

Thurrock Local Plan

Five Year Housing Land Supply Position Statement



July
2016



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1. Introduction

National Policy

National policy guidance regarding the assessment of the five year housing land supply is provided in the National Planning Policy Framework 2012 (NPPF) and Planning Policy Guidance (PPG).

Local Planning Authorities are required by the NPPF to publish a five year housing land supply assessment on an annual basis to demonstrate how they will maintain delivery of a five year supply of housing land to meet their housing requirement (Paragraph 47).

This supply should include an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. In cases where there has been a record of persistent under delivery of housing, there is a requirement to increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and ensure choice and competition in the market for land. As demonstrated in Appendix 1, Thurrock has been unable to meet the housing delivery rates required by the NPPF, the Council is required to include the 20% buffer.

The NPPF and PPG also provide guidance on the criteria that potential housing sites need to fulfil in order to be considered deliverable within five years. This is explained further in section 3. 'Identifying and assessing the deliverability of sites'.

Planning Policy Guidance also defines the need for housing in terms of "the scale and mix of housing and the range of tenures that is likely to be needed in the housing market area over the plan period – and should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand".

Local Policy

The Council has an adopted Local Plan in the form of the Core Strategy and Policies for Management of Development DPD (as amended). This set out a requirement for 950 dwellings per annum. This figure was derived from the now revoked East of England Regional Spatial Strategy (RSS). As such, this figure is now considered to be out of date.

In February 2014 Cabinet gave approval to undertake a full review of the Core Strategy and to begin the preparation of a new Local Plan to guide the future development of Thurrock. The new timetable for this process is set out in the Local Development Scheme. To support the production of the new Plan, the Council is currently in the process of updating its' evidence base including, but not limited to, the Thurrock Strategic Housing Market SHMA, Economic Development Needs

Assessment (EDNA), Housing and Employment Land Availability Assessment (HELAA) and Green Belt Assessment (GBA).

In May 2016 the South Essex Strategic Housing Market Assessment was published by Thames Gateway South Essex. This involved extensive partnership working so as to assess needs over the Housing Market Area. This identified objectively assessed for Thurrock in terms of a range of the number of required dwellings needed in the Thurrock housing market area over the plan period.

2. Defining Thurrock's 5-year housing land supply requirement

This position statement considers the availability of housing land in Thurrock during the period 1st April 2016 to 31st March 2021. The requirement of Planning Policy Guidance to meet the identified objectively assessed need means that this is the primary basis against which to assess the housing requirement.

While the dwelling requirement set out in the Core Strategy is now considered to be out of date and has not been used, we have included the calculations based on the Core Strategy for information purposes in Appendix 2. The Appendix shows a number of alternative methods of calculating the dwelling requirement, including the requirement under the Adopted Thurrock Council Core Strategy as well as the requirement including residual under build against the RSS targets set in 2006.

Requirement arising from Objectively Assessed Need (2014 base date)

The South Essex Strategic Housing Market Assessment identifies a range of objectively assessed need for Thurrock of between 919 and 973 dwellings per annum. This need was assessed at a base date of 2014.

Using this range the requirement is:

| | Lower | Upper |
|--|-------|-------|
| A. Thurrock Objectively Assessed Need | 919 | 973 |
| B. Thurrock annual housing requirement 2016 – 2021 (A x 5) | 4,595 | 4,865 |
| C. Thurrock annual housing requirement 2016 – 2021 including 20% buffer (B plus 20%) | 5,514 | 5,838 |
| D. 2 year residual housing requirement 2014 to 2016 (Appendix 1) | 895 | 1,003 |
| E. Total Thurrock Council annual housing requirement 2016 – 2021 (C + D) | 6,409 | 6,841 |
| F. Annual Thurrock Council annual housing requirement 2016 – 2021 (E/ 5) | 1,282 | 1,369 |

As this need was assessed at a base date of 2014, the calculation accounts for the residual under build between 1st April 2014 and 31st March 2016. Further information about the past delivery of dwellings is provided in Appendix 1.

3. Identifying and assessing the deliverability of sites

The NPPF indicates that for sites to be included in the five year supply of housing they should be deliverable. To be considered deliverable within five years “sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable” (NPPF footnote 11).

The PPG also provides that “Deliverable sites for housing include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years”. There is also a provision for authorities to make an allowance for windfall sites in the five year supply where they have evidence appropriate for their inclusion.

At this stage, we have made an assessment of the deliverability of the sites with planning permission. This includes information obtained from landowners and agents on development progress and intended timescales. Further details of this are provided below.

It is intended that the Housing and Employment Land Availability Assessments will make a full assessment of the deliverability of housing and employment sites and this information will then be reviewed and updated annually.

Identified sites with planning permission

The Council annually monitors the amount of new housing that has been built, is under construction, or has planning permission but where construction has not yet started. Appendix 3 provides a list of the larger housing sites with a capacity of 5 or more dwellings that currently have planning permission. Taking into account dwelling completions to 1st April 2016, the outstanding capacity of these sites is 5,816 dwellings.

The Appendix shows that there estimated to be a total of 3,183 dwellings are likely to be delivered within 5 years on large sites with planning permission. It also shows capacity of a further 2,663 on large sites with planning permission that are considered likely to be developable within the longer term. The majority of this longer term developable capacity is on the site of the Purfleet Centre, where there is outline consent for up to 3,000 dwellings with the majority of the dwellings to be built there likely to be realised beyond five years.

A further 110 homes are expected to be delivered within 5 years on smaller sites with planning permission that have a capacity of 4 or fewer dwellings. These sites are listed in Appendix 4.

Windfall Potential

The NPPF makes provision for authorities to make an allowance for windfall sites in the five year supply where they have evidence appropriate for their inclusion.

An average of 37 dwellings completions per annum have come forward on sites that were not previously identified in either the LDF Site Local Plan or the Thurrock SHLAA. This includes dwellings on sites where planning permission has been granted as well as prior approvals, whereby buildings have been converted into residential use without the need for planning permission. The average level of these 'windfalls' is taken as an indication of the future windfall potential.

Windfall dwelling completions on unidentified sites

| | |
|-----------------------------|-----------|
| 2015 to 2016 | 99 |
| 2014 to 2015 | 5 |
| 2013 to 2014 | 71 |
| 2012 to 2013 | 31 |
| 2011 to 2012 | 11 |
| 2010 to 2011 | 5 |
| Average 2010 to 2016 | 37 |

4. Calculating the 5 year housing supply

The five year supply of sites for housing is estimated to be 3,441 dwellings. The components of this supply are shown in the table below:

| Supply of deliverable housing in the next 5 years | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|-------------------------|
| | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 5-Year TOTAL |
| Sites With Permission – Capacity of 5 or more dwellings (Appendix 3) | 718 | 666 | 662 | 683 | 454 | 3,183 |
| Sites With Permission – Capacity of 4 or fewer dwellings (Appendix 4) | 40 | 30 | 20 | 10 | 10 | 110 |
| Windfall Potential | | 37 | 37 | 37 | 37 | 148 |
| Total | 758 | 733 | 719 | 730 | 5019 | 3,441 |

The formula used to measure the supply of ready to develop housing sites is:

Anticipated supply ÷ housing requirement x 100.

The requirement arising from the higher range of the Objectively Assessed Need is calculated as:

$3,441 \div 6,841 \times 100 = 50.2\%$.

$3,441 \div 1,369 \text{ requirement} = 2.5 \text{ year supply}$

The requirement arising from the lower range of the Objectively Assessed Need is calculated as:

$3,441 \div 6,409 \times 100 = 53.6\%$.

$3,441 \div 1,282 \text{ requirement} = 2.7 \text{ year supply}$

In summary, this equates to a supply of 2.5 to 2.7 years in relation to the identified objectively assessed need.

5. Next steps

It is intended that this Statement will be updated at least annually. It is likely that future assessments of the five year housing land supply will also include sites deemed to be deliverable or developable in the Housing and Employment Land Availability Assessments. In addition, as the Local Plan progresses through the plan making process, there may be opportunity for some sites to come forward ahead of the Local Plan being adopted.

Appendix 1 - Delivery of dwellings

A. 2014/15 to 2015/16 – Housing requirement arising since base date of OAN Assessment

| | Dwellings Completed | Cumulative Completions | OAN Lower range (919 dwellings per annum) | Number of dwellings below cumulative target | OAN Higher range (973 dwellings per annum) | Number of dwellings below cumulative target |
|----------------|---------------------|------------------------|---|---|--|---|
| 2014/15 | 309 | 309 | 919 | -610 | 973 | -664 |
| 2015/16 | 634 | 943 | 1838 | -895 | 1946 | -1,003 |

B. 2006/07 to 2015/16 – Housing requirement arising since base date of RSS

| | Dwellings Completed | Cumulative Completions | Cumulative Target (950 dwellings per annum) | Number of dwellings below cumulative target |
|-----------------|---------------------|------------------------|---|---|
| 2006/07 | 413 | 413 | 950 | -537 |
| 2007/08 | 161 | 574 | 1,900 | -1,326 |
| 2008/09 | 130 | 704 | 2,850 | -2,146 |
| 2009/ 10 | 88 | 792 | 3,800 | -3,008 |
| 2010/ 11 | 288 | 1,080 | 4,750 | -3,670 |
| 2011/12 | 343 | 1,423 | 5,700 | -4,277 |
| 2012/13 | 311 | 1,734 | 6,650 | -4,916 |
| 2013/14 | 323 | 2,057 | 7,600 | -5,543 |
| 2014/15 | 309 | 2,366 | 8,550 | -6,184 |
| 2015/16 | 634 | 3,000 | 9,500 | -6,500 |

Appendix 2 - Alternative Calculation of the Housing Requirement

Requirement under the Adopted Thurrock Council Core Strategy

The Core Strategy set out a requirement for 950 dwellings per annum for the period covered by the former Regional Spatial Strategy (RSS) from 2006 to 2026. Although this is the position in the adopted plan, the fact that the RSS has been revoked means that is considered to be the secondary basis against which the housing requirement is assessed.

This requirement, including the 20% buffer is:

| | | |
|----|--|-------|
| A. | Thurrock Council Core Strategy annual housing requirement (RSS) | 950 |
| B. | Thurrock Council annual housing requirement 2016 – 2021 (A x 5) | 4,750 |
| C. | Additional NPPF 20% buffer requirement (B plus 20%) | 5,890 |
| D. | Annual Thurrock Council annual housing requirement 2016 – 2021 (B+C) | 1,178 |

Requirement including residual under build (RSS)

There were 2,997 net additional dwellings built during the period 2006 to 2016. This was an under build of 6,503 dwellings when compared against the RSS cumulative target over that period. The delivery of dwellings 2006 – 2016 against the RSS target is shown at Appendix 1.

There is more than one alternative method that may be used to factor the residual under build into the land supply requirement.

‘Sedgefield’ methodology

The under build represents a residual requirement of 1,300 dwellings per annum under the ‘Sedgefield’ methodology whereby any previous shortfall in housing delivery against the target is met within the following 5-year period (6,503 / 5)

The total requirement taking the under build since 2006 into account, using the ‘Sedgefield’ methodology is:

| | | |
|----|--|--------|
| E. | Annual residual housing requirement (‘Sedgefield’) | 1,300 |
| F. | 5 year residual housing requirement - (E x 5) | 6,500 |
| G. | Total Thurrock Council total housing requirement 2016 – 2021 (C + F) | 12,390 |
| H. | Thurrock Council annual housing requirement 2016 – 2021 (G / 5) | 2,478 |

‘Liverpool’ methodology

The under build represents a residual requirement of 650 dwellings per annum under the ‘Liverpool’ methodology whereby any previous shortfall in housing delivery against the target is spread over the remaining period of the Local Plan (6,503 / 10)

The total requirement taking the under build since 2006 into account, using the ‘Liverpool’ methodology is:

| | | |
|----|--|-------|
| I. | Annual residual housing requirement (‘Liverpool’) | 650 |
| J. | 5 year residual housing requirement - (I x 5) | 3,250 |
| K. | Total Thurrock Council annual housing requirement 2016 – 2021 (C + J) | 9,140 |
| L. | Annual Thurrock Council annual housing requirement 2016 – 2021 (K/ 5) | 1,828 |

The Five Year Supply using the ‘Sedgefield’ and ‘Liverpool’ methodology

The five year supply of sites for housing is estimated to be 3,456 dwellings.

The formula used to measure the supply of ready to develop housing sites is:

Anticipated supply ÷ housing requirement x 100.

Based on the Sedgefield Methodology this is calculated as:

$3,456 \div 12,390 \times 100 = 27.8\%$.

$3,456 \div 2,478 \text{ requirement} = 1.4 \text{ year supply}$

Based on the Liverpool Methodology this is calculated as:

$3,456 \div 9,140 \times 100 = 37.8\%$.

$3,456 \div 1,828 \text{ requirement} = 1.9 \text{ year supply}$

Under the Sedgefield and Liverpool Methodology the supply equates to a 1.4 to 1.9 year supply.

Appendix 3

Sites with Planning Permission that are likely to come forward within 5 Years 2016 to 2021 (as at April 1st 2016) - Sites with a capacity of 5 or more dwellings

| Site | Ward | Application Reference | Building Started? | Net Dwellings Permitted | Dwelling capacity April 2016 | FIVE YEAR SUPPLY | | | | | |
|--|-----------------------------|--------------------------------|-------------------|-------------------------|------------------------------|------------------|---------|---------|---------|---------|-------------|
| | | | | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Year 1 to 5 |
| Owner - Private | | | | | | | | | | | |
| Aveley Village Extension, South of Aveley Bypass, Aveley | Aveley and Uplands | 09/00091/TTGOUT & 12/01090/REM | Yes | 340 | 104 | 82 | 22 | | | | 104 |
| Aveley Football Ground, Mill Road, Aveley | Aveley and Uplands | 13/01021/OUT | No | 114 | 114 | | | 40 | 40 | 34 | 114 |
| 146 South Road, South Ockendon, RM15 6BX | Belhus | 15/00784/FUL | No | 7 | 7 | | 7 | | | | 7 |
| Ford Place, South Road, South Ockendon | Belhus | 15/00463/FUL | No | 9 | 9 | | | | 9 | | 9 |
| Sancta Maria Centre, Daiglen Drive, South Ockendon | Belhus | 15/01473/FUL | Yes | 9 | 9 | 9 | | | | | 9 |
| Bentons Farm, Mollands Lane, South Ockendon | Belhus | 13/00986/FUL | No | 11 | 11 | | 11 | | | | 11 |
| Riverview Methodist Church, River View, Chadwell St Mary, RM16 4BJ | Chadwell St. Mary | 14/01129/FUL | No | 8 | 8 | 8 | | | | | 8 |
| Land Adjacent To Thatched Cottage Baker Street Orsett Essex | Chadwell St. Mary | 14/00912/OUT | No | 14 | 14 | | | | 14 | | 14 |
| Land rear of St Johns Way, Chadwell St Mary | Chadwell St. Mary | 12/01070/FUL | Yes | 20 | 20 | 10 | 10 | | | | 20 |
| Land Rear Of 78-131, Dudley Close, Chafford Hundred, Grays | Chafford and North Stifford | 13/00777/FUL | Yes | 8 | 8 | 8 | | | | | 8 |
| Former Ardale Site Extension, Harrington Crescent, North Stifford, Grays | Chafford and North Stifford | 13/01176/OUT | No | 14 | 14 | | | | 14 | | 14 |
| Academy Builders And Development Ltd, 31 Fobbing Road, Corringham | Corringham and Fobbing | 15/00175/FUL | No | 6 | 6 | | | 6 | | | 6 |

| Site | Ward | Application Reference | Building Started? | Net Dwellings Permitted | Dwelling capacity April 2016 | FIVE YEAR SUPPLY | | | | | |
|--|----------------------------|-----------------------------|-------------------|-------------------------|------------------------------|------------------|---------|---------|---------|---------|-------------|
| | | | | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Year 1 to 5 |
| Land and Buildings at 19 To 29 Lampits Hill,Corringham | Corringham and Fobbing | 15/00589/FUL | No | 6 | 6 | | 6 | | | | 6 |
| Thames View Farm, High Road, Fobbing | Corringham and Fobbing | 15/00766/FUL | No | 9 | 9 | | | 9 | | | 9 |
| Thames Industrial Estate, Princess Margaret Road, East Tilbury. RM18 8RH | East Tilbury | 13/01163/FUL | No | 50 | 50 | | | | 25 | 25 | 50 |
| Bata Field, East Tilbury | East Tilbury | 13/00165/ETL & 14/00646/REM | Yes | 299 | 239 | 100 | 100 | 39 | | | 239 |
| The Tops Social Club, Argent Street, Grays | Grays Riverside | 14/00975/OUT | No | 24 | 24 | | 16 | | | | 16 |
| Pier Lodge Day Nursery, Argent Street, Grays | Grays Riverside | 15/00176/FUL | No | 21 | 21 | | | | 21 | | 21 |
| 'Changes' Health & Fitness Club, 76 High Street, Grays, RM17 6HU | Grays Riverside | 13/00480/FUL | No | 41 | 41 | | 41 | | | | 41 |
| 59-65 High Street, Grays | Grays Riverside | 10/50132/TTGFUL | Yes | 35 | 35 | 35 | | | | | 35 |
| Pumping Station site Manor Way, Grays | Grays Riverside | 14/00810/FUL | No | 27 | 27 | | | 27 | | | 27 |
| Land at Thurrock Technical College, Wood View, Grays | Little Thurrock Blackshots | 11/50403/TTGFUL | Yes | 362 | 116 | 70 | 46 | | | | 116 |
| Retail Units Corner Broadway and Whitehall Lane, Little Thurrock, Grays | Little Thurrock Rectory | 14/01073/FUL | Yes | 7 | 7 | 7 | | | | | 7 |
| Land Adjacent Groves Barns And To The East Of North Road, South Ockendon | Ockendon | 15/00627/FUL | No | 6 | 6 | | 6 | | | | 6 |
| Former Ford Motor Company, Arisdale Avenue, South Ockendon | Ockendon | 14/00950/REM | Yes | 185 | 98 | 70 | 28 | | | | 98 |
| Prince Of Wales, West Road, South Ockendon | Ockendon | 14/01403/FUL | No | 9 | 9 | | | | 9 | | 9 |
| Kemps Farm, Dennises Lane, South Ockendon, RM15 5SD. | Ockendon | 15/00135/FUL | Yes | 18 | 18 | 11 | 7 | | | | 18 |
| Lambourn House, 67 North Road, South Ockendon, RM15 6QA | Ockendon | 15/00095/FUL | No | 10 | 10 | | | 10 | | | 10 |

| Site | Ward | Application Reference | Building Started? | Net Dwellings Permitted | Dwelling capacity April 2016 | FIVE YEAR SUPPLY | | | | | |
|--|-----------------------------------|--------------------------------|-------------------|-------------------------|------------------------------|------------------|---------|---------|---------|---------|-------------|
| | | | | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Year 1 to 5 |
| Jack O' Lantern Public House, Daiglen Drive, South Ockendon | Ockendon | 09/00126/OUT & 13/00195/ETL | No | 14 | 14 | | | | | 14 | 14 |
| Arisdale Industrial Estate (remainder), South Ockendon | Ockendon | 09/50035/TTGOUT | No | 373 | 373 | | 80 | 100 | 100 | 93 | 373 |
| Former Congregational Church, North Road, South Ockendon | Ockendon | 13/00578/FUL | No | 15 | 15 | | | 15 | | | 15 |
| Manor House Farm, Brentwood Road, Bulphan | Orsett | 15/00183/FUL | No | 6 | 6 | | | 6 | | | 6 |
| Tyelands Farm, South Hill, Langdon Hills | Orsett | 14/00958/FUL | No | 5 | 5 | | 5 | | | | 5 |
| Sandown Nurseries, Sandown Road, Orsett, RM16 3DD | Orsett | 13/01154/OUT & 14/01380/REM | No | 7 | 7 | | 7 | | | | 7 |
| Malgraves Farm, Lower Dunton Road | Orsett | 14/00990/FUL | No | 50 | 50 | | | | 50 | | 50 |
| Pieris Place, Brentwood Road, Bulphan | Orsett | 14/01406/OUT | No | 19 | 19 | | | | 19 | | 19 |
| Bannatynes Health Spa, Howard Road, Chafford Hundred, Grays, RM16 6YJ | South Chafford | 08/01156/TTGFUL | No | 140 | 140 | | | 50 | 50 | 40 | 140 |
| The New Pompadour, St Johns Way, Corringham, SS17 7NA | Stanford East and Corringham Town | 12/00779/FUL | Yes | 24 | 24 | 24 | | | | | 24 |
| Land at St Margarets Ave & Fairview Avenue, Stanford-Le-Hope. SS17 0DW | Stanford-le-Hope West | 15/01155/FUL | No | 7 | 7 | | | 7 | | | 7 |
| Stanford Body Repairs, Ruskin Road, Stanford Le Hope | Stanford-le-Hope West | 14/01404/FUL | No | 7 | 7 | | 7 | | | | 7 |
| Stanford Road (rear of Oxford Road cul-de-sac), Stanford | Stanford-le-Hope West | 11/50268/TTGFUL | Yes | 14 | 14 | 14 | | | | | 14 |
| Land at St Cleres golf club Stanford-le-Hope | Stanford-le-Hope West | 10/50235/TTGOUT & 13/00446/REM | Yes | 350 | 279 | 70 | 70 | 70 | 69 | | 279 |
| Tanglewood, Billet Lane, Stanford Le Hope | Stanford-le-Hope West | 13/00897/TBC | Yes | 16 | 16 | 16 | | | | | 16 |
| 1/2, Southend Road, Stanford Le Hope, SS17 0PQ | Stanford-le-Hope West | 11/00020/FUL | No | 17 | 17 | | 17 | | | | 17 |

| Site | Ward | Application Reference | Building Started? | Net Dwellings Permitted | Dwelling capacity April 2016 | FIVE YEAR SUPPLY | | | | | |
|--|-------------------------------------|--------------------------------|-------------------|-------------------------|------------------------------|------------------|---------|---------|---------|---------|-------------|
| | | | | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Year 1 to 5 |
| Land adjacent to A13/ A1014, Stanford-le-Hope | Stanford-le-Hope West | 14/01321/OUT | No | 153 | 153 | | 40 | 40 | 40 | 33 | 153 |
| Land at Stifford Clays Baptist Church, Fleethall Grove, Crammavill Street, Stifford Clays, Grays | Stifford Clays | 16/00124/FUL | No | 8 | 8 | | | | 8 | | 8 |
| Land West of Morley Hill | The Homesteads | 15/00864/FUL | Yes | 18 | 18 | 18 | | | | | 18 |
| Site at the corner of Brennan Road and London Road, Tilbury | Tilbury Riverside and Thurrock Park | 13/00146/FUL | Yes | 47 | 47 | 47 | | | | | 47 |
| The New Venue, Flint Street, West Thurrock | West Thurrock and South Stifford | 14/00409/FUL | No | 28 | 28 | | | 28 | | | 28 |
| Re-Development Site (remainder), Schoolfield Road, West Thurrock | West Thurrock and South Stifford | 14/00600/FUL | Yes | 55 | 55 | 30 | 25 | | | | 55 |
| South of West Thurrock Way/East of Euclid Way, West Thurrock (Retail/Housing/Community use) | West Thurrock and South Stifford | 13/01231/FUL | No | 320 | 320 | | 50 | 90 | 90 | 90 | 320 |
| William Ball Site, West Thurrock | West Thurrock and South Stifford | 10/50144/TTGOUT & 13/00352/REM | Yes | 154 | 12 | 12 | | | | | 12 |
| Owner - Council Owned | | | | | | | | | | | |
| Bracelet Close, Corringham | Stanford East and Corringham Town | 13/00897/TBC | Yes | 12 | 12 | 12 | | | | | 12 |
| St Chads School, St Chads Road, Tilbury | Tilbury St. Chads | 14/01274/FUL | Yes | 130 | 130 | 65 | 65 | | | | 130 |
| Purfleet Centre | West Thurrock and South Stifford | 11/50401/TTGOUT | No | 3000 | 3000 | | | 125 | 125 | 125 | 375 |
| Phase Total | | | | 6658 | 5816 | 718 | 666 | 662 | 683 | 454 | 3183 |

Appendix 4

Small Sites with Planning Permission that are likely to come forward within 5 Years (Showing sites with a capacity of 4 or fewer dwellings)

| Site | Ward | Dwelling capacity |
|---|-----------------------------|-------------------|
| Aveley Working Mens Club, 8 Mill Road, Aveley | Aveley and Uplands | 2 |
| 117 Foyle Drive, South Ockendon, RM15 5HE | Belhus | 1 |
| 86 Humber Avenue, South Ockendon | Belhus | 2 |
| 43 River View, Chadwell St Mary, RM16 4BJ | Chadwell St. Mary | 1 |
| 1 Cedar Road Chadwell St Mary, RM16 4ST | Chadwell St. Mary | 1 |
| 109 - 111 Riverview, Chadwell St. Mary | Chadwell St. Mary | 2 |
| The Greyhound, Heath Road, Chadwell St Mary | Chadwell St. Mary | 4 |
| 3 Nevell Road, Chadwell St Mary, RM16 4SH | Chadwell St. Mary | 1 |
| 6 High Road, North Stifford, Grays | Chafford and North Stifford | 1 |
| South Bungalow, Hogg Lane, West Thurrock | Chafford and North Stifford | 2 |
| 34 Warren Terrace, Arterial Road, North Stifford, Grays, RM16 6UT | Chafford and North Stifford | 2 |
| 10 High Road, North Stifford, Grays | Chafford and North Stifford | 1 |
| Pump House, Church Road, Corringham | Corringham and Fobbing | 2 |
| Land Adj Farm Road, East Tilbury | East Tilbury | 2 |
| The Old School, Rectory Road, West Tilbury | East Tilbury | 2 |
| Red Lion, 229 London Road, Grays | Grays Riverside | 1 |
| 10 High Street, Grays, RM17 6LU | Grays Riverside | 3 |
| Land To Rear Of 3A - 3B Derby Road, Grays | Grays Riverside | 2 |
| Land part of rear gardens at 11, 13, 15, 17, 19 Darnley Road, Grays | Grays Riverside | 4 |
| Land Adjacent Cliff House, Meesons Lane, Grays | Grays Riverside | 1 |
| 46 Lucas Road, Grays, RM17 5AJ | Grays Thurrock | 2 |
| 28 Hampden Road, Grays | Grays Thurrock | 2 |
| Land Rear Of 89 To 99 Connaught Avenue, Grays | Grays Thurrock | 3 |
| Land Fronting Southend Road and Part of 34 36 38 St Georges Avenue, Grays | Grays Thurrock | 1 |
| 9 Parkside, Grays, RM16 2GE | Little Thurrock Blackshots | 2 |
| 7 Rectory Road, Grays, RM16 8BA | Little Thurrock Rectory | 2 |
| Regency Ceilings, Depot Rear Of St Johns Hall, College Road, Grays | Little Thurrock Rectory | 4 |
| 47 Rectory Road, Grays, RM17 6AW | Little Thurrock Rectory | 1 |
| 7A South Road, South Ockendon | Ockendon | 3 |
| 18 Wilsman Road, South Ockendon, RM15 6QB | Ockendon | 1 |

| Site | Ward | Dwelling capacity |
|--|-------------------------------------|-------------------|
| Land Rear Of 10 - 8 Orchard Close, South Ockendon | Ockendon | 1 |
| Land between 16 and 18 Nursery Close, South Ockendon, RM15 6DD | Ockendon | 2 |
| Land To Rear Of 43 And 43A, Church Lane, Bulphan | Orsett | 1 |
| Fen Farm, Fen Lane, Bulphan | Orsett | 2 |
| Homelea, Peartree Lane, Bulphan | Orsett | 2 |
| Dahlia Cottage, Kirkham Shaw, Horndon On The Hill | Orsett | 3 |
| Wynstay (Plot 2), Stanley Road, Bulphan | Orsett | 1 |
| Fen Cottage, Fen Lane, Orsett | Orsett | 1 |
| Mangrove, Baker Street, Orsett | Orsett | 1 |
| Tan-y-Bryn, Hillcrest Road, Horndon-on-the-Hill | Orsett | 1 |
| Hill View, Stanford Road, Orsett | Orsett | 4 |
| Portland Lodge, Brentwood Road, Bulphan | Orsett | 3 |
| Former Harrow Inn, Harrow Lane, Bulphan | Orsett | 1 |
| 26 South Hill Crescent, Horndon On The Hill | Orsett | 1 |
| Green Trees Farm, Old Hill Avenue, Langdon Hills. SS16 6JE | Orsett | 1 |
| Little Malgraves Cottage, Lower Dunton Road, Bulphan | Orsett | 3 |
| South Farm, Old Hill Avenue, Langdon Hills | Orsett | 1 |
| The Barn, Arden House, High Road, Horndon On The Hill | Orsett | 1 |
| Land And Building, Drakes Farm, Dunnings Lane, Bulphan | Orsett | 1 |
| Land to Rear of 1 St James Avenue East, Stanford Le Hope, SS17 7BB | Stanford East and Corringham Town | 1 |
| 46 - 48 King Street, Stanford Le Hope | Stanford-le-Hope West | 4 |
| Leos, 8 Rayleigh Road, Stanford Le Hope, SS17 0NE | Stanford-le-Hope West | 1 |
| 12A London Road, Stanford Le Hope, SS17 0LL | Stanford-le-Hope West | 4 |
| 4 Chestnut Avenue, Grays, RM16 2UJ | Stifford Clays | 1 |
| 5 Goddard Road, Stifford Clays, Grays | Stifford Clays | 1 |
| 183 Southend Road, Stanford-Le-Hope | The Homesteads | 2 |
| 187 - 189 Dock Road, Tilbury, RM18 7BT | Tilbury Riverside and Thurrock Park | 2 |
| Land Between Clematis Cottage And 12, Sandhurst Road, Tilbury | Tilbury Riverside and Thurrock Park | 2 |
| 108 Christchurch Road, Tilbury, RM18 7RD | Tilbury St. Chads | 1 |
| Land Including Church Cottage/ Bungalow, Church Hollow, Purfleet | West Thurrock and South Stifford | 2 |
| Total | | 110 |

Growth & Strategy Team

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Planning and Growth
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