

Five-year Housing Land Supply Statement

as of 1st April 2023

1 The Five-year Requirement in Thurrock

- 1.1 Paragraph 74 of the National Planning Policy Framework makes clear that local planning authorities should assess the five-year land supply against their adopted housing requirement, or where this is more than five years old, the figure for local housing need generated by the Government's Standard Methodology.
- 1.2 The Thurrock Core Strategy and Policies for Management of Development was adopted in January 2015, and is now more than 5 years old. Therefore, in the absence of an up-to-date housing requirement for Thurrock, for the purpose of assessing the five-year housing land supply position, the Standard Methodology figure for Thurrock is applied. The standard method figure for Thurrock on 1st April 2023 identified a housing requirement of 1,166 dwellings per annum.
- 1.3 The Housing Delivery Test (HDT) is a national measure of performance, which seeks to ensure that housing delivery meets defined minimum housing needs at a local level. It does so by measuring housing delivery over the most recent rolling three-year period and where there is evidence that housing delivery has not met required levels, a series of measures must be applied by the local planning authority to boost housing delivery in future years. One of these measures is that where housing delivery falls below 85% of identified need, a buffer of 20% must be added to the five-year housing requirement.
- 1.4 The Housing Delivery Test 2021 measurement for Thurrock was below 85%, resulting in the requirement for a 20% buffer to be applied to the five-year housing requirement.
- 1.5 No allowance has been made for any shortfall in housing delivery, which may have occurred prior to the base date of the five-year period (ie. before 1st April 2023). National planning policy does not require local planning authorities to address housing shortfall arising before the start date for the Standard Method figure, given that it is accounted for through the adjustment made for market signals.
- 1.6 The five-year housing requirement for Thurrock for 1st April 2023 to 31st March 2028 is 6,996 dwellings or 1,399 dwellings per year.

Table 1: Five-year Housing Requirement

	Source of data	Figure
A. Five-year Requirement Baseline Position	Standard Method Figure (1,166) x 5 years	5,830
B. Buffer (Uplift)	20%	1,166
C. Total Housing Need	A + B	6,996
D. Annual Housing Need	C/5	1,399

2 Housing Land Supply

- 2.1 Appendix A sets out a site schedule which identifies a deliverable supply of **1,280** dwellings forecast to be completed in the five-year period 2023/24 to 2027/28.
- 2.2 The assessment applies the definition of 'deliverable' as outlined within the Glossary of the NPPF (Annex 2), to determine how sites come forward over the next five years and beyond.
- 2.3 The base date for this assessment is the 1st April 2023. As a result, no planning permissions granted after this date are included in the five-year housing land supply unless sufficient evidence, predating this base date, was available to demonstrate deliverability.

3 Summary

- 3.1 On the basis of the five-year housing requirement and the forecasted housing land supply, the Council can demonstrate a suitable supply of deliverable sites for housing for **0.91 years**.

Table 2: Thurrock Five Year Housing Land Position

	Source of Data	Figure
A. Annual Housing Need	See Table 1	1,399
B. Deliverable Supply	In house monitoring	1,280
C. Housing Land Supply (years)	B/A	0.91

Appendix A : Five-Year Housing Supply Site Schedule – April 2023

(see following pages)

Planning Application Reference	Current Status of Permission or Site	Decision Date	Lapse Date	Site Address	Town	PDL	Gain Total	Loss total	Total number of net dwellings proposed	Gain complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction	Number expected to be completed in Years 1-5	2023/24	2024/25	2025/26	2026/27	2027/28	2028-33	2033-38	Notes
Major Sites - Development in progress																								
17/00548/REM & 18/00887/FUL	Development in progress	28/07/2017 13/02/2019	2/13/2022	Land to east of Euclid Way & south of West Thurrock Way	West Thurrock	Y	456	0	456	398	0	398	58	0	58	58	58							
18/00308/REM & 20/00827/FUL	Development in progress	12/06/2018 16/04/2021	4/16/2024	Former Ford Motor Company, Arisdale Avenue	South Ockendon	Y	287	0	287	132	0	132	155	0	155	155	100	55						
20/00623/FUL	Development in progress	5/6/2021	5/6/2024	Waterworks, High Road	Fobbing	Y	168	0	168	0	0	0	168	0	168	168	60	58	50					
18/01660/REM	Development in progress	1/10/2020		Land adjacent to the railway line, The Manorway & west of Victoria Road	Stanford-le-Hope	N	153	0	153	12	0	12	141	0	141	141	47	47	47					
13/00480/FUL & 18/00465/CV	Development in progress			76 High Street	Grays	Y	41	0	41	0	0	0	41	0	41	41			20	21				
17/00857/FUL	Development in progress	6/4/2018	6/4/2021	176-178 Dock Road	Tilbury	Y	25	0	25	0	0	0	25	0	25	25		25						
16/01148/FUL	Development in progress	7/5/2018	7/5/2021	Land at junction of Coronation Avenue & Princess Margaret Road	East Tilbury	Y	18	0	18	6	0	6	12	0	12	0								Site has stalled. Legal action being taken by the Council.
21/00049/FUL	Development in progress	30/08/2022	30/08/2025	Land at 26 & 28 Purfleet Road	Aveley	N	17	0	17	0	0	0	17	0	17	17				17				
16/00642/FUL	Development in progress	5/1/2021	5/1/2024	Land At 545 London Road	South Stifford	Y	15	0	15	0	0	0	15	0	15	15		15						
11/50401/TTGOU T &		12/20/2019	12/20/2031	Purfleet Centre (Residential and Mixed Use)			2789	0	2789	0	0	0	2789	0	2789	0								Site has stalled.
18/00313/REM	Development in progress	1/10/2020		Land adjacent to Church Hollow, to rear of Hollow Cottages & north of London	Purfleet-on-Thames	Y	61	0	61	0	0	0	61	0	61	61	30	31						
Minor Sites - Development in progress																								
15/00463/FUL	Development in progress	14/03/2016	14/03/2019	Ford Place, South Road	South Ockendon		10	1	9	0	0	0	10	1	9	0								Site has stalled.
20/01761/FUL	Development in progress	10/19/2021	10/19/2024	Windy Ridge, 251 Branksome Avenue	Stanford-le-Hope	N	9	1	8	0	0	0	9	1	8	8	8							
15/00766/FUL	Development in progress	11/20/2015	11/20/2018	Thames View Farm, High Road	Fobbing	N	9	2	7	0	0	0	9	2	7	7	7							
20/00689/FUL	Development in progress	11/26/2020	11/26/2023	The Old Clock Hotel, 29 High Street	Aveley	Y	5	0	5	0	0	0	5	0	5	5		5						
23/00893/FUL	Development in progress	21/09/2023	21/09/2026	Sunnyside, Inglefield Road	Fobbing		6	1	5	0	0	0	6	1	5	5		4	1					
17/01492/FUL	Development in progress	6/14/2018	6/14/2021	HSBC Bank, 53 High Street	Grays	Y	5	0	5	0	0	0	5	0	5	5	5							
21/00894/TBC	Development in progress	4/3/2022	4/3/2025	13 Loewen Road	Chadwell St Mary	Y	4	1	3	0	0	0	4	1	3	3	3							
18/01401/FUL	Development in progress	4/26/2019	4/26/2022	Antellas Court, Billet Lane	Stanford-le-Hope	N	2	0	2	0	0	0	2	0	2	2	2							
21/00834/FUL	Development in progress	28/10/2021	28/10/2024	Carbis Bay, High Road	Fobbing	Y	2	0	2	0	0	0	2	0	2	2	2							
22/00108/FUL	Development in progress	18/05/2022		The Village Motel, Southend Road	Corringham	Y/N	2	0	2	0	0	0	2	0	2	2	2							
22/00156/FUL	Development in progress	9/5/2022	9/5/2025	19 King Edward Road	Stanford-le-Hope	Y	2	1	1	0	0	0	2	1	1	1	1							
18/00035/FUL	Development in progress	6/14/2018	6/14/2021	9 Lyndhurst Road	Corringham	Y	1	0	1	0	0	0	1	0	1	1	1							
19/00381/FUL	Development in progress	10/21/2019	10/21/2022	Sun Valley Farm, Sandy Lane	Chadwell St Mary	N	1	0	1	0	0	0	1	0	1	1	1							
20/00676/FUL	Development in progress	17/08/2020	17/08/2023	Winsfield Heights, Old Hill Avenue	Langdon Hills		1	0	1	0	0	0	1	0	1	1	1							
16/00888/FUL	Development in progress	9/30/2016	9/30/2019	40 Mill Road	Aveley	N	1	0	1	0	0	0	1	0	1	1	1							
21/00799/FUL	Development in progress	29/07/2021	29/07/2024	Belvedere, High Road	Fobbing		1	1	0	0	0	0	1	1	0	0	0							
18/01428/FUL	Development in progress	9/7/2020		41 Leicester Road	Tilbury	Y	2	1	1	0	0	0	2	1	1	1	1							
21/01165/FUL	Development in progress	3/12/2021	3/12/2024	Land adj. the White House, Well Lane	North Stifford		1	0	1	0	0	0	1	0	1	1	1							
20/00960/FUL	Development in progress	8/12/2020	8/12/2023	20 Clarence Road	Corringham		1	0	1	0	0	0	1	0	1	1		1						
Major Sites - Not started																								
19/01662/FUL	Full permission - Not started	21/09/2022	21/09/2025	Langdon Hills Golf & Country Club, Lower Dunton Road	Langdon Hills	N	242	0	242	0	0	0	242	0	242	150			50	50	50	92		
21/01812/FUL	Full permission - Not started	30/06/2023	30/12/2024	Land adjacent & to the rear of The George & Dragon PH	East Tilbury	N	230	0	230	0	0	0	230	0	230	172			56	58	58	58		
19/01058/OUT	Outline permission - Not started	17/09/2021	17/09/2024	Land Part of Little Thurrock Marshes, Tilbury	Tilbury	N	161	0	161	0	0	0	161	0	161	0								Outline permission - no clear evidence that housing completions will begin on site within 5 years
20/00242/FUL	Outline permission - Not started	3/31/2023		Tilbury Football Club, St Chads Road	Tilbury		112	0	112	0	0	0	112	0	112	0								Outline permission - no clear evidence that housing completions will begin on site within 5 years
19/01373/OUT & 22/01732/REM	Full permission - Not started	17/08/2023		Land adjacent to Wood View & Chadwell Road	Grays	N	75	0	75	0	0	0	75	0	75	75				40	35			
18/00386/FUL	Full permission - Not started	20/12/2022	20/12/2025	Former Pumping Station, Manor Way	Grays	Y	44	0	44	0	0	0	44	0	44	44				44				

18/01403/OUT	Outline permission - Not started	23/02/2022	23/02/2025	Police Station, Gordon Road	Corringham	Y	34	0	34	0	0	0	34	0	34	0								Outline permission - no clear evidence that housing completions will begin on site within 5 years	
20/01394/OUT & 22/01265/REM	Outline permission - Not started	23/12/2021	12/23/2024	Kemps Farm, Dennises Lane,	South Ockendon	N	27	0	27	0	0	0	27	0	27	0								No clear evidence of delivery of custom build units	
22/01682/TBC	Full permission - Not started	17/03/2023	17/03/2026	Land at former Library & Public Hall, Purfleet Road	Aveley	N	16	0	16	0	0	0	16	0	16	16						16			
20/01777/FUL	Subject to S106			Fomer Culver Cente & land to rear of Daiglen Drive	South Ockendon	Y/N	173	0	173	0	0	0	173	0	173	0								Council scheme awaiting S106 - Site now on asset disposal list.	
Minor Sites - Not started																									
21/00533/FUL	Full permission - Not started	10/6/2022	10/6/2025	Land adjacent to The Oriental Pan Asian Restaurant, Fleming Road	Chafford Hundred, Grays		9	0	9	0	0	0	9	0	9	9							9		
21/01022/FUL	Full permission - Not started	16/05/2022	16/05/2025	Norman Hall, Cromwell Road	Grays	Y	9	0	9	0	0	0	9	0	9	9							9		
18/00551/FUL	Full permission - Not started	12/31/2020	12/31/2023	Land adj. Helleborine & Meesons Lane	Grays	N	8	0	8	0	0	0	8	0	8	8						8			
20/01487/FUL	Full permission - Not started	5/10/2022	5/10/2025	Land adj. Central Court, Central Road	Stanford-le-Hope	Y	8	0	8	0	0	0	8	0	8	8							8		
20/01320/FUL	Full permission - Not started	30/11/2020	30/11/2023	Land adjacent 2 The Green	Stanford-le-Hope	Y	9	2	7	0	0	0	9	2	7	7						7			
21/00073/FUL	Full permission - Not started	12/1/2022	12/1/2025	53 - 55 Third Avenue	Stanford-le-Hope	Y	7	2	5	0	0	0	7	2	5	5						5			
18/00388/FUL	Full permission - Not started	19/10/2021	19/10/2024	5A Lampits Hill	Corringham	Y	4	0	4	0	0	0	4	0	4	4						4			
22/01560/FUL	Full permission - Not started	19/01/2023	19/01/2026	Green Acre, 40 High Road	Fobbing	N	5	0	5	0	0	0	5	0	5	5						5			
20/01505/FUL	Full permission - Not started	31/12/2021	31/12/2024	Montrose, 168 Branksome Avenue	Stanford-le-Hope	Y	4	1	3	0	0	0	4	1	3	3						3			
22/00716/FUL	Full permission - Not started	11/11/2022	11/11/2025	Corringham Ambulance Station, Giffords Cross Road	Corringham	Y	3	0	3	0	0	0	3	0	3	3							3		
21/00260/FUL	Full permission - Not started	25/10/2022	25/10/2025	Land to the rear of 42-44 Fairview Avenue	Stanford-le-Hope	Y	3	0	3	0	0	0	3	0	3	3							3		
23/00109/FUL	Full permission - Not started	26/04/2023	26/04/2026	97 - 99 Curling Lane	Grays	Y	4	2	2	0	0	0	4	2	2	2						2			
20/00446/FUL	Full permission - Not started	5/8/2020	5/8/2023	23 Mill Road, Aveley	Aveley	N	2	0	2	0	0	0	2	0	2	2						2			
20/01771/FUL	Full permission - Not started	18/03/2021	18/03/2024	62 Love Lane	Aveley	N	1	0	1	0	0	0	1	0	1	1						1			
20/01426/FUL	Full permission - Not started	21/05/2021	21/05/2024	133 William Street	Grays	Y	2	1	1	0	0	0	2	1	1	1						1			
21/00359/FUL	Full permission - Not started	4/5/2021	4/5/2024	24 - 26 Calcutta Road	Tilbury	Y	4	0	4	0	0	0	4	0	4	4						4			
22/01147/FUL	Full permission - Not started	5/1/2023	5/1/2026	131B Hathaway Road	Grays	Y	2	0	2	0	0	0	2	0	2	2						2			
20/01280/FUL	Full permission - Not started	20/02/2023	20/02/2026	21 Clarkbourne Drive	Grays	Y	2	0	2	0	0	0	2	0	2	2						2			
21/00201/FUL	Full permission - Not started	18/06/2021	18/06/2024	15 Salix Road	Grays		1	0	1	0	0	0	1	0	1	1						1			
21/01766/FUL	Full permission - Not started	6/12/2021	6/12/2024	7 The Quadrant	Purfleet-on-Thames		1	0	1	0	0	0	1	0	1	1						1			
21/00758/FUL	Full Permission - Not started	22/09/2021	22/09/2024	7 Churchill Road	Grays		1	0	1	0	0	0	1	0	1	1						1			
19/01843/FUL	Full Permission - Not started	2/12/2020	2/12/2023	52 Fairfax Road	Tilbury		1	0	1	0	0	0	1	0	1	1						1			
21/01609/FUL	Full Permission - Not started	11/2/2022	11/2/2025	The Paddocks, Parkers Farm Road	Orsett		1	0	1	0	0	0	1	0	1	1						1			
19/01488/FUL	Full Permission - Not started	27/05/2020	27/05/2023	Land to rear of 1 & 2 Halls Row, High Road	Horndon-on-the-Hill		1	0	1	0	0	0	1	0	1	1						1			
21/00130/FUL	Full Permission - Not started	24/03/2021	24/03/2024	Hill House, High Road	Orsett		1	0	1	0	0	0	1	0	1	1	1								
21/01879/FUL	Full Permission - Not started	1/2/2022	1/2/2025	Land adjacent Cliff House, Meesons Lane	Grays		1	0	1	0	0	0	1	0	1	1						1			
22/00728/FUL	Full Permission - Not started	1/12/2022	1/12/2025	Biggin Stables, Biggin Lane	Chadwell St Mary		4	1	3	0	0	0	4	1	3	3						3			
22/00118/FUL	Full Permission - Not started	29/03/2022	29/03/2025	1 Gravel Pit Cottages, Bridge Road	Grays		1	0	1	0	0	0	1	0	1	1						1			
21/00797/FUL	Full Permission - Not started	23/07/2021	23/07/2024	60 Fleethall Grove	Stifford Clays, Grays		1	0	1	0	0	0	1	0	1	1						1			
21/02092/FUL	Full Permission - Not started	12/1/2022	12/1/2025	Fen House, Conways Road	Orsett		1	1	0	0	0	0	1	1	0	0						0			
21/01403/FUL	Full Permission - Not started	22/11/2021	22/11/2024	Wick Place Cottage, Brentwood Road	Bulphan		1	0	1	0	0	0	1	0	1	1						1			
22/00753/FUL	Full Permission - Not started	21/12/2022	21/12/2025	12 Mill Road	Aveley	Y	2	1	1	0	0	0	2	1	1	1						1			
22/00636/FUL	Full Permission - Not started	15/02/2023	15/02/2026	357 Caspian Way	Purfleet-on-Thames	Y	2	1	1	0	0	0	2	1	1	1						1			
22/00117/FUL	Full Permission - Not started	4/8/2022	4/8/2025	101 Feenan Highway	Tilbury	Y	1	0	1	0	0	0	1	0	1	1						1			
22/00637/FUL	Full Permission - Not started	26/09/2022	26/09/2025	145 River View	Chadwell St Mary	Y	1	1	0	0	0	0	1	1	0	0	-1					1			
19/01143/FUL	Full Permission - Not started	31/01/2020	31/01/2023	Flat 1, Sweet William Nursery, Darent Lane	South Ockendon		0	1	-1	0	0	0	0	1	-1	-1	-1								
21/01916/FUL	Full Permission - Not started	30/08/2022	30/08/2025	24 Lyndhurst Road	Corringham	Y	0	1	-1	0	0	0	0	1	-1	-1						-1			
20/01753/PIP	Permission in principle - Not started	20/04/2021	20/04/2024	Land west of & adj. to Hogg Lane	Grays	Y	8	0	8	0	0	0	8	0	8	0									
18/01195/PAOFFR	Prior Approval - Not started	10/29/2018		P D M Electrical, Land To Rear Of 33 Milton Road	Grays	Y	2	0	2	0	0	0	2	0	2	2						2			
Totals																4755	1280	330	285	258	264	143	150		