links</li> <li>Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction</li> </ul>			A	
WTS22	Former Burma Oil Depot, London Road,	0.64	Urban / PDL / KCDC	<ul> <li>Intersects flood zones 2 &amp; 3</li> <li>Adjacent to local wildlife site</li> </ul>	- Within 1600m of train station	<ul> <li>Site is currently a van centre on a prominent corner</li> <li>Site adjacent to Anchor field Local Wildlife site which is being considered as a local Nature Reserve</li> <li>Constrained by electricity pylons running through site</li> <li>Could be issues with loss of commercial land</li> <li>Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction. However this site could come forward in isolation</li> </ul>	- 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	<ul> <li>Site is currently used by car related businesses on a prominent corner site</li> <li>Access limited</li> <li>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)</li> <li>A green link is proposed from Lakeside to St Clements which would pass through site</li> <li>Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction</li> </ul>			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		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	<ul> <li>Site is currently a lorry car park, partially includes new church, hall and café</li> <li>Regeneration area; mixed use and community uses</li> <li>May require remediation as unsure of previous uses and contamination</li> <li>Access limited; development should aim to improve access to the church</li> <li>A green link is proposed from Lakeside to St Clements which would pass through site</li> <li>Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction</li> <li>Site area reduced by 25% to reflect retention of current community uses (health and community centre)</li> <li>Site is council owned</li> </ul>			A	
	Land Off Manor Road, Grays		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	<ul> <li>Access limited</li> <li>Currently large depot and works</li> <li>A green link is proposed from Lakeside to St Clements which would pass through site</li> <li>Good opportunity for mixed use development</li> <li>Potential noise issues from railway line</li> <li>Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction</li> </ul>		00/00545/TTGOUT - Outline application for housing development	A	
WTS26	R/O Mill Lane/London Road, London Road, Grays		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	<ul> <li>Part of site is currently occupied by Showmen</li> <li>Access limited; site wedged between back of housing and industrial</li> <li>24 industrial container operations surround site, including gas works</li> <li>No objections to change of use -</li> </ul>			R1	Site rejected as unsuitable
WTS27	Land At Hillside Club, West of Devonshire Road		Urban / PDL / KCDC	<ul> <li>Intersects flood zones 2 &amp; 3</li> <li>Intersects potential wildlife site</li> </ul>	- Within 1600m of train station - Within 1600m of a local centre	<ul> <li>Site is a former Blue Circle sports ground</li> <li>TPOs on site</li> <li>Significant ecological interest for reptiles and invertebrates</li> <li>Access onto Devonshire Road should be minimised</li> <li>Proposal for open space/school on southern part and housing and ecology space in northern part</li> </ul>	- 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		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 1600m of a local centre - Within 1600m of train station	<ul> <li>Site is currently active William Ball kitchen production and distribution; in reasonable condition</li> <li>Contamination issues; underground petrol tanks and unknown history</li> <li>Site provide an opportunity to create an important cycleway linking</li> <li>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</li> </ul>	- Within TTGDC South Stifford design brief		A	
WTS31	Acorn Trading Estate, Gumley Road, Grays		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	
	Fiddlers Reach, Wouldham Road, South Stifford		Urban / PDL / KCDC	- Intersects flood zones 2 & 3 - Intersects flood defences	- Within 1600m of a local centre - Within 1600m of train station	<ul> <li>Existing outline planning permission</li> <li>Outline application for 1,244 net dwellings to be determined</li> <li>Site allocated for housing</li> <li>West boundary of site should be landscaped to create a visual buffer to Proctor and Gamble factory</li> <li>Development should provide access to riverfront and link to the greenway through Lion Pit</li> <li>Possible implications of coastal archaeology</li> </ul>	Phasing as advised by TTGDC	08/00370/TTGOUT - Outline application pending decision fo up to 1244 dwellings	A	
WTS33	Mardyke Surgery 77 Water Lane Purfleet Essex RM19 1GT		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	<ul> <li>Permission for conversion of existing dwelling to two one-bedroom flats</li> <li>Decision not made</li> <li>Scope for conversion to achieve one 1 net dwelling</li> </ul>		07/00753/FUL - Permission for conversion of existing dwelling to 2 flats (1 net gain).	A	
	4 Sussex Terrace London Road Purfleet		Urban / PDL / KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	<ul> <li>Planning permission g; 1 net dwelling</li> <li>Noise and air pollution</li> <li>Scope for conversion to achieve one 1 net dwelling</li> </ul>	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).		
WTS37	The Vicarage 565 London Road Grays Thurrock RM20 4AR		Urban / PDL / KCDC	- Intersects flood zones 2 & 4	- Within 1600m of train station	<ul> <li>Opportunity to improve environment of this area</li> <li>Green link proposed from Lakeside to St Clements which would go through site</li> <li>Sites WTS19 - 25, and WTS37 should ideally come forward in conjunction. However this site could come forward in isolation</li> </ul>		07/01313/OUT - Refused outline application for 6 dwellings (5 net).	А	

0:4-10	A daha a a		Chatter	O a materia ta	Denefite	Other Considerations	Developer la fe	Diamaina status / satas	Accept /	Comment
Site ID	Address	Area (ha)	Status	Constraints	Benefits	Other Considerations	Developer Info	Planning status / notes 08/00344/TTGOUT -	Reject	Comment
						Dianning normination, 225 not dwallings		Application for for 235		
						- Planning permission; 235 net dwellings				
						- London Road frontages provide limited opportunity for access, so this		dismissed on Appeal		
						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	Appeal for 235 dismissed but			
	Land At Drapers Yar	d	Urban /			- Sustainable as opportunity to improve pedestrian links to Hedley Avenue				
	London Road South		PDL /			- Disused mineral railway track running through it; potential to be restored	Developer interest still being			
WTS38	Stifford Grays Essex		KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	and used for cycleway linking riverside through to Lion Gorge	shown. TTGDC estimates 180		A	
	14 - 18 Foxton Road		Urban /					07/01003/FUL - Planning		
	South Stifford Essex		PDL /			<ul> <li>Full planning permission; 4 net dwellings</li> </ul>	Commenced and well	permission for 4 flats.		
WTS39	RM20 4XX	0.05	KCDC	- Intersects flood zones 2 & 3	- Within 1600m of train station	- Site northeast of WTS30 (William Ball site)	advanced	Development underway.	A	
							- Within TTGDC Draft			
						<ul> <li>Part of site currently in motorsport use</li> </ul>	masterplan for Lakeside as			
						- Council promote redevelopment for key leisure uses only; development	leisure use			
						for housing not supported. LDF Preferred options identify as reasonable	- Agents suggest between 100	-		Site rejected as
				- Intersects flood zones 2 & 3		alternative for mixed use based on leisure.	1000 units depending on mix of	f		unsuitable.
	Arena Essex, West			<ul> <li>Intersects local wildlife site</li> </ul>	- Within 400m of a local centre	- Site rejected at Issues and options and Preferred options stage.	uses. Believe site will be			Also conflicts with
WTS40	Thurrock	50.42	GB / PDL	- Within Green Belt	- Within 800m of train station	- Ecology and wildlife issues	deliverable within 1-5 years.		R1	adopted RSS and LDF.
	Purfleet Garrison		Urban /			- Neighbourhood renewal project would involve redevelopment and	Council undertaking Options			
	Neighbourhood		PDL /			intensification of units existing in housing estates	Appraisal for Neighbourhood			
WTS41	Renewal	11.22	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	- Site is council owned	Renewal Scheme		A	
						- Planning permission pending; previously 153 net dwellings, now reduced				
						to approx. 50 due to HSE zone from adjacent depot				
						- Site is allocated for housing	Site recently acquired by			
						- Riverside path should be retained in as attractive form as possible	TTGDC. Number from previous	6		
						- Contamination as adjacent to oil depot	withdrawn application appears			
			Urban /			- Access would be from London road	to comply with HSE guidance.			
	East end of Corvs		PDL /			- Adjacent to WTS08 which has outline planning permission for 506 net	Would be developed in			
WTS42	wharf, Purfleet	1.81	KCDC	- Intersects flood zones 2 & 3	- Within 800m of train station	dwellings	conjunction with WTS08		А	
	,	-				Following outcome of Lakeside Single Issue Review the Council is to				
	Lakeside Basin (in		Urban /			produce an Area Action Plan for Lakeside. This will consider the potential				
1	addition to exisiting		PDL/		- Within 400m of a local centre	for up to 3000 dwellings in the designated Town Centre area, subject to				
WTS43	400)	156.39	KCDC	- Intersects flood zones 2 & 3	- Within 400m of train station	further work and capacity assessment.			А	

		Availat	oility Assess	sment	Co	A st Assessm	chievability ent	Assessme Mar	nt ket Assessr	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
WTEO1	MOT Centre, Tank	$\checkmark$					~		$\checkmark$		6 10
WTS01 WTS02	Hill Road, Purfleet 6 Tank Lane Purfleet	v	√			√	~		✓ ✓		6-10 0-5
WTS04	Cornwall House Site		$\checkmark$			$\checkmark$			$\checkmark$		6-10
WTS06	Botany Way Industrial Estate, Purfleet		√			$\checkmark$			$\checkmark$		0-5
WTS06A	BOC Upstream Site, Purfleet		$\checkmark$			$\checkmark$			$\checkmark$		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			•	✓	v			v		6-10
	St Margarets, Beacon		~			~	~		~		
WTS13	Hill, Purfleet Sports Ground North Road Purfleet Essex		· ·			· ·	· ·		v		0-5
WTS14 WTS16	RM16 1TU Lakeside Basin			✓ ✓		√	~		√	~	0-5 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		~				~		$\checkmark$		6-10
WTS20	West of Sandy Lane, West Thurrock		√			√			√		6-10
WTS21	East of Sandy Lane, West Thurrock		~				~		$\checkmark$		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		~		$\checkmark$				$\checkmark$		11-15
WTS30	William Ball Site, West Thurrock		~			~			$\checkmark$		11-15
WTS31	Acorn Trading Estate, Gumley Road, Grays Fiddlers Reach,		√				√		$\checkmark$		0-5
WTS32	Wouldham Road, South Stifford		~				~		V		0-5
WTS32A	Fiddlers Reach, Wouldham Road, South Stifford		$\checkmark$				$\checkmark$		$\checkmark$		6-10

		Availat	oility Assess	sment		A	chievability	Assessme	nt		
					Co	st Assessm	ent	Mar	ket Assessr	ment	
Site ID	Address	Low	Medium	High	Low	Medium	High	Low	Medium	High	Phasing (years)
WTS33	Mardyke Surgery 77 Water Lane Purfleet Essex RM19 1GT		~				~		$\checkmark$		0-5
WTS34	4 Sussex Terrace London Road Purfleet Essex RM19 1QU		~				$\checkmark$		$\checkmark$		0-5
WTS37	The Vicarage 565 London Road Grays Thurrock RM20 4AR		$\checkmark$			$\checkmark$		✓			6-10
WTS38	Land At Drapers Yard London Road South Stifford Grays Essex		$\checkmark$				~		$\checkmark$		0-5
WTS39	14 - 18 Foxton Road South Stifford Essex RM20 4XX			~		~			✓		0-5
WTS41	Purfleet Garrison Neighbourhood Renewal			~		~			V		11-15
WTS42	East end of Corys wharf, Purfleet		$\checkmark$			~			$\checkmark$		0-5
WTS43	Lakeside Basin (in addition to exisitng 400)	$\checkmark$					$\checkmark$		$\checkmark$		11-15

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	А	В	Midpoint	Phasing	Comments
	MOT Centre, Tank Hill							
WTS01	Road, Purfleet	1.65	10	134	168	151	6-10	
WTS02	6 Tank Lane Purfleet Cornwall House Site	0.05	p/p	2	2	2	0-5	Planning permission
WTS04	Botany Way Industrial	2.57	p/p	130	130	130	6-10	Planning permission Thurrock Council
WTS06	Estate, Purfleet		TC	450	450	450	0-5	estimate
	Botany Way Industrial	18.66		430	430	400	0-5	Thurrock Council
WTS06A	Estate, Purfleet		тс	1000	1000	1000	6-10	estimate
	BOC Upstream Site,							
WTS07	Purfleet	1.07	9	91	118	105	11-15	
	Former Coal yard Site,							Planning permission
WTS08	London Road, Purfleet	5.32	p/p	502	502	502	0-5	
	6 Southland Terrace,							Planning permission
WTS11	London Road, Purfleet	0.02	p/p	1	1	1	0-5	
	Former Thames Board							
WTC40	Mills, London Road,	0.44	0	000	075	222	C 40	
WTS12	Purfleet St Margarets, Beacon Hill,	3.41	9	290	375	332	6-10	Planning permission
WTS13	Purfleet	0.21	p/p	16	16	16	0-5	Fianning permission
WIGIS	Sports Ground North	0.21		10	10	10	0.0	Planning permission
	Road Purfleet Essex							
WTS14	RM16 1TU	3.32	p/p	119	119	119	0-5	
WTS16	Lakeside Basin	120.30	p/p TC	400	400	400	6-10	
	Joinery and Works, south-							
	west corner of Re-							
	Development Site,							
	Schoolfield Road, West							
WTS17	Thurrock Grays Essex	0.43	11	30	64	47	6-10	
	Re-Development Site,							Planning permission
WTS18	School field Road, West	7.02	n/n	224	224	331	0-5	
W1516	Thurrock Lyndale Estate, West	7.93	p/p	331	331	331	0-5	-
WTS19	Thurrock	6.02	10	487	614	551	6-10	
WIGIO	West of Sandy Lane,	0.02	10	-101	014	001	0.10	
WTS20	West Thurrock	0.20	5	6	12	9	6-10	
	East of Sandy Lane, West							
WTS21	Thurrock	1.24	9	105	137	121	6-10	
	Site West Of Manor Road,							
	London Road, West		_					
WTS23	Thurrock	0.88	9	75	97	86	11-15	
	Peaceful Row Lorry Park,							
WTS24	London Road, West Thurrock	0.51	4	20	41	30	11-15	
W1024	Land Off Manor Road,	0.51	4	20	41	50	11-15	
WTS25	Grays	1.78	10	144	182	163	11-15	
	William Ball Site, West							
WTS30	Thurrock	2.55	10	206	260	233	11-15	
	Acorn Trading Estate,	· · · ·						Planning permission
WTS31	Gumley Road, Grays	2.54	p/p	236	236	236	0-5	
	Fiddlers Reach,							
WTS32	Wouldham Road, South		p/p	000	000	000	0 F	Diamainer a service i
	Stifford	9.84		622	622	622	0-5	Planning permission
WTS32A	Fiddlers Reach, Wouldham Road, South		n/n					
W1332A	Stifford		p/p	622	622	622	6-10	Planning permission
	Mardyke Surgery 77			522		022	0.10	Thurrock Council
	Water Lane Purfleet							estimate
WTS33	Essex RM19 1GT	0.03	тс	1	1	1	0-5	
	4 Sussex Terrace London							Planning permission
	Road Purfleet Essex							
WTS34	RM19 1QU	0.02	p/p	1	1	1	0-5	
	The Vicarage 565 London							
WT007	Road Grays Thurrock	0.40	4	~	~		0.40	
WTS37	RM20 4AR	0.18	1	6	9	8	6-10	Thurrook Council
	Land At Drapers Yard London Road South							Thurrock Council estimate
WTS38	Stifford Grays Essex	1.76	тс	180	180	180	0-5	Colimate
					100	100		I

			Source of					
		Area	Capacity	Scenario	Scenario			
Site ID	Address	(ha)	Estimate	A	В	Midpoint	Phasing	Comments
	14 - 18 Foxton Road							Planning permission
	South Stifford Essex							
WTS39	RM20 4XX	0.05	p/p	4	4	4	0-5	
	Purfleet Garrison							
WTS41	Neighbourhood Renewal	11.22	16	224	337	281	11-15	
	East end of Corys wharf,							Thurrock Council
WTS42	Purfleet	1.81	TC	53	53	53	0-5	estimate
	Lakeside Basin (in							Thurrock Council
WTS43	addition to exisitng 400)	156.39	TC	2600	2600	2600	11-15	estimate
				Scenario	Scenario			
			Phasing	A	В	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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