

**Thurrock Council**

**Assessment of  
5-Year Housing Land Supply  
2010**

**Published January 2011**



# 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 Guidance on National Indicator 159 (Supply of ready to develop housing sites) sets out additional guidance. This states that “The indicator provides a forward look in terms of there being enough deliverable sites to meet planned housing provision over a 5 year period”. Following this guidance, the 5-Year Supply is a forward look covering the period April 2011 to March 2016.

This paper sets out an assessment of whether or not there is a 5-year supply of deliverable housing land within the Thurrock Borough. The base date for the assessment is 1<sup>st</sup> April 2010. The amount of housing completions and the available capacity is assessed at that date, but further information about these potential housing sites (planning status, developer information, etc) has also been included up until the end of 2010.

## 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 2009/2010. 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. 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. An update of the SHLAA was undertaken during 2010 and informs this report. This identifies acceptable sites for a potential 19,553 residential dwellings with the potential to come forward in the first 15 years. Again, this is more than needed to meet the requirement for a 15-year supply. The SHLAA update is available as a separate report.

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.

### **Strategic Housing Market Assessment (SHMA) and Economic Viability Assessment (EVA)**

Strategic Housing Market Assessments (SHMA) are intended to improve understanding of both need and demand for affordable and market housing; of the current housing stock; of market conditions; and of drivers of change. SHMAs are intended to be long term in their analysis, considering housing issues over a 10 to 15 year period. The Thurrock SHMA was completed Oct 2008 and has been updated in May 2010 to take into consideration the substantial recent changes in the housing market. This was commissioned across the South Essex Thames Gateway sub region.

In the developing the Core Strategy policy for Affordable Housing the Council has published an Economic Viability Assessment (EVA) that underpins its policy approach.

Through the production and publication of the SHLAA, SHMA, EVA and the AMR, Thurrock Council demonstrably takes an evidence-based approach to assessing levels of need and demand for housing.

### **3. Dwelling provision up to and beyond 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.

Thurrock Council's policy on providing for this dwelling requirement is set out in the Proposed Submission Draft Core Strategy DPD, as Submitted to the Secretary of State. LDF Core Strategy Policy CSTP1 provides that the total number required to be built between 2001 and 2021 is 18,500 and up to a further 4,750 dwellings to meet provision to 2026 and beyond. The dwelling targets may be considered in terms of the two scenarios set out below :

#### **A. The period to 2021.**

The total number of completions between 2001 and 2010 was 5,038. This leaves a total of 13,462 still to be built between 2010 and 2021. The annual average rate of completions required to achieve this residual by 2021 would be 1,224. The LDF Core Strategy has identified sufficient capacity and phased provision of additional sites to meet the RSS requirements for the period 2010 to 2021.

#### **B. The period to 2026.**

Taking into account the completions since 2001, leaves a total of 18,212 still to be built between 2010 and 2026. The annual average rate of completions required to achieve this residual over the whole period to 2026 would be 1,138.

### **4. The Assessment of the supply of sites**

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 tables and charts on the following pages show a managed supply of dwelling completions against the housing targets in the scenarios set out above. They show a managed delivery of sites where the expected supply of housing sites meets the residual target by the end of the Plan period. For the period beyond the 5 years, the SHLAA has identified sufficient sites to deliver the RSS dwelling targets as they currently stand.

The main source of information for this assessment is 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 position in the published SHLAA has been updated to April 2010 in the light of 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. In carrying out the update, the Council has engaged with and surveyed land owners, their agents and advisors and housing developers to address specific issues such as making an informed projection of the anticipated/planned level of dwelling completions on those specific housing sites that have been identified to contribute towards the 5- year supply of available housing land. Professional officer assessments of these sites are therefore subjected to cross-checking and calibrating by the actual owners and developers of these sites to bring a local market dimension into the site assessments. This process of “market calibration” informs the production and update of the rolling 5-year Housing Land supply on an annual basis.

## 5. The Five Year Supply of Sites for Housing

The five year supply of sites for housing is shown in detail in the table below. It shows the current monitoring year and a forward look at the following 5 years, as required by government guidance.

<b>Net additional dwellings in the next 5-years years, base year 2010/11</b>							
		<b>5-Year Supply</b>					
	<b>2010/11 current year</b>	<b>2011/ 12</b>	<b>2012/ 13</b>	<b>2013/ 14</b>	<b>2014/ 15</b>	<b>2015/ 16</b>	<b>5-Year TOTAL</b>
<b>Large Sites With Permission</b>	258	246	327	140	170	307	1190
<b>Small Sites With Permission</b>	27	23	12	8	4	2	49
<b>TOTAL With Planning Permission</b>	285	269	339	148	174	309	1239
<b>Large Sites Without Permission</b>	0	242	436	796	970	910	3354
<b>Small Sites Without Permission</b>	7	2	5	5	7	0	19
<b>TOTAL Without Planning Permission</b>	7	244	441	801	977	910	3373
<b>TOTAL ON ALL SITES</b>	<b>292</b>	<b>513</b>	<b>780</b>	<b>949</b>	<b>1151</b>	<b>1219</b>	<b>4612</b>

The AMR Housing Trajectory illustrates the projected gradual recovery in the local housing market over the next five years. 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 not 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. Consequently, the resultant trajectory is based on information obtained from the industry and not on the Council's "top down" view. The Council therefore considers this approach is particularly robust.

A Schedule of sites that are considered to be deliverable is shown in Appendix 2. The total supply of deliverable sites is estimated as 4,612. These deliverable sites have been assessed in the Thurrock SHLAA as updated in 2010. This represents an average supply of 922 per annum which incidentally is close to the RSS requirement of 950 per annum.

The 5-year housing land supply is assessed on the projected phasing of the sites. The 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.

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 reasonable alternative housing sites that can be brought forward for development if required. 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.

No windfall element has been built into the calculations of the supply, even though historical records show that they regularly appear each year. Small sites have only been included as part of the deliverability assessment for the sites in years 0 to 5. The Council could make the case to include an element for windfalls to add to the totals (PPS3 does allow for this if the evidence is compelling). The fact that the Council does not include for windfalls when they actually do occur further demonstrates another contingency element in the Councils approach

### **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.



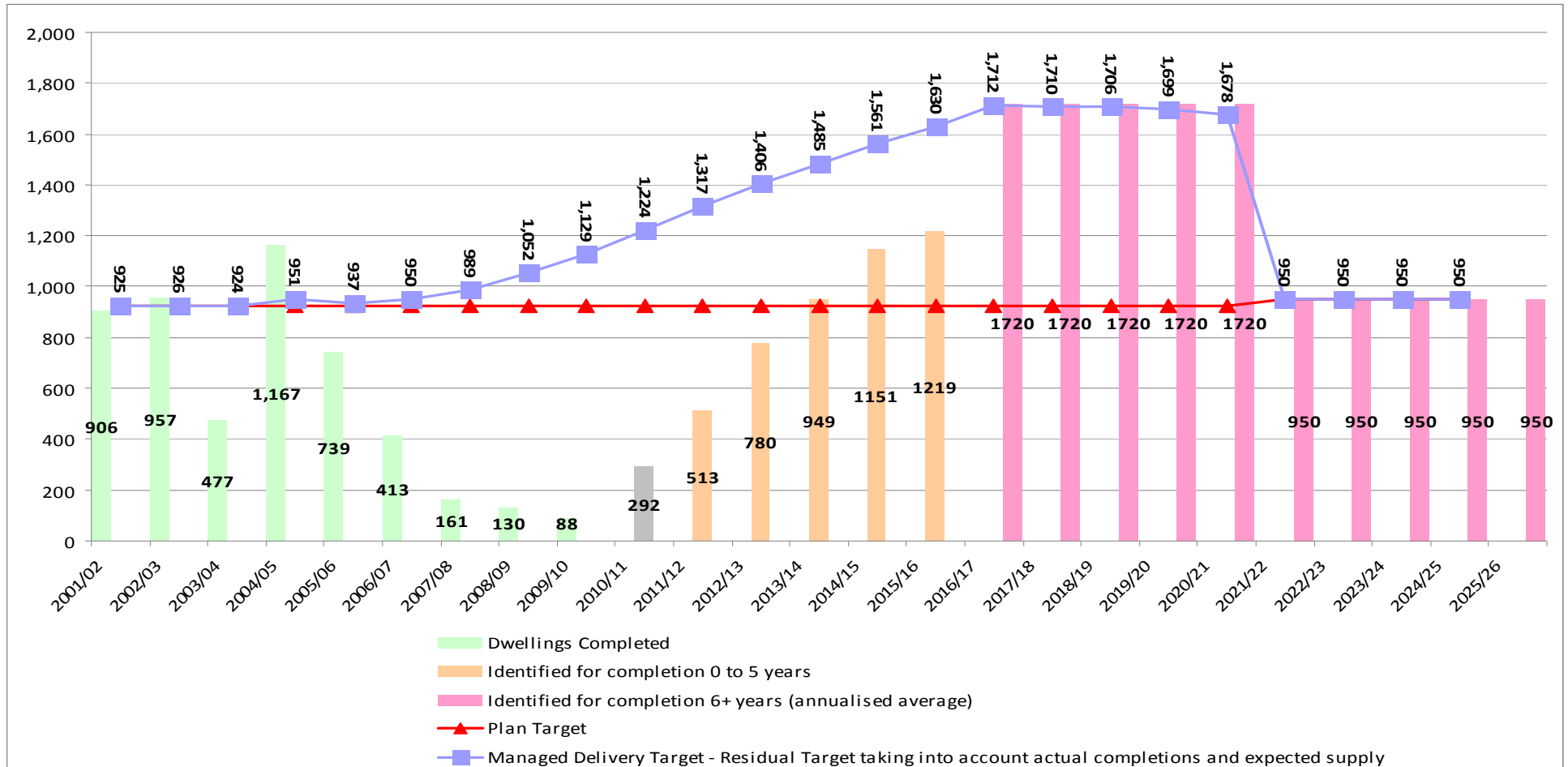
## **A robust deliverable policy that will stand the test of time**

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.

# HOUSING TRAJECTORY CHART

## Net Additional Dwellings in Previous Years and Projected for the Next Fifteen Years



## HOUSING TRAJECTORY TABLE

### Net Additional Dwellings in Previous Years and Projected for the Next Fifteen Years

	Dwelling Completions to Date										Current	Projected Dwelling Completions														
	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	
Dwellings Completed	906	957	477	1,167	739	413	161	130	88																	
Identified for completion										292	513	780	949	1,151	1,219	1,720	1,720	1,720	1,720	1,720	950	950	950	950	950	
Cummulative Completions	906	1,863	2,340	3,507	4,246	4,659	4,820	4,950	5,038	5,330	5,843	6,623	7,572	8,723	9,942	11,662	13,382	15,102	16,822	18,542	950	1,900	2,850	3,800	4,750	
Plan Target	925	925	925	925	925	925	925	925	925	925	925	925	925	925	925	925	925	925	925	925	950	950	950	950	950	
Cummulative Target	925	1,850	2,775	3,700	4,625	5,550	6,475	7,400	8,325	9,250	10,175	11,100	12,025	12,950	13,875	14,800	15,725	16,650	17,575	18,500	950	1,900	2,850	3,800	4,750	
Monitor - No. dwellings above or below cumulative development plan target	-19	13	-435	-193	-379	-891	-1,655	-2,450	-3,287	-3,920	-4,332	-4,477	-4,453	-4,227	-3,933	-3,138	-2,343	-1,548	-753	42	0	0	0	0	0	
Managed Delivery Target	925	926	924	951	937	950	989	1,052	1,129	1,224	1,317	1,406	1,485	1,561	1,630	1,712	1,710	1,706	1,699	1,678	950	950	950	950	950	
Number of years left in Plan(s)	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	5	4	3	2	1	

## Schedule of Housing Sites Considered to be Deliverable April 1st 2011 to 31st March 2016

Reference:	Site address:	Available	Suitable	Achievable	Planning Status/ Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/11	FIVE YEAR SUPPLY						
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
AVE10	26 Purfleet Road, Aveley	Y	Y	Y	09/00255/FUL - Planning permission granted in 2009 for 5 flats.	Agent understands site is likely to be sold on for development.	5		5						5
AVE16	Land North of High Street/South of Meadow View, High Street, Aveley	Y	Y	Y	Application 06/00775/FUL for 14 units expired. Application 09/00481/FUL to renew the earlier application has been withdrawn. Application 10/00091/FUL - decision pending - awaiting S.106.	Some activity on site but not in compliance with conditions precedent. Previous problem with access has been resolved. Owner is considering selling the site. Agent/ owner of the opinion that development will not be completed this financial year but should be complete by the beginning of 2012.	14		14						14
AVE20	Circus Tavern, Purfleet	Y	Y	Y		TTGDC in discussion with the applicant regarding a potential mixed use development scheme. Potential 1 to 5 years.	26							26	26
AVE23	East of Mardale House, Arterial Road (A1306), Purfleet	Y	Y	Y	09/00612/FUL - full planning permission: 4 net dwellings. Virtually complete.	Site visit shows the 5 dwellings are virtually complete.	5	5							0

Reference:	Site address:	Available	Suitable	Achievable	Planning Status/Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/11	FIVE YEAR SUPPLY						
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
AVE25	Catholic Church of St Paul Mill Road, Aveley	Y	Y	Y	08/01059/OUT - Outline permission for 5 flats. Application 10/00096/COND permitted for an extension of time to 2015. Pre-application submission 10/30041/PMIN submitted to DC in June 2010 to provide 10 self-contained residential units for people with learning and physical disabilities. Records show that an application was submitted (10/04625/APPINS) to Building Control in September 2010 for a 10 bedroom residential care facility. Decision is still pending.	Owner confirms site is being marketed and expects disposal for redevelopment. Building condition not suitable for re-use. Site is under offer from a party who are interested in a care home but may still come forward for residential use within five years.	5				5				5
AVE30	Aveley Village Extension South of Aveley Bypass, Aveley	Y	Y	Y	09/00091/TTGOUT - Outline application granted for up to 340 dwellings. 10/50216/TTGREM application for the approval of Reserved Matters submitted 21.09.2010.	Start in year 1 unlikely, however applicants are confident that they can substantially implement these proposals within the 5 year period and have provided estimated completion dates. TTGDC confirm that development likely to commence within 1 to 5 years and that pre-commencement conditions to be discharged.	340		62	108	95	49	26	340	
AVE32	56 Stifford Road, Aveley	Y	Y	Y	09/00561/FUL - Permitted 1 dwelling. Almost complete.	Site visit shows complete save for some working on roof.	1	1							0
AVE33_09/10	23 High Street Aveley, RM15 4BE	Y	Y	Y	10/00020/FUL - Change of use from A1 (retail) to C3 (2 bedroom dwelling) permitted 19.03.2010. Work underway.	Agent states that building works has already started and is likely to be completed by early 2011.	1	1							0

Reference:	Site address:	Available	Suitable	Achievable	Planning Status/Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/11	FIVE YEAR SUPPLY						
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
AVE34_10/11	33 High Street Aveley, RM15 4BE	Y	Y	Y	10/00462/FUL - Application for subdivision of residential unit into 2 residential units permitted 12.08.2010.	Development now complete.	1	1							0
AVE35_10/11	28 High Street Aveley, RM15 4AD	Y	Y	Y	10/00727/FUL - Application for 4 dwellings permitted 10.11.2010.	Agent confirms that there is likely to be a 18 month building period. Assume year 2012/13 completion	4			4					4
BEL02	139 Orchard Road, South Ockendon	Y	Y	Y	05/01180/FUL for subdivision of house into 2 flats (1 net).	Permission implemented. No longer part of the supply.	1	1							0
BEL04	Whiteacre, Daiglen Drive, South Ockendon	Y	Y	Y		Residential area. Council owned and declared surplus to requirements. Previously intended to be disposed of as part of HCA Public Land Initiative programme. Currently being considered as part of Council's asset review.	15			15					15
BEL05	86 Humber Avenue, South Ockendon	Y	Y	Y	03/01029/FUL - permission for one dwelling. Now complete.	Site visit shows property completed and occupied.	1	1							0
BEL10	Rear Of 144G South Road South Ockendon, RM15 6DA	Y	Y	Y	07/00887/FUL - permission for 4 dwellings allowed on appeal. 10/00320/FUL - Extension of time limit for implementation of planning permission 07/00887/FUL permitted 08.06.2010.	Agent confirms that scheme will come forward within 5 years.	4				4				4
BEL14_09/10	2 Fortin Path, South Ockendon, RM15 5NL	Y	Y	Y	09/00391/FUL - Change of use from Doctors surgery to 2 bedroom dwelling, permitted 05.08.2009	Site is now up for sale. Applicant confirms that he is talking to Thurrock Council housing dept about renting to someone on housing list. Allowing for refurbishment work this would happen in early 2011.	1	1							0

Reference:	Site address:	Available	Suitable	Achievable	Planning Status/ Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/ 11	FIVE YEAR SUPPLY						
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
CNS03	1 Sylvan Close, Grays	Y	Y	Y	04/01331/FUL - Planning permission; 1 net dwelling. Now complete.	Site visit shows building complete.	1	1							0
CNS04	South Bungalow, Hogg Lane, West Thurrock	Y	Y	Y	02/01204/FUL - Planning permission for 4 dwellings (2 net gain).	Commenced but not complete. Applicant confirms that start was made. Not expecting to carry on until late 2011. Completion in 2012/13 a reasonable estimate.	2			2					2
CNS05	34 Warren Terrace, Arterial Road, North Stifford, Grays, RM16 6UT	Y	Y	Y	08/01182/FUL - Planning permission for 2 flats.	Only has until June 2011 to commence. Unsuccessful attempt to discuss with applicant.	2		2						2
CNS08_09/10	Land Between 32 and 33 Warren Terrace, Arterial Road, North Stifford, Grays	Y	Y	Y	09/00687/FUL - Erection of 3 No. three bedroom terraced houses, permitted 09.12.2009.	Agent states that there are no immediate plans for the site to be developed. Assume start at end of planning permission time with commencement following year	3				3				3
COF18	Cunningham Carriage Co., Fobbing Road, Corringham	Y	Y	Y	02/00681/FUL - Permission for 9 dwellings.	Developer has confirmed likely start early 2011. Likely 2011/12 completion.	9		9						9
COF19	Gower Lodge, Herd Lane, Corringham	Y	Y	Y	05/01343/FUL - Permission for 8 dwellings.	Owner has confirmed that no start has been made on building works yet due to the current market conditions, but he is hoping to start and complete the development by the time the permission expires in May 2012.	8		8						8

Reference:	Site address:	Available	Suitable	Achievable	Planning Status/Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/11	FIVE YEAR SUPPLY						
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
COF21	Pell House, High Road, Fobbing	Y	Y	Y	10/50152/TTGFUL - Permitted application for conversion into 6 flats. 07/00523/FUL - Permission for conversion into 5 flats (3 net gain).	Permission now granted for restoration of older part of house to a house and conversion of rest into 6 flats. Owner confirms first job is to make the oldest part watertight then do the interiors as one job middle off next year. TTGDC confirm that Unilateral Undertaking has been signed.	6		6						6
COF24	37 Lampits Hill, Corringham, SS17 9AA	Y	Y	Y	07/01194/OUT - Permission allowed on appeal for 8 dwellings.	Agent believes site will be developed within 5 years. 2012/13 start at earliest.	8				8				8
COF35	Pump House, Church Road, Corringham	Y	Y	Y	09/00244/FUL - Permission for 2 flats.	Owner confirms that he is looking to start work in the next 6 months with completion 2011/12. Is in correspondence with his architect about the plans for the footing.	2		2						2
CSM02	160 Heath Road, Chadwell St Mary	Y	Y	Y	08/00610/FUL - Permission for 1 flat.	Applicant confirms that the development is taking place at present and should be completed by April 2011.	1	1							0
CSM11	43 River View, Chadwell St Mary	Y	Y	Y	07/00619/FUL - Permission for 18 flats (12 net). 10/00519/ETL - Permission granted for extension to time limit until 13/10/2013.	Developer confirms start likely year 1. Has acquired adjoining church site and is looking to get an RSL on board for a larger scheme encompassing both sites. Enlarged boundary with number of units increased to include estimate for church site part.	24		12	12					24
CSM13	Sleepers Farm, Chadwell Hill	Y	Y	Y	10/00450/FUL - Permitted application for 26 dwellings. 04/01388/FUL - Withdrawn application for 41 dwellings.	Architect confirms that owners are actively pursuing technical work. Owners Walshes have recently bought RW Hill Builders. Thinks will start in new year so completion likely 2011/12.	26				26				26



Reference:	Site address:	Available	Suitable	Achievable	Planning Status/Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/11	FIVE YEAR SUPPLY						
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
CSM24	Land rear of St Johns Way, Chadwell St Mary	Y	Y	Y	10/00006/FUL - Pending decision for 20 dwellings. Planning Committee resolution to approve subject to S106	Agent advises that access issue with neighbouring owner now resolved and that, on assumption that outstanding application will be approved, he believes owner will want to start in spring 2011.	20			10	10				20
CSM28	1 Errington Close, Chadwell, St Mary RM16 4TA	Y	Y	Y	09/00444/FUL - Permission for 1 dwelling.	Building virtually complete.	1	1							0
CSM31_09/10	1 Cedar Road Chadwell St Mary, RM16 4ST	Y	Y	Y	10/00001/FUL - Conversion of existing dwelling into 2x2 bedroom flats, permitted 04.03.2010.	Agent states that development likely to start and be completed in the next financial year (2011/2012).	1		1						1
EAT08	Bata Field, East Tilbury	Y	Y	Y	09/50045/TTGOUT - Residential development of up to 315 dwellings, allowed on appeal 21.6.10	TTGDC consider that 1 to 5 years is likely. Reserved matters not yet discussed. Agent confirms that there is much work/money to spend to comply with terms of planning permission and at present they are concentrating on a couple of other projects where the outcome of CALA Homes legal action is crucial. Do not expect a start until 2012/13 but expect they could easily do 100 units a year.	299			100	100	99		299	
EAT11	Coronation Avenue, East Tilbury	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				9

Reference:	Site address:	Available	Suitable	Achievable	Planning Status/Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/11	FIVE YEAR SUPPLY					
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5
EAT12	Land Adj Farm Road, East Tilbury	Y	Y	Y	03/00715/FUL - Permission for 2 dwellings. Owner considers that permission still alive as foundations in.	In view of agent's comments regarding Bata Field (see EAT08), site can also be brought forward into 5 year supply as agent has indicated would be done at same time.	2						2	2
EAT20	Glanwood, Sandy Lane, Chadwell St Mary	Y	Y	Y	07/00951/FUL - Permission for 9 dwellings.	Developer confirms intention to start before end of 2010.	9		9					9
EAT21	Land at Junction of Blue Anchor Lane, Muckingford Road, Linford	Y	Y	Y	09/00634/FUL - Permission for 1 dwelling.	Agent confirms will be started in spring 2011 for completion in year 2011/12.	1		1					1
GRI04	Former Belmont Allotment Site, Grays	Y	Y	Y	95/00038/FUL - Expired application for nursing home.	No planning permission but Council owned and identified as housing land in local plan. Currently being considered as part of Council's asset review.	114				50	64		114
GRI05	Vehicle Depot, Wouldham Road, Grays	Y	Y	Y	07/01276/TTGREM - Planning permission for 65 dwellings. Outline and reserved matters planning permission granted by TTGDC. Application received by TTGDC for extension of time (10/50202/TTGETL).	Agents confirm that site was marketed but not much interest. Applicants are owners and operators of site and are happy to stay for meantime. Indicated that no completions were likely until end of 5 year period. TTGDC opinion that 65 units likely to be built over the two years 2014/15 and 2015/16	65				30	35		65
GRI08	Red Lion, 229 London Road, Grays	Y	Y	Y	04/00625/FUL - Planning permission for 2 flats. 09/00625/FUL - New 3 bedroom detached house, application withdrawn.	Planning permission expired. Applicant has instructed architect to submit application for takeaway with one unit above. Likely one dwelling in 2011-12.	1		1					1

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									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
GRI20	Car Park Brooke Road, Grays	Y	Y	Y		Residential area. Council owned and declared surplus to requirements. Previously intended to be disposed of as part of HCA Public Land Initiative programme. Currently being considered as part of Council's asset review.	4					4			4
GRI26	Grays Athletic FC, Bridge Road, Grays	Y	Y	Y	10/50203/TTGFUL - Application received for 95 dwellings.	Full planning application received by TTGDC for 95 dwellings and TTGDC consider that site may be delivered within 1 to 5 years. Site being cleared.	130			70	60				130
GRI29	59-65 High Street, Grays	Y	Y	Y	10/50132/TTGFUL - Application pending s106 for mixed use development including 35 residential units.	TTGDC resolved to approve 35 units. No S106 yet. Potential to deliver within 1 to 5 years.	35					35			35
GRI30	High Street - 'Changes' Health & Fitness Club, Grays	Y	Y	Y	06/00829/TTGFUL and 07/01196/TTGFUL - Refused applications for mixed use, including residential development.	Although planning permission refused by TTGDC no objection in principle to redevelopment including for residential. TTGDC consider developable within 5 years.	22			22					22
GRI33	Argent Street / Thames Road, Grays	Y	Y	Y	06/00312/TTGFUL - Planning application submitted for 150 new dwellings withdrawn in May 2006.	No planning permission but no policy objection. Flood issue sorted. Likely 1 to 5 years.	140					50	90		140
GRI34	Lion (of Grays) Ltd 85 London Road, Grays	Y	Y	Y	10/00089/FUL - Pending application for 24 dwellings. Planning Committee resolution to approve subject to S106	Resubmission of application by owner not previous housebuilder. Owner confirms is waiting for planning permission before seeking finance. Toomey group also has house building company. Likely that owner would want to build out. S106 close to completion.	24			24					24

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GRI46	20-24 Clarence Road, Grays	Y	Y	Y	08/00491/FUL - Permission for 8 dwellings allowed on appeal.	Owner confirms that development of the site will commence within the next 3 months.	8		8						8
GRI47	10 High Street Grays RM17 6LU	Y	Y	Y	08/01183/FUL - Permission for 3 net dwellings.	Agent understands applicant keen to get things moving with view to commencement.	3			3					3
GRI49_09/10	35 Quarry Hill Grays RM17 5BT	Y	Y	Y	09/00443/FUL - Conversion of property into two self contained one bedroom flats. Development complete.	Development complete.	1	1							0
GTH05	34 Wallace Road, Grays	Y	Y	Y	08/00687/FUL - Permission for conversion (1 net dwelling).	Rear extension almost complete so assume will be completed this year.	1		1						1
GTH06	131a -c Hathaway Road, Grays	Y	Y	Y	05/01125/OUT - Outline application for residential development refused and appeal dismissed.	No planning permission but previous objections sustained on appeal for 22 likely to be overcome at this lesser number. Located within residential area on local plan and no policy objections to principle of redevelopment	12					12			12
GTH09	28 Southend Road, Grays	Y	Y	Y	05/00236/FUL - Permission for 8 flats.	Agent understands the site has been sold on.	8			8					8
GTH15	Car Park, Bridge Road, Grays	Y	Y	Y		Residential area. Council owned and declared surplus to requirements. Previously intended to be disposed of as part of HCA Public Land Initiative programme. Currently being considered as part of Council's asset review.	5					5			5

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									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
GTH16	Car Park, Grove Road, Grays	Y	Y	Y		Residential area. Council owned and declared surplus to requirements. Previously intended to be disposed of as part of HCA Public Land Initiative programme. Currently being considered as part of Council's asset review.	3				3				3
GTH22	Land At 52 Broadway Grays	Y	Y	Y	08/00194/OUT - Withdrawn application for 30 dwellings.	Allocated for new road on Local Plan but road proposal abandoned by Council. Current pre-application interest.	17				17				17
GTH24	1 Allenby Crescent, Grays, RM17 6DH	Y	Y	Y	08/00455/FUL - Permission for 1 dwelling. 10/00916/FUL - Permission for demolition of house and erection of two. Understand from applicants that early start likely. Site being cleared..	Agent believes likely to happen late 2010 and definitely within 5 years.	1			1					1
GTH28	46 Lucas Road, Grays, RM17 5AJ	Y	Y	Y	08/00611/FUL - Permission for 3 dwellings (2 net)	Owner confirms is considering selling site on. No certainty about timing but only 1 year left on planning permission so will probably require re-submission.	3					3			3
GTH36a	Land at Junction Dell Road Southend Road, Grays (PDL portion)	Y	Y	Y		No planning permission but Council owned. Currently being considered as part of Council's asset review.	8							8	8
GTH36b	Land at Junction Dell Road Southend Road, Grays (greenfield portion)	Y	Y	Y		No planning permission but Council owned. Council's asset review may bring the site forward.	25							25	25
HOM02	Land East of Morley Hill	Y	Y	Y		No planning permission but identified for housing in Local Plan.	11						11		11

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HOM03	Land West of Morley Hill	Y	Y	Y		No planning permission but identified for housing in Local Plan.	25					12	13	25
HOM10	62-64 Branksome Avenue, Stanford Le Hope	Y	Y	Y	07/00865/FUL - Permission for 8 dwellings. Development completed.	Development completed.	6	6						0
HOM13	Remura, First Avenue, Stanford Le Hope	Y	Y	Y	08/00593/FUL - Permission for 2 dwellings (1 net).	Agent states that his client has started development on the site, but due to the current down-turn, it is unclear when the development is likely to be completed as it is proceeding very slowly.	1			1				1
HOM14_09/10	229 Southend Road, Stanford Le Hope, SS17 7AB	Y	Y	Y	10/00060/FUL - Change of use from doctors surgery to dwelling house, permitted 05/03/2010.	Applicant states that building work has started and it is likely to be completed January/February 2011.	1	1						0
LTB04	82 Victoria Avenue, Little Thurrock, Grays	Y	Y	Y	05/00608/FUL - Permission for 1 dwelling	Developer confirms development will be finished this financial year.	1	1						0
LTB09	80 Victoria Avenue, Grays	Y	Y	Y	09/00569/FUL - Erection of 1 pair of semi-detached two storey houses and 1 pair of semi-detached bungalows, permitted 20/11/2009.	Developer confirms start in year 1	4	4						0
LTR04	3 Rogers Road, Little Thurrock, Grays	Y	Y	Y	07/00014/FUL and 09/00231/FUL - Separate permissions for 1 dwelling.	Agent understands likely start in February 2011 for completion in 2011/12.	1			1				1
LTR06	Garden Centre, Chadwell Road, Grays	Y	Y	Y	09/00326/OUT - Application for 24 dwellings allowed on Appeal.	Appeal allowed. Owner/applicant wishes to sell site for redevelopment as does not want to continue existing use. Therefore no plans for development within two years.	24				12	12		24

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LTR07	51 Malvern Road, Little Thurrock, Grays	Y	Y	Y	04/01281/FUL - Permission for 1 dwelling	No current permission and applicant has moved away. If whole property sold then new owners would be aware of planning history from legal search. Cannot discount possibility of an application in future therefore but would take time for dwelling to come about. Within a residential area on Local Plan proposals map.	1			1					1
LTR19a	Dock Road, Including part of 64 Dock Road, Little Thurrock, Grays	Y	Y	Y	06/00233/FUL - Permission for 18 dwellings	Commenced and well advanced but builder has gone bust. Bank advises site has recently been sold. Scheme is part built and cannot be left like this as will deteriorate, so likely to be completed in near future.	6		6						6
LTR19b	R/o 60/62 Dock Road (Former Allotments Gardens), Little Thurrock, Grays	Y	Y	Y	06/00233/FUL - Permission for 18 dwellings	Commenced and well advanced but builder has gone bust. Bank advises site has recently been sold. Scheme is part built and cannot be left like this or will deteriorate, so likely to be completed in near future.	12		12						12
LTR20	41 - 43 Southend Road, Grays, RM17 5NJ	Y	Y	Y	07/01243/FUL - Refused application for 9 dwellings	Refusal for scheme including 9 units on over development grounds but no objection in principle to lesser scheme.	3						3		3
LTR21	15 - 17 Southend Road, Grays, RM17 5NH	Y	Y	Y	09/00019/FUL - Permission for 2 dwellings (1 net)	Agent confirms start in spring so completion sometime in 2011/12.	1		1						1
LTR22	60 Whitehall Lane, Grays, RM17 6SS	Y	Y	Y	08/00647/FUL - Permission for 5 net dwellings. Development completed.	Development completed.	5	5							0

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									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
LTR23a	Retail Units Corner Broadway and Whitehall Lane, Little Thurrock, Grays	Y	Y	Y	10/00101/OUT - Outline application for 6 flats allowed on appeal. 09/00790/OUT - Refused outline application for 6 dwellings on part of the site.	Agent confirms owner may be pursuing a scheme for a larger number of units than the 6 approved on appeal, but that if unsuccessful will revert to the approved scheme. Indicates that year 2012/13 is reasonable assumption.	6			6					6
LTR26	57 Lodge Lane, Grays, RM17 5RZ	Y	Y	Y	09/00575/FUL - Permission for conversion (1 net dwelling)	Agent understands that owner intends to implement the planning permission.	1		1						1
OCK01	Former Church, North Road, South Ockendon	Y	Y	Y	02/01375/OUT - Expired permission for 5 dwellings.	The applicants for expired permission United Reform Church have now disposed of site. Site within residential areas on Local Plan. Some developer interest.	5						5		5
OCK03a	Arisdale Industrial Estate (Electrical Factory), South Ockendon	Y	Y	Y	08/00938/TTGFUL - Permitted application for 56 dwellings	Applicant confirms no completions until year 12/13.	56			56					56
OCK03b	Arisdale Industrial Estate (Factory 1 And 2 Blue Star Engineering Ltd), South Ockendon	Y	Y	Y	10/50150/TTGREM - Permitted remaining matters application for residential development	Applicant confirms that just commenced and expects completion mid 2011	40		40						40
OCK05	R/O 32/42 Anton Road, South Ockendon	Y	Y	Y		No planning permission but residential notation on Local Plan.	12						12		12
OCK06	Tamarisk Road, South Ockendon	Y	Y	Y		Residential area. Council owned and declared surplus to requirements. Previously intended to be disposed of as part of HCA Public Land Initiative programme. Currently being considered as part of Council's asset review.	9					9			9



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									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
OCK07	A Stone's Throw Public House, 92 South Road, South Ockendon	Y	Y	Y	09/00588/FUL - appeal dismissed against refusal of 14 house scheme. 08/00190/FUL - Permission for 14 flats.	Applicant is looking to self finance scheme. Still thinks a start in Jan 2011.	14		14						14
OCK21	Durabella Ltd Arisdale Avenue, South Ockenden, RM15 5TR	Y	Y	Y	08/00913/TTGFUL - Permission for 80 dwellings. 09/50069/TTGFUL - Amendments to 2008 application.	Development virtually complete.	56	56							0
ORS05	Wynstay, Stanley Road, Bulphan	Y	Y	Y	07/00889/FUL - Permission for 1 dwelling. Development commenced. 10/00701/OUT - Permission for 1 dwelling on Plot 2.	Owner confirms that building works has started on the site and is expected to be completed this financial year. A new outline application has been permitted. Owner confirmed that development will not start straight away, but is expected to be completed by 2012/2013.	2	1		1					1
ORS09	Land Adjacent 87 Church Lane, Bulphan	Y	Y	Y	07/00598/FUL - Permission for 1 dwelling.	Development virtually complete.	1	1							0
ORS14	Southfields, Land Adjoining Essay Villa, Grosvenor Road, Orsett	Y	Y	Y	07/00399/FUL - Permission for 5 dwellings allowed on appeal. 10/00231/FUL - Extension of time for a further 3 years approved.	Agent advises that due to current market conditions it is unlikely to start in the near future.	5			5					5
ORS17	Land at Junction Bristowe Drive/ Welling Road, Orsett	Y	Y	Y	09/00642/REM - Permitted reserved matters application for 11 dwellings subsequent to 08/01018/OUT	Agent understands will start year 1.	11		11						11

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									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	
ORS20	Baker Street Garage, Baker Street, Orsett	Y	Y	Y	08/01106/OUT - Outline application for redevelopment of site to for 24 dwellings. Pending completion of S106. 10/00675/FUL for 24 dwellings subject to Planning Committee resolution to approve subject to S106	Planning application case officer advises that developer has advised wants to start early in 2011. Agent for most recent application confirms that subject to planning permission and clearance of conditions, hope to start in Jan/Feb 2011. May release in batches of 6 so could be doing 18 for year 2011/12 and rest in 2012/13.	24		18	6				24
ORS28	Tremorgan, Sandown Road, Stanford Le Hope, RM16 3DD	Y	Y	Y	07/00653/FUL - Permission granted on appeal for conversion of garage to dwelling.	Applicant confirms that a start was made to keep planning permission alive but works have not progressed. Will not be finished this year. Is uncertain when it would be finished but thinks it will be within 5 years.	1					1		1
ORS40	Sandown Nurseries, Sandown Road, Orsett, RM16 3DD	Y	Y	Y	08/01155/OUT - Permission for 7 dwellings granted 7.10.2010	Agent confirmed that the outline permission (08/01155/OUT) has only just been approved and that he expects the reserved matters to be submitted in the next year with the completion of the site within the next 3 years.	7			7				7
ORS42_09/10	Site Of Rosina And The Grove, Grosvenor Road, Orsett	Y	Y	Y	10/00067/FUL - Pending application for replacement dwelling and 2 dwellings adjacent to The Grove.	Owner confirms need to dispose of site as soon as possible as acquired another prosperity. Likely to happen quickly.	2		2					2
SCH03	Bannatynes Health Spa, Howard Road, Chafford Hundred, Grays, RM16 6YJ	Y	Y	Y	08/00152/TTGFUL - Permission for redevelopment of site to provide 153 dwellings. 08/01156/TTGFUL - scheme for 140 dwellings, permitted 14/09/2009.	Phasing confirmed by developer.	140		59	81				140

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									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
SEC02	2 St James Avenue East, Stanford Le Hope, SS17 7BQ	Y	Y	Y	08/00521/FUL - Permission for extension and conversion to 3 dwellings (2 net). Development virtually complete.	Development virtually complete.	3	3							0
SEC04	23 Grover Walk, Corringham, SS17 7LP	Y	Y	Y	08/00413/FUL - Permitted change of use to 4 flats.	No contact details for the applicant - agent unable to provide. Estimated date of implementation of planning permission.	4		4						4
SEC06	Garage Plot Adj 23 Springhouse Road, Corringham, Stanford Le Hope, SS17 7LF	Y	Y	Y	07/01106/OUT - Outline permission for 1 dwelling.	Residential area. Council owned and declared surplus to requirements. Currently being considered as part of Council's asset review.	1		1						1
SEC07	The New Pompadour, St Johns Way, Corringham, SS17 7NA	Y	Y	Y	07/00396/OUT - Outline permission on appeal for mixed use block including residential use.	Owner is still looking at developing the site, and is hoping it will be developed by the next financial year depending on finance.	9		9						9
SEC08	1 St James Avenue East, Stanford Le Hope, SS17 7BB	Y	Y	Y	09/00184/FUL - Permission for 1 dwelling.	Agent confirms plot has been sold to another client of his and understands site will commence in new year with completion by summer 2011.	1		1						1
SEC09_09/10	44 Silvertown Avenue, Stanford Le Hope, SS17 7BT	Y	Y	Y	10/00047/FUL - 2 flats, permitted 23/03/2010.	Applicant states that development is likely to start imminently, with completion by May/June 2011.	2		2						2
SEC10_09/10	Garage Area, Oxwich Close, Corringham	Y	Y	Y	09/00837/TBC - Demolition of existing garages and erection of 16 flats, permitted 07.04.2010.	Council owned. Housing department advise site to be disposed of to RSL. Likely to be built out during 2011/12.	16		16						16

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STC07	Land at Stifford Clays Baptist Church, Fleethall Grove, Grays	Y	Y	Y		Residential area. Council owned and declared surplus to requirements. Currently being considered as part of Council's asset review.	19					19	19
STC10	Elizabeth House, Long Lane, Stifford Clays, Grays	Y	Y	Y	10/50243/TTGFUL - Pending application for 65 new extra care flats.	Thurrock Council Housing Department confirms that the care flats development is likely to take place by 2012/13.	65		30	35			65
STC11	65 Meadow Road, Stifford Clays, RM16 2HB	Y	Y	Y	08/00762/FUL - Permission for 1 dwelling.	Agent uncertain about current owners plans for the site. Assume a late commencement within life of permission (to Sept 11) and completion in year after.	1				1		1
STC12	4A Crammavill Street Stifford Clays, Grays, RM16 2BD	Y	Y	Y	08/00163/FUL - Permission for sub-division of flat (1 net dwelling).	Planning permission not yet implemented but assume that the sub-division may take place in year 1.	1		1				1
STC15	Land Adjacent To 15 Bodell Close, Grays	Y	Y	Y	08/00707/FUL - Permission for 3 dwellings. Development completed.	Development completed.	3	3					0
STW08	Rear of 43 King Street, Stanford	Y	Y	Y	09/00292/OUT - Permission S106 for 14 dwellings. S.106 agreement not signed. 10/00882/FUL - for 14 Withdrawn. 11/00021/FUL for 14 recently submitted.	Applicant has submitted a new application. It is thought that the site will still be developed in the near future. Also looking at a larger scheme involving adjacent plots.	14				14		14
STW09	1/2, Southend Road, Stanford	Y	Y	Y	07/00296/FUL - Refused application for 8 dwellings. 10/00553/OUT - application for 17 dwellings pending decision. 11/00020/FUL for 17 recently submitted.	No planning permission but residential area and developer interest. Likely that a new scheme will be submitted. The owner is looking to develop as soon as permission is granted.	13		13				13

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									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	
STW12	Land Adjacent 1 The Green, Stanford Le Hope	Y	Y	Y	07/00276/FUL - Refused application for 3 flats on part site.	No planning permission but subsequent to refusal developer interest in mixed use scheme on larger site including residential. Likely acceptable in principle. Agent does not think there are any immediate plans to resubmit.	12						12	12
STW13	Stanford Le Hope Social Club, 24 High Street, Stanford Le Hope, SS17 0HG	Y	Y	Y	09/00235/FUL - Permission for 18 dwellings. Development virtually completed.	Development virtually completed.	18	18						0
STW18	Tanglewood, Billet Lane, Stanford Le Hope	Y	Y	Y	05/00092/FUL - Permission for 17 flats (16 net dwellings) allowed on appeal.	Site cleared. Owner says will be starting next year. With an 18 month build period this would mean completion in 2012/13.	16			16				16
STW19	Lamberts Tool & Welding Supplies Ltd, 18 Corringham Road, Stanford-le-Hope	Y	Y	Y	08/00979/FUL - Permission for 3 flats.	Permission not yet implemented. Assume implementation in year 1.	3			3				3
STW21	14 Wharf Road, Stanford-le-Hope	Y	Y	Y	08/00548/FUL - Permitted conversion of shop to dwelling.	Applicant confirms that he has removed shopfront and is organising internal works. Expects to complete before end March 2011.	1	1						0
STW23	Land To Rear Of 57-71 And 67, Wharf Road, Stanford-le-Hope	Y	Y	Y	08/01054/FUL - Pending application for 8 dwellings S106.	Agent confirms that the option the applicant had to purchase site has expired. Since there would be a need for developer to start all over again there does not seem much prospect of completion until 2012/13.	8			8				8

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STW24	Land Rear Of 42/44 Fairview Avenue, Stanford Le Hope (Car Park and Pubs)	Y	Y	Y	08/00477/FUL - Pending application for 2 dwellings 06/00219/OUT - Outline permission for 2 dwellings	Not yet commenced. Agent is certain that a start will be made with in the two and a half years left on permission and that will be finished within 5 years. No intentions to sell and finance not a problem.	2				2				2
STW35	Land adjacent 1 Scratton Road, Stanford-le-Hope	Y	Y	Y	08/00313/FUL - Permission for 1 dwelling.	Development complete.	1	1							0
STW36	215 Corringham Road, Stanford Le Hope, SS17 0BL	Y	Y	Y	09/00374/FUL - Permission for 1 dwelling.	Development complete.	1	1							0
STW37	47 Copland Road, Stanford Le Hope, SS17 0DF	Y	Y	Y	09/00033/FUL - Permission for 2 dwellings.	Development complete.	2	2							0
STW38_09/10	Leos, 8 Rayleigh Road, Stanford Le Hope, SS17 0NE	Y	Y	Y	09/00796/FUL - Permitted extension incorporating additional flat.	Extension under construction. Can reasonably assume will be completed in 2010/11.	1	1							0
STW39_10/11	1 Fairview Avenue, Stanford Le Hope, SS17 0DW	Y	Y	Y	10/00569/FUL - Permitted dwelling.	Agent confirms that a start is expected in early 2011.	1	1							0
TRV07	Rourke's Drift Guest House, 197 Dock Road, Tilbury	Y	Y	Y	04/01206/OUT - Expired outline permissions for residential development.	Owner not actively marketing the site. No reserved matters submitted so given need to obtain planning permission as well suggests a 2013/14 completion.	10				10				10
TRV22	Former Labour Exchange, Tilbury House, Calcutta Road, Tilbury	Y	Y	Y	08/00966/FUL - Permission for 10 dwellings.	Development complete.	10	10							0
TRV26	10 Medick Court, Little Thurrock, Grays, RM17 6UD	Y	Y	Y	08/01123/FUL - Permission for 1 dwelling.	Development complete.	1	1							0

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TRV40_10/11	95 Calcutta Road, Tilbury, RM18 7QA	Y	Y	Y	10/00233/FUL - Regularises conversion	Permission regularises conversion already carried out.	1	1							0
TSC07	13A Civic Square, Tilbury	Y	Y	Y	07/01314/FUL - Permission for flat conversion (1 net gain)	Unable to contact applicant. Permission for a flat conversion will expire 24.01.2011. Assume that will be delivered in next 5-years as 1 year left on permission.	1	1							0
TSC10	Land Adjacent To 57 Brennan Road, Tilbury	Y	Y	Y	08/00076/FUL - Refused application for 1 dwelling	Planning permission only refused in absence of developer contributions but no objection in principle. Time scale put back to allow resubmission and build out.	1			1					1
TSC11	St Chads School, St Chads Road, Tilbury	Y	Y	Y		No planning permission but Council owned and TTGDC support.	186				40	56	90		186
WTS02	6 Tank Lane, Purfleet	Y	Y	Y	06/00934/FUL - Planning permission for 2 dwellings	Owner is still interested in developing the site, but there are access constraints. Proposed prohibition of traffic not in place yet. Investigations into alternative access to be investigated. Estimated completion date allows time to allow matter to be resolved.	2			2					2
WTS06 #	Botany Way Industrial Estate (First phase), Purfleet	Y	Y	Y		TTGDC estimate 450 likely. Site assembly by TTGDC well advanced and development partners being lined up. Treasury approval awaited for further funding. Indicated phasing assumes this process continues but would also be similar if there is asset disposal following winding up of TTGDC in April 2012	450				100	150	200		450

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WTS08	Former Coal yard Site, London Road, Purfleet	Y	Y	Y	07/00989/TTGREM - Planning permission for 502 dwellings	Site acquired by TTGDC from Taylor Wimpey. Has benefit of full planning permission. Indicated phasing assumes asset disposal following winding up of TTGDC in April 2012. Would be developed in conjunction with WTS42.	502				140	140	222	502
WTS13	St Margarets, Beacon Hill, Purfleet	Y	Y	Y	08/00623/FUL - Planning permission for 17 dwellings allowed on appeal 07/00155/FUL - Planning application for 21 dwellings dismissed on appeal	Agent understands owner has not sold but is still intending to and that 2011/12 start is likely.	16			16				16
WTS14	Sports Ground, North Road, Purfleet, RM16 1TU	Y	Y	Y	07/00645/TTGFUL - Planning permission for 163 dwellings. 44 completed 2008/09.	Phasing as advised by developer.	98	57	41					41
WTS17	Joinery and Works, south-west corner of Re-Development Site, Schoolfield Road, West Thurrock	Y	Y	Y		TTGDC acquired as part of Schoolfield Road scheme. Likely 1 to 5 years.	47						47	47
WTS18	Re-Development Site, School field Road, West Thurrock	Y	Y	Y	09/50068/TTGREM & 09/50034/TTGREM - Planning permission for 414 dwellings.	Phasing as advised by developer.	328	101	54	173				227
WTS30	William Ball Site, West Thurrock	Y	Y	Y	10/50144/TTGOUT - TTGDC resolution to approve application for 154 dwellings subject to Section 106 Agreement.	Site owned by TTGDC and is considered by TTGDC to be likely to come forward within 5 years.	154				70	84		154



Reference:	Site address:	Available	Suitable	Achievable	Planning Status/Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/11	FIVE YEAR SUPPLY					
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5
WTS31 #	Acorn Trading Estate (First phase), Gumley Road, Grays	Y	Y	Y	08/00487/TTGREM - Planning permission for 236 dwellings. 10/50240/TTGETL - Permission sought for an extension of time (end 2015). Previous Section 106 Agreement between applicant and Thurrock Council requires operator to relocate in the Borough.	TTGDC estimate that 50 dwellings may be delivered for the first phase of the site in 2015/16	50						50	50
WTS32 #	Fiddlers Reach (First phase), Wouldham Road, South Stifford	Y	Y	Y	08/00370/TTGOUT - Outline application pending completion of S106 for up to 1244 dwellings	Site in single ownership - Family Mosaic Thurrock Ltd ( Family Mosaic/TTGDC/EEDA ). Site cleared.	622			200	200	222	622	
WTS34	4 Sussex Terrace, London Road, Purfleet, RM19 1QU	Y	Y	Y	08/00161/FUL - Permission for conversion of existing dwelling to 2 flats (1 net gain).	Owner advises possible implementation date year 2011/12.	1		1					1
WTS38	Land At Drapers Yard, London Road, South Stifford, Grays	Y	Y	Y	08/00344/TTGOUT - Application for 235 dismissed on Appeal. 10/50119/TTGFUL - Recently permitted application for 167 dwellings.	Phasing as advised by developer.	165		40	125				165
WTS42	East end of Corys wharf, Purfleet	Y	Y	Y	08/00149/TTGFUL - 53 withdrawn.	Site acquired by TTGDC from Taylor Wimpey. Number from previous withdrawn application appears to comply with HSE guidance. Indicated timing assumes asset disposal following winding up of TTGDC in April 2012. Would be developed in conjunction with WTS08	53					53	53	

Reference:	Site address:	Avail-able	Suit-able	Achiev-able	Planning Status/ Notes :	Comments :	Dwelling capacity April 2010	Current Year 2010/ 11	FIVE YEAR SUPPLY						
									2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	Year 1 to 5	
WTS45 _10/11	312 London Road, South Stifford, Grays, RM20 4AA	Y	Y	Y	10/00377/FUL - Permitted application for 6 flats.	Agent confirms that site is being put on market. Assume year 2012/13 completion to allow for purchase, details and construction.	6		6						6
<b>Total</b>							<b>4904</b>	<b>292</b>	<b>513</b>	<b>780</b>	<b>949</b>	<b>1151</b>	<b>1219</b>	<b>4612</b>	