

THURROCK BOROUGH COUNCIL

**Assessment of 5-Year
Housing Land Supply**

1. Background to the Assessment of 5-Year Housing Land Supply

The Department for Communities and Local Government (DCLG) set out the national planning policy framework for Housing in Planning Policy Statement 3 : Housing (PPS3), published in November 2006. The PPS states that local planning authorities need to assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing (paragraph 7).

PPS3 requires authorities to identify sufficient specific deliverable sites to deliver housing over the first 5 years of the relevant Local Development Document (paragraph 54). Where authorities cannot demonstrate a five year supply, the PPS states that they should consider favourably planning applications for housing (paragraph 71).

In order for sites to be considered deliverable the sites should be:

- Available – the site is available for development now
- Suitable – The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.
(Paragraph 54)

PPS3 also requires authorities to identify a further supply of specific, developable sites for the years 6-10 and 11-15, beyond the initial 5 years (paragraph 55).

DCLG have also provided further guidance on “Demonstrate a 5-Year Supply of Deliverable Sites”. This sets out three main stages to consider when assessing supply, as follows:

- Identify the housing provision to be delivered over the following 5 years;
- Identify sites that have potential to deliver housing over the 5 year Period. Potential sites include housing allocations in the Development Plan; sites that have planning permission (outline or full planning permission that have not been implemented) and specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period; and,
- Assess deliverability of potential sites in terms of paragraph 54 of PPS3.

This paper sets out an assessment of whether or not there is a 5-year supply of deliverable housing land within the Thurrock Borough.

2. Sources of Information

Annual Monitoring Report (AMR)

The Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State containing information on the monitoring of the policies in the current Local Development Plan.

Thurrock Council's most recent AMR was produced for the years 2008/2009. The Housing section reports on housing completions as well as projected net additional dwellings in future years. The Housing Trajectory of the AMR shows the level of housing expected to come forward in the next fifteen years, to 2024. It includes specific reference to the 5 year housing land supply.

Strategic Housing Land Availability Assessment (SHLAA)

SHLAAs are a requirement of PPS3 (Annex C). According to SHLAA Practice Guidance (DCLG, July 2007), the SHLAA should identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.

Thurrock's first SHLAA was published in March 2010. It establishes the potential for accommodating new housing in Thurrock over a 15-year period from a base date of December 2009. It identified acceptable sites for a potential 19,280 dwellings, which is more than needed to meet the requirement for a 15-year supply.

The Assessment identifies a pool of sites which are suitable, available and achievable, and gives information on what action would need to be taken in order for sites to come forward. The SHLAA does not determine whether a site should be allocated for housing development, rather, it informs the decision-making process.

3. Dwelling provision to the end of the LDF Plan Period

The Adopted Regional Spatial Strategy (RSS) made provision for a minimum dwelling requirement of 18,500 to be built between 2001 and 2021, this being an average of 925 dwellings per annum (Policy H1). Taking into account actual completions between 2001 and 2006, the RSS policy requires an average of 950 dwellings per annum to be built between 2006 and 2021. Furthermore, the policy also provides that local planning authorities should plan for the delivery of housing for at least 15 years from the date of adoption of relevant plan documents and assumes that the annual rate of provision after 2021 will be at this average rate of 950 dwellings per annum.

The total number of completions between 2001 and 2009 was 4950, leaving a residual of 13,550 still to be built between 2009 and 2021. The annual average rate of completions required to achieve this residual by 2021 would be 1,129.

Thurrock Council's policy on providing for this dwelling requirement is set out in the Proposed Submission Draft Core Strategy DPD, as approved by Council on the 27th January 2010 for Publication and Submission to the Secretary of State. The policy includes specific reference to the maintenance of a 5-year supply of deliverable housing land,

4. Five Year Supply to 2014/15

Policy CSTP1 Strategic Housing Provision (page 62) sets out the methodology that the Council will apply to the requirement to identify, monitor and maintain a rolling 5-year supply of deliverable housing land.

The Council has adopted a Managed Delivery policy approach that essentially takes full account of current and projected market conditions, based on information from the local development and construction sector in respect of their estimates of future housing completions and phasing of development on their sites over the next 5 year period.

The AMR Housing Trajectory illustrates the projected gradual recovery in the local housing market in the five years from 2010/11 to 2014/15. This Trajectory is shown in Appendix 1. The Trajectory assumes the sector will gradually recover to levels of completions commensurate with levels achieved at the height of the previous housing boom. The Council therefore considers that this is in no way a pessimistic scenario but is a reasonable basis for planning purposes. The rate of recovery illustrated is based on local developer information on the projected phasing of housing development on their respective sites. The resultant trajectory graph to 2014/15 is based therefore on information obtained from the industry not on the Council's top down view. The Council therefore considers this approach is particularly robust.

Policy CSTP1 sets out the Managed Delivery 5-Year Supply requirement, April 1st 2010 to March 31st 2015. A Schedule of sites that are considered to be deliverable is shown in Appendix 2. The total supply of deliverable sites is estimated as 4,152. These deliverable sites have been assessed in the Thurrock SHLAA. The methodology applied by the SHLAA is a design led approach. This provides a robust means of estimating site capacity. The capacity estimates of the sites are based upon the mid-point of the scenarios tested in the SHLAA. The capacity of the deliverable sites would be higher under the higher density scenarios.

The 5-year housing land supply is assessed on the projected phasing of the sites. The list of sites shown in Appendix 2 are those that are adjudged to come forward in whole or in part over the 5-year period. As the remainder of the dwellings on some sites is likely to come forward in 6 to 10 years, some sites listed have a total capacity in excess of the figure that has been assessed as likely within 5-years.

Taking the total capacity of these sites into account gives a maximum dwelling capacity on all the above sites of 5,774. Therefore, if market conditions improve faster than projected, the undeveloped residue of capacity on some of the larger 5-year land supply sites can be brought forward accordingly.

Policy CSTP1 clearly states that the position of the 5-year supply will be reviewed and rolled forward on an annual basis in light of the refresh of the Strategic Housing Land Availability Assessment (SHLAA) which will be published annually; actual completions to-date in the previous year, as well as advised housing “starts” by the industry and industry information on the projected phasing of completions on their respective sites over the succeeding 5-year period. The Housing Trajectory will be refreshed and published in the Annual Monitoring Report.

Contingency reserve of housing sites

The policy also clearly states that the SHLAA, as refreshed on an annual basis, details the pool of identified housing sites and potential housing sites that form a contingency reserve of housing land that can be brought forward for development by the owners/developers of those sites if market conditions permit. Year on year, new sites will be added to the pool and sites will be developed or fall out of the pool for various reasons. The capacity of any particular site to deliver housing will also vary in response to market demand for different types of dwellings and associated densities achieved. The global supply capacity of all the sites identified in the SHLAA is therefore sensitive to the density assumptions applied at any particular stage in the market cycle.

The Council therefore considers that it is imperative the 5-year supply position is not set in stone as some kind of mathematical construct but rather grounded in the reality of the housing market and reviewed regularly to be able to accommodate changes and fluctuations over the Plan period.

The policy sets out a robust and flexible policy approach to tackle inevitable fluctuations and the planned prospect of sustained recovery in the housing market and continuation of significant completion levels into the medium and longer term.

Effective Market Demand

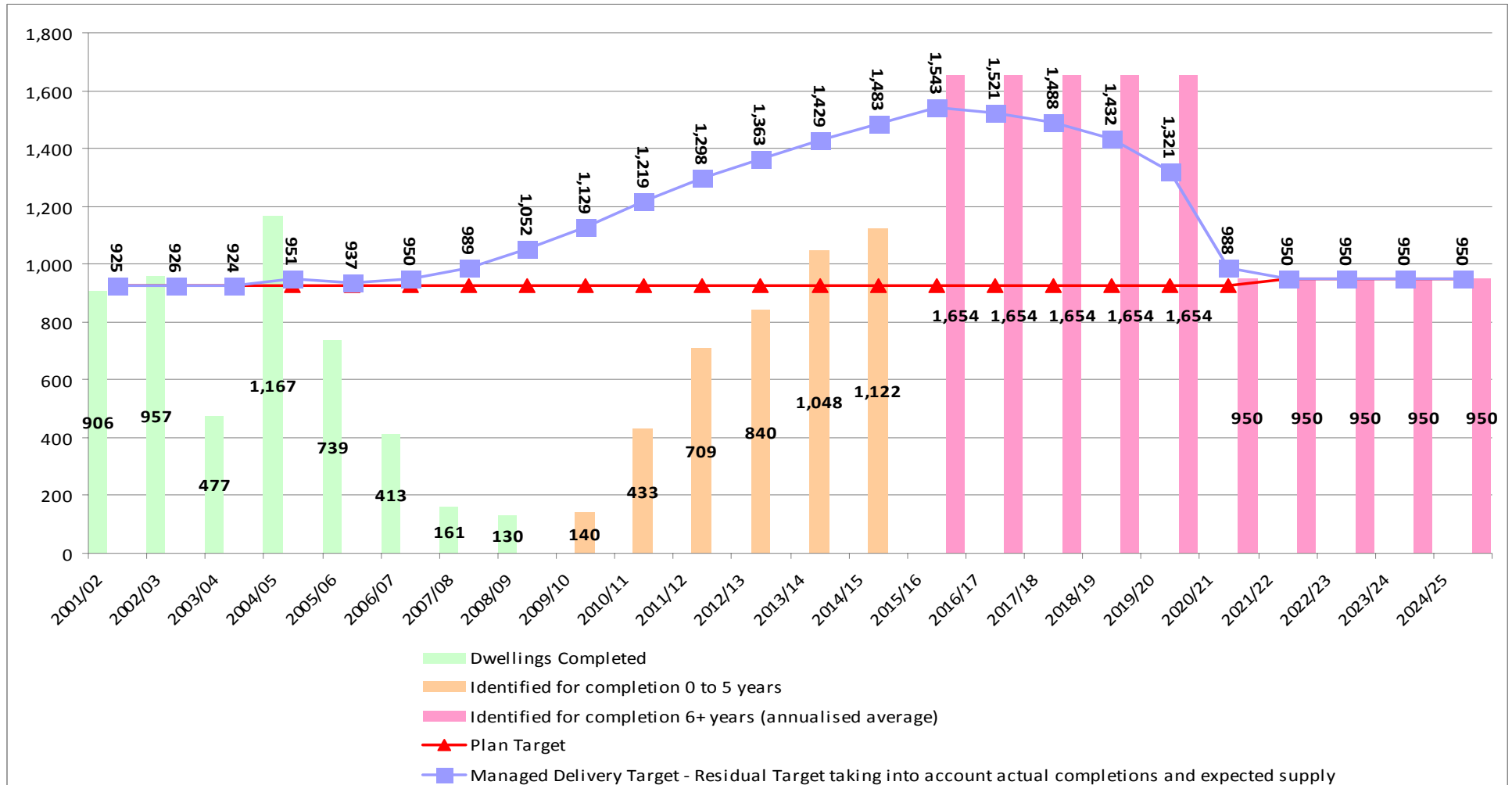
Market demand for new homes is driven in the private sector in broad terms by the availability of credit available to potential purchasers of new homes and their willingness to take up that credit plus the availability of a deposit either as an initial investment or through proceeds from a sale. In the public sector effective demand is influenced by the government of the day’s willingness to support the provision of new completions with public funds through agencies such as the Homes and Communities Agency.

A robust deliverable policy that will stand the test of time

The Council considers that its policy approach is fully tuned to the requirement to adopt a flexible, robust and realistic evidence based policy on the 5-year housing land supply in Thurrock that will stand the test of time and remain valid irrespective of changes in market conditions or Government priorities.

The policy should also be read in conjunction with other relevant policies in the Plan including CSTP2 Provision of Affordable Housing that also reflects a realistic evidence-based responsive approach to delivery. This policy also takes full account of the realities of the housing market supply and demand conditions prevailing in Thurrock and sets out a robust and flexible policy approach to tackle inevitable fluctuations and the planned prospect of sustained recovery in the housing market and continuation of significant completion levels. Again this policy is informed by industry input.

APPENDIX 1. 2009 AMR HOUSING TRAJECTORY CHART - Net Additional Dwellings in Previous Years and Projected for the Next Fifteen Years (assumes 950 pa Post 2021)



APPENDIX 2: Schedule of Housing Sites Considered to be Deliverable April 1st 2010 to 31st March 2015

Reference:	Site address:	Dwelling capacity	Avail-able	Suit-able	Achiev-able	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15						
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL	
AVE10	26 Purfleet Road, Aveley	5	Y	Y	Y	Agent understands site is likely to be sold on for development	09/00255/FUL - Planning permisison granted in 2009 for 5 flats.				5				5
AVE16	Land North of High Street/South of Meadow View, High Street, Aveley	14	Y	Y	Y	Some activity on site but not in compliance with conditions precedent. However a new architect now appointed with view to pursuing a revised scheme. Access issue needs resolving with neighbouring land owner (see AVE27) but in interests of both parties to resolve.	Application 06/00775/FUL for 14 units expired. Application 09/00481/FUL to renew the earlier application has been withdrawn.		7	7					14
AVE20	Circus Tavern, Purfleet	26	?	Y	Y	Devloper interest; hotel, pub, plus limited residential component. Identified as suitable site by TTGDC.						13	13		26
AVE23	Mardale Arterial Road Purfleet Essex RM19 1TR	5	Y	Y	Y	Owner/developer has confirmed January 2010 start	09/00612/FUL - full planning permission: 4 net dwellings	5							5
AVE25	Catholic Church Of St Paul Mill Road Aveley	5	Y	Y	Y	Owner confirms site is being marketed and expects disposal for redevelopment - builidng condition not suitable for re-use	08/01059/OUT - Outline permission for 5 flats		5						5
AVE27	Lennard House High Street Aveley Essex	4	Y	Y	Y	No planning permission pending completion of S106. Agent believes scheme will be implemented within 5 years. Site splay issue needs resolving with neighbouring land owner (see AVE16) but in interests of both parties to resolve	08/00837/FUL - Permitted subject to completion of S106 for 4 units.		4						4
AVE30	Aveley Village Extension South Of Aveley Bypass Aveley Essex	340	Y	Y	Y	Outline planning permission pending completion of S106 - so assume no start year 1. However applicants '..are confident that they can substantially implement these proposals within the 5 year period 2009 to 2014.' (Planning Statement Feb 2009)	09/00091/TTGOUT - Permitted outline application S106 for up to 340 dwellings		40	100	100	100			340
AVE31	22 - 24 Ship Lane Aveley Essex	2	Y	Y	Y	Planning permission on appeal. Applicant confirms likely start in year 1	08/01011/FUL - Permission for 2 net dwellings.	2							2
AVE32	56 Stifford Road Aveley Essex RM15 4AA	1	Y	Y	Y	Applicant confirms start in year 1	09/00561/FUL - Permitted 1 dwelling.	1							1

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15					
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL
BEL01	Adj Bentons Farm, Mollands Lane, South Ockendon	10	Y	Y	Y	Permission expires 8.8.10. Owner confirms sale of site to developer is imminent	99/00491/OUT - Planning permission granted on 08.08.2007. Permission expires 08.08.2010.		10					10
BEL02	139 Orchard Road, South Ockendon	1	Y	Y	Y	Permission now expired. Reasonable to assume would be granted again. Owner confirms sale of site imminent	05/01180/FUL for subdivision of house into 2 flats (1 net). Permission now expired.					1		1
BEL04	Whiteacre, Daiglen Drive, South Ockendon	15	Y	Y	Y	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme					15			15
BEL05	86 Humber Avenue, South Ockendon	1	Y	Y	Y		03/01029/FUL - permission for one dwelling. Construction started.	1						0
BEL10	Rear Of 144G South Road South Ockendon Essex RM15 6DA	4	Y	Y	Y	Has planning permission on appeal. Agent understands that scheme will come forward within 5 years (with renewal sought if need be). Also revising designs/features to reduce costs.	07/00887/FUL - permission for 2 dwellings allowed on appeal.			4				4
CNS03	1 Sylvan Close, Grays	1	Y	Y	Y		04/01331/FUL - Planning permission; 1 net dwelling. Close to completion.	1						0
CNS04	South Bungalow, Hogg Lane, West Thurrock	2	Y	Y	Y	Commenced	02/01204/FUL - Planning permission for 4 dwellings (2 already built out); 2 dwellings outstanding		2					2
CNS05	34 Warren Terrace, Arterial Road, North Stifford (Re-instated fromSHLAA)	2	Y	Y	Y	Agent understands early start likely	08/01182/FUL - Planning permission for 2 flats		2					2
COF18	Cunningham Carriage Co., Fobbing Road, Corringham	9	Y	Y	Y	Developer has confirmed likely start March 2010	02/00681/FUL - Permission for 9 dwellings.		9					9
COF19	Gower Lodge, Herd Lane, Corringham	8	Y	Y	Y	Owner has confirmed probably not starting for two years. Personal circumstances not related to market conditions	05/01343/FUL - Permission for 8 dwellings.				8			8

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15						
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL	
COF24	37 Lampits Hill Corringham Essex SS17 9AA	8	Y	Y	Y	Agent believes site will be developed within 5 years.	07/01194/OUT - Permission allowed on appeal for 8 dwellings.		8						8
COF35	Pump House Church Road Corringham Essex	2	Y	Y	Y	Applicant confirms will not start in year 1 due to state of market but will within next 5 years	09/00244/FUL - Permission for 2 flats.				2				2
CSM02	160 Heath Road, Chadwell St Mary Essex RM16 3AL	1	Y	Y	Y	Building Regs submitted	08/00610/FUL - Permission for 1 flat.			1					1
CSM11	43 River View, Chadwell St Mary	12	Y	Y	Y	Developer confirms start likely year 1	07/00619/FUL - Permission for 18 flats (12 net).		12						12
CSM14	10 St Johns Road, Chadwell St Mary	1	Y	Y	Y		06/01192/FUL - Permission for 1 flat allowed on appeal.	1							0
CSM24	Land rear of St Johns Way Chadwell St Mary	20	Y	Y	Y	No planning permission but residential area. Newly submitted application. Agent advises that access issue with neighbouring owner now resolved.	10/00006/FUL - Pending decision for 20 dwellings.			10	10				20
CSM28	1 Errington Close Chadwell St Mary Essex RM16 4TA	1	Y	Y	Y	Agent understands will start year 1	09/00444/FUL - Permission for 1 dwelling		1						1
CSM29	2 Nevell Road Grays Essex RM16 4SH	1	Y	Y	Y	Applicant confirms start in year 1	09/00464/FUL - Permission for 1 dwelling		1						1
EAT11	Coronation Avenue, East Tilbury	9	Y	Y	Y	No planning permission but residential area and development could be of benefit to conservation area so likely no objections in principle. Vacant unoccupied land						9			9
EAT20	Glanwood, Sandy Lane. Chadwell St Mary	9	Y	Y	Y	Developer confirms start year 1	07/00951/FUL - Permission for 9 dwellings.		9						9
EAT21	Land At Junction Of Blue Anchor Lane Muckingford Road Linford Essex	1	Y	Y	Y	Agent is doing B Regs and understands start year 1	09/00634/FUL - Permission for 1 dwelling.		1						1
GRI04	Former Belmont Allotment Site, Grays	114	Y	Y	Y	No planning permission but Council owned and identified as housing land in local plan. TTGDC support	95/00038/FUL - Expired application for nursing home				14	50	50		114
GRI05	Motor Repair Depot Wouldham Road South Stifford	66	Y	Y	Y	TTGDC advise likely to happen	07/01276/TTGREM - Planning permission for 66 dwellings.			33	33				66

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15					
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL
GRI07	257 London Road Grays Essex RM17 5XY	1	Y	Y	Y	Potential to come forward within 5 years	09/00234/FUL - Conversion permitted (1 net dwelling)		1					1
GRI08	Red Lion, 229 London Road, Grays	2	Y	Y	Y	Owner confirms start year 1	04/00625/FUL - Planning permission for 2 flats		2					2
GRI20	Car Park Brooke Road, Grays	4				Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme						4		4
GRI30	High Street - 'Changes' Health & Fitness Club	22	Y	Y	Y	Although planning permission refused by TTGDC no objection in principle to redevelopment including for residential. TTGDC consider 'do-able'	06/00829/TTGFUL and 07/01196/TTGFUL - Refused applications for mixed use, including residential development					22		22
GRI33	Argent Street / Thames Road, Grays	140	Y	Y	Y	No planning permission but no policy objection and TTGDC believe 'do-able'					70	70		140
GRI34	Lion 9of Grays) Ltd 85 London Road Grays Essex	24				No planning permission yet. Previous application withdrawn by housebuilder. Recent resubmission this time by owner. Likely that previous flood risk objection may be avoided or not sustained by Council.	10/00089/FUL - Pending application for 24 dwellings				24			24
GRI46	20-24 Clarence Road, Grays	8	Y	Y	Y	planning permission on appeal	08/00491/FUL - Permission for 8 dwellings allowed on appeal			8				8
GRI47	10 High Street Grays Essex RM17 6LU	3	Y	Y	Y	Agent understands applicant keen to get things moving with view to commencement	08/01183/FUL - Permission for 3 net dwellings			3				3
GRI48	124 Orsett Road Grays Essex RM17 5ET	1	Y	Y	Y	Agent understands will start year 1 when conditions cleared	09/00496/FUL - Permission for subdivision (1 net dwelling)		1					1
GTH05	34 Wallace Road, Gray Thurrock	1	Y	Y	Y		08/00687/FUL - Permission for conversion (1 net dwelling)	1						0
GTH06	131a -c Hathaway Road, Grays	12	Y	Y	N	No planning permission 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					12		12

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15					
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL
GTH09	28 Southend Road, Grays	8	Y	Y	Y	Agent understands the site has been sold on.	05/00236/FUL - Permission for 8 flats		8					8
GTH15	Car Park, Bridge Road, Grays	5	Y	Y	Y	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme						5		5
GTH16	Car Park, Grove Road, Grays	3	Y	Y	Y	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme						3		3
GTH22	Land At 52 Broadway Grays Essex	17	Y	Y	Y	Allocated for new road on local plan but road proposal abandoned by Council	08/00194/OUT - Withdrawn application for 30 dwellings			17				17
GTH24	1 Allenby Crescent Grays Essex RM17 6DH	1	Y	Y	Y	Agent believes likely to happen late 2010 and definitely within 5 years	08/00455/FUL - Permission for 1 dwelling			1				1
GTH28	46 Lucas Road, Grays, RM17 5AJ	3	Y	Y	Y	Owner confirms is considering selling site on.	08/00611/FUL - Permission for 3 dwellings (2 net)			3				3
GTH36a	Land at Junction Dell Road Southend Road, Grays (PDL portion)	8	Y	Y	Y	No planning permission but Council owned. Site is available.							8	8
GTH36b	Land at Junction Dell Road Southend Road, Grays (greenfield portion)	25	Y	Y	Y	No planning permission but Council owned. Site is available.							25	25
GTH38	128 Bridge Road, Grays Essex RM17 6DA	2	Y	Y	Y	Development is nearly complete.	08/01099/FUL - Permission for conversion (1 net dwelling). Substantially completed.	2						0
HOM02	Land East Of Morley Hill	11	Y	Y	Y	No planning permission but identified for housing in local plan						11		11
HOM03	Land West of Morley Hill	25	Y	Y	Y	No planning permission but identified for housing in local plan						12	13	25
HOM10	62-64 Branksome Avenue Stanford Le Hope	8	Y	Y	Y		07/00865/FUL - Permission for 8 dwellings.	8						0
HOM13	Remura, First Avenue, Stanford Le Hope	1	Y	Y	Y	Applicant advises site sold on in 2009.	08/00593/FUL - Permission for 2 dwellings (1 net).			1				1

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15						
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL	
LTB01	Land To Rear Of 100, 102, 104 Blackshots Lane, Little Thurrock	1	Y	Y	Y		07/00498/FUL - Permission for 1 dwelling	1							0
LTB04	82 Victoria Avenue, Little Thurrock, Grays	1	Y	Y	Y	Developer confirms likely start year 1	05/00608/FUL - Permission for 1 dwelling		1						1
LTB09	80 Victoria Avenue Grays Essex	4	Y	Y	Y	Developer confirms start in year 1	08/01044/FUL - Permission for 4 dwellings		4						4
LTR04	3 Rogers Road, Little Thurrock	1	Y	Y	Y	Agent understands likely start year 1	07/00014/FUL and 09/00231/FUL - Separate permissions for 1 dwelling		1						1
LTR06	Garden Centre, Chadwell Road, Grays	24	Y	?	Y	Recent refusal by Council contrary to officer recommendation. Appeal likely to be allowed. Owner/applicant wishes to sell site for redevelopment as does not want to continuing existing use	09/00326/OUT - Application for 24 dwellings. Appeal in progress.				12	12			24
LTR07	51 Malvern Road, Little Thurrock, Grays	1	Y	Y	?		04/01281/FUL - Permission for 1 dwelling		1						1
LTR12	Sandwich Bar, 44 Rectory Road, Little Thurrock	1	Y	Y	Y		04/00747/FUL - Change of use to 1 dwelling. Development complete.	1							0
LTR19a	Dock Road, Including part of 64 Dock Road, Little Thurrock	6	Y	Y	Y	Commenced and well advanced but builder has gone bust. Bank advises will dispose of or finance for completion.	06/00233/FUL - Permission for 18 dwellings		6						6
LTR19b	R/o 60/62 Dock Road (Former Allotments Gardens), Little Thurrock	12	Y	Y	Y	Commenced and well advanced but builder has gone bust. Bank advises will dispose of or finance for completion.	06/00233/FUL - Permission for 18 dwellings		12						12
LTR20	41 - 43 Southend Road Grays Essex RM17 5NJ	3	Y	Y	Y	Refusal for scheme inc 9 units on overdevelopment grounds but no objection in principle to lesser scheme.	07/01243/FUL - Refused application for 9 dwellings						3		3
LTR21	15-17 Southend Road, Grays Essex RM17 5NH	1	Y	Y	Y	Agent understands will commence in 2010	09/00019/FUL - Permission for 2 dwellings (1 net)		1						1
LTR22	60 Whitehall Lane, Grays Essex RM17 6SS	5	Y	Y	Y	Recently commenced	08/00647/FUL - Permission for 5 net dwellings		5						5
LTR24	31 Newburgh Road Grays Essex RM17 6UG	1	Y	Y	Y	Applicant confirms start in year 1	09/00469/FUL - Permission for 1 dwelling		1						1

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									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL
LTR25	33 Lander Road Grays Essex RM17 6AX	1	Y	Y	Y	Scheme commenced by applicant who advises is considering an offer to buy for completion by purchaser	09/00555/FUL - Permission for 1 dwelling		1					1
LTR26	57 Lodge Lane Grays Essex RM17 5RZ	1	Y	Y	Y	Applicant confirms start in year 1	09/00575/FUL - Permission for conversion (1 net dwelling)		1					1
OCK01	Former Church, North Road, South Ockendon	5	Y	Y	Y	United Reform Church have disposed of site	02/01375/OUT - Expired permission for 5 dwellings.						5	5
OCK05	R/O 32/42 Anton Road, South Ockendon	12	Y	Y	Y	Council identify site as available							12	12
OCK06	Tamarisk Road, South Ockendon	9	Y	Y	Y	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme							9	9
OCK07	A Stone's Throw Public House, 92 South Road, South Ockendon	14	Y	Y	Y	Developer awaiting outcome of appeal for 14 houses rather than flats. Will build one or other depending on outcome	09/00588/FUL - appeal lodged against refusal of 14 house scheme. 08/00190/FUL - Permission for 14 flats.			14				14
OCK21	Durabella Ltd Arisdale Avenue South Ockenden Essex RM15 5TR	80	Y	Y	Y	Phasing as advised by developer	08/00913/TTGFUL - Permission for 80 dwellings. 09/50069/TTGFUL - Amendments to 2008 application.	24	56					56
ORS05	Wynstay, Stanley Road, Bulphan	1	Y	Y	Y		07/00889/FUL - Permission for 1 dwelling. Development commenced.	1						0
ORS07	Fairway Victoria Road, Bulphan Essex RM14 3SD	1	Y	Y	Y		08/00420/FUL - Permission for 1 dwelling.	1						0
ORS09	Land Between 87 And Oakleigh House, Church Lane, Bulphan	1	Y	Y	Y		07/00598/FUL - Permission for 1 dwelling.	1						0
ORS14	Southfields, Land Adjoining Essay Villa, Grosvenor Road, Orsett	5	Y	Y	Y	Agent advises implementation not likely in year 2	07/00399/FUL - Permission for 5 dwellings allowed on appeal.			5				5

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									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL
ORS17	Land at Junction Bristowe Drive/Welling Road, Orsett	11	Y	Y	Y	Agent understands will start year 1	09/00642/REM - Permitted reserved matters application for 11 dwellings subsequent to 08/01018/OUT	11						11
ORS20	Baker Street Garage, Baker Street, Orsett	24	Y	Y	Y	S.106 obligation to be completed and reserved matters approved so start not imminent but applicant expects to implement. Site promoted by developers through representations to LDF at previous consultation phases.	08/01106/OUT - Outline application for redevelopment of site to for 24 dwellings. Pending completion of S106.		12	12				24
ORS28	Tremorgan Sandown Road Stanford Le Hope Essex RM16 3DD	1	Y	Y	?		07/00653/FUL - Permission granted on appeal for conversion of garage to dwelling.	1						0
ORS39	Lower Dunton Hall Farm, Orsett	1	Y	Y	Y		08/00527/FUL - Permission to regularise conversion already carried out of barn to dwelling	1						0
ORS40	Sandown Nurseries Sandown Road Orsett Essex RM16 3DD	7	Y	Y	Y	S106 obligation to be completed and reserved matters to be agreed so no start year 1 but applicants advise their previous nursery business not viable so can reasonably assume start within next 5 years	08/01155/OUT - Decision pending regarding Outline consent for 7 dwellings.		7					7
ORS41	Farthings Rectory Road Orsett Essex RM16 3JU	1	Y	Y	Y		08/01194/FUL - Permission for 1 dwelling.		1					1
SCH03	Bannatynes Health Spa Howard Road Chafford Hundred Grays Essex RM16 6YJ	140	Y	Y	Y	Phasing confirmed by developer to the effect that 59 dwellings are likely to be built by end 2010, another 54 by mid 2011 and the remaining 27 by end 2011	08/00152/TTGFUL - Permission for redevelopment of site to provide 153 dwellings		59	81				140
SEC02	2 St James Avenue East Stanford Le Hope Essex SS17 7BQ	3	Y	Y	Y	Commenced	08/00521/FUL - Permission for extension and conversion to 3 dwellings (2 net). Development commenced.		3					3
SEC04	23 Grover Walk Corringham Essex SS17 7LP	4	Y	Y	Y		08/00413/FUL - Permitted change of use to 4 flats.		4					4

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15					
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL
SEC06	Garage Plot Adjacent Springhouse Road, Corringham	1	Y	Y	Y	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil cost as part of HCA Public Land Initiative programme	07/01106/OUT - Outline permission for 1 dwelling.		1					1
SEC07	The New Pompadour St Johns Way Corringham Stanford Le Hope SS17 7NA	9	Y	Y	Y	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.			9				9
SEC08	1 St James Avenue East Stanford Le Hope Essex SS17 7BB	1	Y	Y	Y	Agent understands imminent sale of site by applicant.	09/00184/FUL - Permission for 1 dwelling.		1					1
STC07	Land at Stifford Clays Baptist Church, Fleethall Grove, Grays	19	Y	Y	Y	Residential area. Council owned and declared surplus to requirements. To be disposed of at nil value to an RSL						19		19
STC11	65 Meadow Road, Stifford Clays Grays Essex RM16 2HB	1	Y	Y	Y	Applicant advises is selling site on	08/00762/FUL - Permission for 1 dwelling.		1					1
STC12	4a Crammavill Street, Stifford Clays Grays Essex RM16 2BD	1	Y	Y	Y	Local recent precedent for flat conversions	08/00163/FUL - Permission for sub-division of flat (1 net dwelling).		1					1
STC15	Land Adjacent To 15 Bodell Close North Grays Essex	3	Y	Y	Y	Developer has advised will be implemented year 1	07/01199/FUL - Refused application for 4 dwellings 08/00707/FUL - Permission for 3 dwellings.		3					3
STC18	18a Crammavill Street, Stifford Clays	1	Y	Y	Y		07/00915/FUL - Permission for sub-division of flat (1 net dwelling).	1						0
STW07	51 Southend Road, Stanford Le Hope	1	Y	Y	Y		08/00003/FUL - Permission for 2 flats (1 net dwelling). Development underway.	1						0
STW08	Rear of 43 King Street, Stanford	14	Y	Y	Y	No planning permission pending completion of S.106. Developer has advised implementation not imminent but does expect to build out within 5	09/00292/OUT - Permission pending completion of S106 for 14 dwellings.		14					14

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15						
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL	
STW09	1/2, Southend Road, Stanford	3	Y	Y	Y	No planning permission 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.				3				3
STW12	Land Adjacent 1 The Green, Stanford Le Hope	12	Y	Y	Y	No planning permission but current developer interest and mixed use scheme likely acceptable in principle	07/00276/FUL - Refused application for 3 flats.					12			12
STW13	Stanford Le Hope Social Club 24 High Street Stanford Le Hope Essex SS17 0HG	18	Y	Y	Y	Recent commencement	09/00235/FUL - Permission for 18 dwellings. Development commenced.	18							18
STW18	Tanglewood, Billet Lane, Stanford Le Hope	16	Y	Y	Y	Site recently cleared	05/00092/FUL - Permission for 17 flats (16 net dwellings) allowed on appeal.	16							16
STW19	Lamberts Tool & Welding Supplies Ltd, 18 Corringham Road, Stanford-le-Hope	3	Y	Y	Y	Applicant confirms will start 2010	08/00979/FUL - Permission for 3 flats.	3							3
STW21	14 Wharf Road, Stanford-le-hope Essex SS17 0DH	1	Y	Y	Y	Applicant confirms will start 2010	08/00548/FUL - Permitted conversion of shop to dwelling.	1							1
STW23	Land To Rear Of 57-71 And 67, Wharf Road, Stanford-le-Hope	8	Y	Y	Y	S.106 to be completed	08/01054/FUL - Pending application for 8 dwellings S106.			8					8
STW24	Land Rear Of 42/44 Fairview Avenue, Stanford Le Hope (Car Park and Pubs)	2	Y	Y	Y	Agent understands will be implemented next year by applicant or sold on	08/00477/FUL - Pending application for 2 dwellings 06/00219/OUT - Outline permission for 2 dwellings			2					2
STW29	41 Corringham Road Stanford Le Hope Essex SS17 0AG	6	Y	Y	Y		07/00858/FUL - 11 dwellings allowed on appeal	6							0
STW35	Land adjacent 1 scratton road	1	Y	Y	Y	Agent understands likely to happen year 1	08/00313/FUL - Permission for 1 dwelling.			1					1
STW36	215 Corringham Road Stanford Le Hope Essex SS17 0BL	1	Y	Y	Y		09/00374/FUL - Permission for 1 dwelling.			1					1

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15					
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL
STW37	47 Copland Road Stanford Le Hope Essex SS17 0DF	2	Y	Y	Y	Agent confirms approved scheme just started	09/00033/FUL - Permission for 2 dwellings.	2						2
TRV05	128 Dock Road, Tilbury	2					03/01465/FUL - Conversion to flats (2 net gain). Development complete.	2						0
TRV07	Rourke's Drift Guest House, 197 Dock Road, Tilbury	10	Y	Y	Y	Applicant will be seeking renewal in year 1 and confident will be implemented	04/01206/OUT - Expired outline permissions for residential development.	10						10
TRV11	Units 14 And 15 Lansdowne Road, Tilbury	6	Y	Y	Y	Prospective developer working up scheme. No objection in principle to land use change.	06/00005/OUT - Outline permission for residential development.				6			6
TRV16	Clematis Cottage, Sandhurst Road, Tilbury	1	Y	Y	Y		06/01108/FUL - Permission for 1 dwelling. Development underway.	1						0
TRV22	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury	10	Y	Y	Y	Commenced. Likely completion year 1	08/00966/FUL - Permission for 10 dwellings.	10						10
TRV25	24 Bown Close, Tilbury	1	?	Y	?		07/00613/FUL - Permission for 1 dwelling.			1				1
TRV26	10 Medick Court, Grays Essex RM17 6UD	1	Y	Y	Y		08/01123/FUL - Permission for 1 dwelling.	1						0
TSC07	13A Civic Square, Tilbury	1	Y	Y	Y		07/01314/FUL - Permission for flat conversion (1 net gain)			1				1
TSC08	Garjo, Portsea Road, Tilbury	1	Y	Y	Y	planning permission expired but residential area and no reason to believe new planning permission would not be forthcoming	03/00906/OUT - Expired outline permission for 1 dwelling							0
TSC09	The Anchor Civic Square Tilbury Essex RM18 8AD	13	Y	Y	Y	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			13				13
TSC10	Land Adjacent To 57 Brennan Road Tilbury Essex	1	Y	Y	Y	planning permission only refused in absence of developer contributions but no objection in principle	08/00076/FUL - Refused application for 1 dwelling	1						1

Reference:	Site address:	Dwelling capacity	Available	Suitable	Achievable	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15				
									2010/11	2011/12	2012/13	2013/14	2014/15
TSC11	St Chads School, St Chads Road, Tilbury	186	Y	Y	Y	No planning permission but Council owned and TTGDC support				40	90	56	186
WTS02	6 Tank Lane Purfleet	2	Y	Y	Y	Applicant advises intends to sell on within a year.	06/00934/FUL - Planning permission for 2 dwellings		2				2
WTS06 #	Botany Way Industrial Estate, Purfleet	450	Y	Y	Y	Commencement/phasing as advised by TTGDC				100	150	200	450
WTS08	Former Coal yard Site, London Road, Purfleet	502	Y	Y	Y	Site recently acquired by TTGDC. Has benefit of full p.p. Indicated phasing assumes possibility of re-plan in light of new ownership and more recent TTGDC Purfleet Centre Development Framework. Would be developed in conjunction with WTS42.	07/00989/TTGREM - Planning permission for 502 dwellings		127	125	125	125	502
WTS11	6 Southland Terrace, London Road, Purfleet	1	Y	Y	Y		05/01103/FUL - Permitted sub-division of house (1 net gain)	1					0
WTS13	St Margarets, Beacon Hill, Purfleet	16	Y	Y	Y	Agent understands owner intends to sell on - at loss if need be.	08/00623/FUL - Planning permission for 17 dwellings allowed on appeal 07/00155/FUL - Planning application for 21 dwellings dismissed on appeal		16				16
WTS14	Sports Ground North Road, Purfleet Essex, RM16 1TU (remainder)	119	Y	Y	Y	Phasing as advised by developer	07/00645/TTGFUL - Planning permission for 163 dwellings. 44 completed 2008/09.	26	93				93
WTS18	Re-Development Site, School field Road, West Thurrock	331	Y	Y	Y	Phasing as advised by developer	09/50068/TTGREM & 09/50034/TTGREM - Planning permission for 414 dwellings.	51	52	110	58	60	280
WTS31	Acorn Trading Estate, Gumley Road, Grays	236	Y	Y	Y	Within TTGDC South Stifford design brief - Developer interest	08/00487/TTGREM - Planning permission for 236 dwellings.			36	100	100	236
WTS32 #	Fiddlers Reach, Wouldham Road, South Stifford	622	Y	Y	Y	Phasing as advised by TTGDC	08/00370/TTGOUT - Outline application pending decision for up to 1244 dwellings		150	150	150	172	622

Reference:	Site address:	Dwelling capacity	Avail-able	Suit-able	Achiev-able	Developer Information	Planning Status/ Notes:	Current Year	FIVE YEAR SUPPLY 2010/11 to 2014/15						
									2010/11	2011/12	2012/13	2013/14	2014/15	5 Year TOTAL	
WTS33	Mardyke Surgery 77 Water Lane Purfleet Essex RM19 1GT	1	Y	Y	Y		07/00753/FUL - Permission for conversion of existing dwelling to 2 flats (1 net gain).	1							0
WTS34	4 Sussex Terrace London Road, Purfleet Essex RM19 1QU	1	Y	Y	Y	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).	1							1
WTS38	Land At Drapers Yard London Road South Stifford Grays Essex	180	Y	Y	Y	Appeal for 235 dismissed but still TTGDC believe 'do-able'. Developer interest still being shown. TTGDC estimates 180	08/00344/TTGOUT - Application for for 235 dismissed on Appeal			60	60	60			180
WTS39	14-18 Foxton Road, South Stifford Essex RM20 4XX	4				Commenced and well advanced	07/01003/FUL - Planning permission for 4 flats. Development underway.	4							0
WTS42	East end of Corys wharf, Purfleet	53				Site recently acquired by TTGDC. Number from previous withdrawn application appears to comply with HSE guidance. Would be developed in conjunction with WTS08							53		53
Total								140	433	709	840	1048	1122	4152	

Note:

The dwelling capacity figures show the number of dwellings that are likely to come forward within 5-years. In all but two cases this is the same as the total site capacity. Two sites (References WTS06 and WTS32) have a total capacity in excess of the figure that has been assessed as likely within 5-years as it is likely that the remainder of the dwellings on these sites will come forward in 6 to 10 years. The total capacity of these sites are 1,450 and 1,244 respectively, giving a maximum dwelling capacity on all the above sites of 5,774.