

Thurrock Local Plan

Five Year Housing Land Supply Position Statement



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2016



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1. Introduction

National Policy

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

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

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

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

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

Local Policy

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 As such, this figure is now considered to be out of date.

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

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

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

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

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

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

Requirement arising from Objectively Assessed Need (2014 base date)

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

Using this range the requirement is:

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

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

3. Identifying and assessing the deliverability of sites

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

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

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

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

Identified sites with planning permission

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

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

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

Windfall Potential

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

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

Windfall dwelling completions on unidentified sites

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

4. Calculating the 5 year housing supply

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

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

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

$$\text{Anticipated supply} \div \text{housing requirement} \times 100.$$

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

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

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

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

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

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

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

5. Next steps

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

Appendix 1 - Delivery of dwellings

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

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

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

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

Appendix 2 - Alternative Calculation of the Housing Requirement

Requirement under the Adopted Thurrock Council Core Strategy

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

This requirement, including the 20% buffer is:

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

Requirement including residual under build (RSS)

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

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

'Sedgefield' methodology

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

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

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

‘Liverpool’ methodology

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

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

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

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

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

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

$$\text{Anticipated supply} \div \text{housing requirement} \times 100.$$

Based on the Sedgefield Methodology this is calculated as:

$$3,456 \div 12,390 \times 100 = 27.8\%.$$
$$3,456 \div 2,478 \text{ requirement} = 1.4 \text{ year supply}$$

Based on the Liverpool Methodology this is calculated as:

$$3,456 \div 9,140 \times 100 = 37.8\%.$$
$$3,456 \div 1,828 \text{ requirement} = 1.9 \text{ year supply}$$

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

Appendix 3

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

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

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

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

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

Appendix 4

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

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

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

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