Annex A. Replies to information requests and related correspondence

Supplementary representation on Policy SS18, Dr Jackie Lighten, Protect Langdon, 10 November 2026.

These are the replies relied on in the supplementary representation, as received from each body, with personal data removed by the bodies themselves or, for the Council and [redacted]'s emails, by Protect Langdon. Each item is preceded by a cover page. Anglian Water's replies are in Annex B, which is confidential.

Contents

A1 (page 3). Natural England, response to request EIR2026/11807, 5 October 2026 (5 pages)

A2 (page 9). Historic England, response to request 26/04253, 5 October 2026 (text of email) (2 pages)

A3 (page 12). National Highways, response to Protect Langdon, reference 27759, 8 October 2026 (text of email), with its attachment: National Highways internal email on A13 trunking, 16 January 2026 (3 pages)

A4 (page 16). Environment Agency, response to request EIR2026/46894, 9 October 2026 (8 pages)

A5 (page 25). Essex County Council, response to request ECC21200921 09 26, 14 October 2026 (3 pages)

A6 (page 29). Network Rail, response to request FOI2026/01834, 15 October 2026, with attachment a (IDP workshop invitation, November 2025) and attachment b (comments on the draft Transport Strategy, December 2025) (17 pages)

A7 (page 47). NHS Essex Integrated Care Board, response to request FOI 2627284, 19 October 2026 (released under the Open Government Licence), with: the Council's email to the ICB of 11 March 2026 (Option B); the ICB's email of 15 January 2026 on capacity and funding; the Council's housing allocation maps, Plan A and Plan B, 17 March 2026 (17 pages)

A8 (page 65). Environment Agency, letters to Protect Langdon of 16 and 27 October 2026, ref 260916/DJ01 (2 pages)

A9 (page 68). Thurrock Council, replies to Protect Langdon, 10 September to 23 October 2026 (acknowledgements of FOI/4949 and FOI/5012; the FOI/4949 internal review; the replies of 14 October; the five questions on the updated HRA; notification of the extension) (3 pages)

A10 (page 72). [redacted], emails with Thurrock Council about the replacement HRA, 21 October to 3 November 2026 (1 page)

Not included

Environment Agency EIR2026/46894: its attachments (its 2024 Regulation 18 response, which the Council holds; its flood risk product, whose Ordnance Survey background may not be redistributed; and the Stanford 2016 model files, supplied under a conditional licence). Historic England and National Highways: their 2024 Regulation 18 responses, which the Council holds. NHS Essex ICB: the other 14

documents released under FOI 2627284. Natural England EIR2026/11807: the consultation documents released with it. All are available on request.

Annex A, item A1

Natural England, response to request EIR2026/11807, 5 October 2026

5 October 2026

Foss House
Kings pool
1-2 Peasholme Green
York
YO1 7PX

[redacted]

Dear Jackie Lighten

Access to Information Request – Request no EIR2026/11807

Thank you for your request for information, which we received on 7 September 2026. Your request has been considered under the Environmental Information Regulations 2004 (the EIRs).

You asked for the following information:

1. **All correspondence, consultation requests, responses, meeting notes and records of meetings or calls between Natural England and Thurrock Council, or consultants acting for the Council (including LUC, Arup and AECOM), from 1 January 2023 to the date of this request, concerning: (a) the Lower Langdon or Corringham Park Farm sites, Policy SS18, or land north of the A13 in that area; (b) the Habitats Regulations Assessment of the Thurrock Local Plan at any stage; (c) the Council's Stage 2 Green Belt Assessment and the treatment of SSSIs in identifying grey belt; (d) the Level 2 Strategic Flood Risk Assessment so far as it concerns land south of Langdon Ridge; (e) any Suitable Alternative Natural Greenspace or other mitigation proposed for Langdon Ridge SSSI.**

The geographical area of your request is significantly large. We have provided a list within the attached zip file of all consultations within geographic and temporal scope of your request. We have also provided copies of the consultations that are within scope of the specific issue. For others, these can be viewed on the LPA planning portal using the references provided.

(a) Consultations for this site will be listed in the planning consultations referenced above and either provided within the attached zip file or our response should be available on the Thurrock Council planning portal.
(b) Natural England has no information on this other than what is provided regarding the HRA, in our responses to the Local Plan consultations. Please refer to the attached zip file.
(c) Natural England does not hold any information in relation to this request. Therefore, EIR Regulation 12(4)(a) Information not held, applies.
(d) Natural England does not hold any information in relation to this request. Therefore, EIR Regulation 12(4)(a) Information not held, applies.
(e) This information will be embedded in any relevant planning response.

Some of the information on the documents provided within the attached zip files is being withheld under EIR Regulation 12(3) Personal information. Please refer to Annex A below for further details of this exception.

2. **Every version of the Thurrock Local Plan policy schedule, site list, draft plan or Habitats Regulations Assessment supplied to Natural England for the purpose of the Regulation 18 or Regulation 19 consultations or of consultation under regulation 105(2) of the Conservation of Habitats and Species Regulations 2017, with the date each was received, and any request from the Council for Natural England's opinion under regulation 105(2) on the Appropriate Assessment dated 31 July 2026.**

Natural England holds no additional information other than comments made in our responses to Local Plan consultations.

3. **Natural England's Regulation 18 response to the Thurrock Local Plan in full, as submitted, and any subsequent advice given to the Council on the Lower Langdon proposal.**

Natural England holds no additional information other than our response to the consultation which is provided in the attached zip file.

4. **The current condition assessment for each unit of Langdon Ridge SSSI, and the record of pressures and threats for the site, including the recreational disturbance pressure recorded from 12 September 2019, with any supporting notes or survey data; and any records held by Natural England of wintering or passage birds, functionally linked land for the Thames Estuary and Marshes SPA and Ramsar site, or bat roosts or foraging on land north of the A13 between Horndon-on-the-Hill and Corringham, including any data supplied by the Council, its consultants or a site promoter.**

The condition assessments were undertaken for notification and pre-date the notification. They can be viewed on Designated Sites view (DSV) and are also summarised in the document: Langdon Ridge Supporting information notified 29 June 2019, which is provided in the attached zip file. Pressures and threats can also be found on DSV. There have not been any further condition assessments since 2018.

Despite searches the Area Team were unable to locate information on birds, functionally linked land or bat roosts. Therefore, EIR Regulation 12(4)(a) Information not held, applies.

5. **Any Impact Risk Zone consultation received by Natural England since 1 January 2023 for development within the Impact Risk Zone of Langdon Ridge SSSI on land north of the A13, and Natural England's response.**

A full list of relevant planning consultations is provided in the attached zip file. We have also provided copies for those cases within scope of the specific issue you have raised. The remainder can be viewed on the LRA planning portals.

6. **Any notice given by Thurrock Council to Natural England under section 28I of the Wildlife and Countryside Act 1981, and any record of the Council's consideration of its duty under section 28G, concerning Langdon Ridge SSSI, since 1 January 2023.**

Natural England holds no information regarding any S28I notice from Thurrock Council or any record of the Council's consideration of its duty under S28G, including anything concerning Langdon Ridge SSSI or any related to planning advice. Therefore, EIR Regulation 12(4)(a) Information not held, applies.

7. **Any record of engagement between Natural England and Thurrock Council under the duty to cooperate (section 33A of the Planning and Compulsory Purchase Act 2004) concerning the Thurrock Local Plan since 1 January 2023, including any statement of common ground, agreed or in draft, and any request from the Council for one.**

Natural England holds no records of any engagement in scope of this request. Therefore, EIR Regulation 12(4)(a) Information not held, applies.

8. **Any internal note, briefing, email or advice within Natural England concerning the Lower Langdon proposal, Corringham Park Farm or Policy SS18, including any record of the site being discussed at area team or national level.**

Natural England holds no additional information other than the advice embedded within our responses to the Local Plan and planning application consultations.

9. **From the 2018 notification file for Langdon Ridge SSSI: the notification documents, the citation, the boundary rationale for units 21, 22 and 27 (including the boundary along South Avenue and Dry Street), the views about management and the list of operations requiring consent, and any record of a site visit by the Chair of Natural England at the time of notification or confirmation.**

The Notification, the Supporting information documents, maps and other requested information for Langdon Ridge SSSI are provided in the attached zip file. Please also view published information here: Designated Sites view (DSV).

Some of the information on the documents provided within the attached zip files is being withheld under EIR Regulation 12(3) Personal information. Please refer to Annex A below for further details of this exception.

Natural England appreciates the rationale behind your request and the significant concerns you have set out, in a separate letter to Natural England's planning consultation service on 7 September, in relation to allocation in Policy SS18 of the Thurrock Local Plan (Regulation 19 consultation, 2 September to 14 October 2026) of ~ 250 hectares of land north of the A13 between Stanford-le-Hope, Corringham, Horndon-on-the-Hill and Langdon Hills for 5,000 homes, adjoining Langdon Ridge SSSI along units 22 to 35 and lying wholly within the SSSIs Impact Risk Zone. We welcome you bringing this helpful information, and the concerns you have raised, to Natural England's attention, for consideration in the submission of our own written representation on the Thurrock Local Plan Regulation 19 consultation.

We have provided copies of information held on our casework systems that are relevant to your request, rather than everything we hold within your very wide geographic scope, which is a substantial amount of information. Gathering it together would be likely to involve a significant cost and diversion of resources from our other work. We welcome your acknowledgement around this point and your offer to narrow the scope of your request and to extend the timeframe for Natural England's submission of information.

To the best of our knowledge, we have not excluded anything likely to be of relevance to your request. However, if you believe anything of importance is missing, we will be pleased to investigate further - subject to any additional request being specific in scope.

We note and welcome your ecological observations from the local area and your proposal for a long-term ecological monitoring programme along the SSSI boundary and across its IRZ and potentially within the SSSI), using edge AI sensors. Natural England's Protected Sites colleagues may be interested in discussing this further with you at some point.

For awareness, Natural England's Impact Risk Zones (IRZs) are GIS-based tools developed by Natural England to make a rapid initial assessment of the potential risks to protected sites and areas posed by development proposals. The IRZs map zones around protected sites and areas and specify the types of development that might have adverse impacts at any given location. They are used by NE, Local Planning Authorities and developers to identify proposals with potential to

impact a SSSI. The IRZs are a screening tool – the mapped zones do not confer any level of protection to land outside a designated area.

Please note that the information we have supplied to you is subject to copyright protection under the Copyright Designs and Patents Act 1988. You may re-use this information (not including logos) free of charge in any format or medium, for the purposes of research for non-commercial purposes, private study, criticism, review and news reporting. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Natural England copyright, and you must give the title of the source document/publication. However, if you wish to re-use all or part of this information for commercial purposes, including publishing and the information is not covered by the Open Government Licence you will need to apply for a licence. Applications can be sent to Enquiry Service, Natural England, Foss House, Kings Pool, 1-2 Peasholme Green, York, YO1 7PX.

This information may also contain third party copyrighted material and you will need to obtain permission from the copyright holders concerned before you re-use it.

As you may be aware, under the legislation should you have any concerns with the service you have received in relation to your request and wish to make a complaint or request a review of our decision under Regulation 11 of the EIRs, please contact foi@naturalengland.org.uk within 40 working days of the date of this letter, and we'll arrange for a colleague to conduct an internal review.

If you are not content with the outcome of that complaint or the internal review, you may apply directly to the Information Commissioner for a decision. Generally, the Commissioner cannot decide unless you have exhausted the internal review procedure provided by Natural England. The Information Commissioner can be contacted at: https://ico.org.uk/global/contact-us/ or call on 0303 123 1113 (local rate), www.ico.org.uk.

Yours sincerely

Access to Information Team
Legal and Governance
Natural England
foi@naturalengland.org.uk

Enc.

Annex A

Regulation 12(3) - Personal Information
The names, signatures, and contact details of private individuals are considered by Natural England to be personal information as defined by the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018.

The First Data Protection Principle says that personal data shall be processed lawfully, fairly and in a transparent manner. Guidance published by the Information Commissioner, states that when considering fairness in relation to disclosing personal information under FOIA [and EIR] it will usually mean considering:

- whether the information is sensitive personal data;
- the possible consequences of disclosure on the individual;
- the reasonable expectations of the individual, taking into account: their expectations both at the time the information was collected and at the time of the request; the nature of the information itself; the circumstances in which the information was obtained; whether the information has been or remains in the public domain; and the FOIA [and EIR] principles of transparency and accountability; and
- any legitimate interests in the public having access to the information and the balance between these and the rights and freedoms of the individuals who are the data subjects.

When personal information is collected from individuals by Natural England we do not inform them that the information will remain confidential or that it may be released, however, we believe that there is an expectation of confidentiality.

The release of personal information and any subsequent contact may cause unnecessary or unjustified distress or damage to the individuals if released, and they have a reasonable expectation of confidence.

Natural England is therefore satisfied that the information requested fits the definition of personal data and that its release would be 'unfair' under the meaning of the first Data Protection Principle and should not be released.

Annex A, item A2

Historic England, response to request 26/04253, 5 October 2026 (text of email)

Historic England: reply to information request 26/04253 (received 5 October 2026)

Reply from Historic England's Access to Information Officer (Legal and Governance) to Protect Langdon's letter and request of 14 September 2026. Text as received. Two attachments accompanied it: Historic England's Regulation 18 response to Thurrock Council of 16 February 2024 (reference PL00794922, 7 pages, personal data redacted), which is on the Council's website, and Historic England's internal review procedure.

Our Reference: 26/04253

Dear Dr Lighten,

Re: Information Request, Thurrock Local Plan:

Thank you for your email on 14 September 2026 in which you requested the following information. I can confirm that Historic England holds information that falls within the scope of your request and that under the Environmental Information Regulations (2004), I am able to provide you with that information.

(a) Historic England's Regulation 18 response to the Thurrock Local Plan in full;

This is a formal consultation response and is already publicly available via the Council. However, for ease of reference, we have attached a copy to this email.

(b) any advice or correspondence given to or exchanged with the Council or its consultants since 1 January 2023 concerning the Heritage Impact Assessment of housing sites, the Lower Langdon or Corringham Park Farm land, Policy SS18, or the Horndon-on-the-Hill Conservation Area;

The only advice we have given the Council regarding it's emerging Local Plan and potential allocations are set out in our response to their Regulation 18 consultation, dated February 2024 (attached to this email). We are not aware of any further advice or correspondence exchanged with Thurrock Council or its consultants concerning the Heritage Impact Assessment (HIA) of housing sites, the Lower Langdon or Corringham Park Farm land, Policy SS18, or the Horndon-on-the-Hill Conservation Area, nor are we aware of having reviewed or commented on a Heritage Impact Assessment relating to the site during the period specified.

(c) any record of consultation with Historic England on the SS18 allocation before its inclusion in the Regulation 19 plan.

No. we have not identified any record of consultation with Historic England specifically on allocation SS18 prior to its inclusion in the Regulation 19 Plan. We are not aware of having reviewed or commented on a Heritage Impact Assessment relating to the allocation.

Please be aware that I have removed some minor amounts of information from the documents provided as I believe it to be exempt from disclosure under Regulation 12(3) of the EIR. This is because it is third party personal data and its disclosure would breach one or more of the data protection principles in data protection legislation 2018.

I hope that the information I have provided is helpful to you. Details of our review procedure are also attached.

Yours Sincerely

Access to Information Officer, Legal and Governance, Historic England

Annex A, item A3

National Highways, response to Protect Langdon, reference 27759, 8 October 2026 (text of email), with its attachment: National Highways internal email on A13 trunking, 16 January 2026

National Highways: reply to Protect Langdon's letter and information request of 17 September 2026 (reference 27759, received 8 October 2026)

Reply by email from an Assistant Spatial Planner, Spatial Planning South East, National Highways. Text as received; Protect Langdon's questions, which National Highways quoted back, are shown in italics. Two attachments accompanied it: National Highways' Regulation 18 response to the Council of 19 February 2024 (11 pages, on the Council's website) and an internal National Highways email of 16 January 2026 on the possible trunking of the A13. No note of the meeting of 24 November 2025 referred to in the Council's Transport Assessment was supplied.

Dear Dr Jackie

Many thanks for your email of 17 October 2026 [sic: the letter was sent on 17 September 2026]. Please see our responses below.

Question 1. At Regulation 18 (comments IP0264 to IP0268) National Highways asked the Council for a traffic and modelling evidence base "with a methodology agreed with National Highways", a mitigation strategy capable of addressing impacts, and modelling that included the A13 east of the A1089 and the A1014 as potential future Strategic Road Network (SRN). The Council's Transport Assessment (Arup, August 2026) records one meeting with National Highways, on 24 November. Has National Highways agreed the methodology, reviewed the Transport Assessment, the Strategic Transport Model forecast report and the Lower Langdon site assessment, and been consulted on the SS18 allocation at 5,000 homes together with the 3,300 further homes at Corringham, Stanford-le-Hope and Horndon-on-the-Hill? If so, when, and what did it advise? If not, will its response say so?

National Highways agreed the methodology and also reviewed the Thurrock Strategic Model Forecasting report. We are currently in the process of reviewing the published evidence as part of the Regulation 19 Local Plan consultation process that incorporates the Transport Assessment and the site assessment for the Lower Langdon Site.

There has been no site-specific consultation between National Highways and Thurrock Council concerning the 'SS18 allocation at 5,000 homes together with the 3,300 further homes at Corringham, Stanford-le-Hope and Horndon-on-the-Hill' and our response to the Regulation 19 Local Plan consultation will not make individual reference to the sites.

We continue to work with Thurrock Council and will make our representation before the close of the consultation and will make specific mention to sites if they are of relevance to the SRN.

Question 2. The Council's own assessment of the Lower Langdon site (Arup, July 2026, Table 6-7) records that with the plan the A13/B1007/A1014 northbound diverge (node 76225) rises from 84.95 per cent to 102.55 per cent of capacity in the morning peak, the northbound merge (node 76231) from 53.85 to 93.55 per cent, and that the A13/A176 diverge and the Stanford-le-Hope bypass merge are "approaching capacity"; in each case the mitigation column reads "N/A - junction identified for further monitoring". These are the junctions through which the 8,300 homes on this stretch would reach the A13. What is the current position on the adoption of the A13 east of the A1089 and the A1014 by National Highways, has National Highways assessed these junctions as future Strategic Road Network, and does

it regard "further monitoring" as meeting paragraph 29 of Circular 01/2022, which asks that capacity enhancements necessary to deliver strategic growth be identified as part of plan-making?

These locations are not part of the SRN and there are no plans to adopt these sections of road in the Road Investment Strategy 3 (RIS3) period, 2026 to 2031.

Question 3. At Regulation 18 National Highways said it favoured "development in locations that does not require primary access to the SRN" and that promoters should "prioritise sustainable transport opportunities ahead of capacity enhancements and new connections on the SRN" (paragraph 43 of Circular 01/2022). Does National Highways regard a new settlement whose principal vehicular access is onto the B1007 at the A13 interchange, with a second access over the A13 on the One Tree Hill bridge, as a location requiring primary access to the Strategic Road Network, present or future, and has it assessed the cumulative effect of this allocation with the 3,300 homes on the same stretch, the 10,000 at West Horndon, the London Gateway employment allocations and the Lower Thames Crossing?

This section of the A13 does not form part of the SRN. The Department for Transport has not identified it as a priority and no funding allocation has been made for trunking in RIS3.

As part of the Regulation 19 Local Plan consultation, National Highways is reviewing the cumulative impact of proposed allocations within the Local Plan and are currently in the process of reviewing the published evidence as part of the Local Plan consultation process.

Information request. Separately, under the Environmental Information Regulations 2004, I request three items: (1) any correspondence, meeting notes or advice exchanged between National Highways and Thurrock Council or its consultants (Arup) since 1 January 2023 concerning the Local Plan's transport evidence, the A13 east of the A1089, the A1014, or a new settlement north of the A13 at Lower Langdon or Corringham Park Farm, including the note of the meeting on 24 November;

Please see attached.

(2) any document recording the status of, or decision on, the adoption by National Highways of the A13 east of the A13/A1089 junction, the remainder of the A13 within Thurrock, and the A1014;

Please see attached.

(3) any assessment by or for National Highways of the A13/B1007/A1014 interchange, the A13/A176 junction or the One Tree Hill bridge in connection with the Thurrock Local Plan, or a statement that none is held.

In connection with the Thurrock Local Plan, we have not carried out specific assessments of these junctions.

Kind regards

Assistant Spatial Planner, Spatial Planning South East, National Highways, Guildford

From: @nationalhighways.co.uk>
Sent: 16 January 2026 13:08
To: @nationalhighways.co.uk>
Cc: @nationalhighways.co.uk>; @nationalhighways.co.uk>; < @nationalhighways.co.uk>
Subject: RE: A13 (A130?) Trunking

They confirmed that there has been no commitment made by LTC to trunk the A13/A1014 and the absence of any firm commitment in the RIS they accept that A13/A1014 trunking will not happen in RIS3 as there is no funding to support it

Head of M25
Operations South East
National Highways | Building 1000 | Cathedral Square | Cathedral Hill | Guildford | Surrey | GU2 7YL
Tel: |**Mobile**:
Web: https://nationalhighways.co.uk/

Annex A, item A4

Environment Agency, response to request EIR2026/46894, 9 October 2026

Environment Agency

For homes and habitats

Jackie Lighten

[redacted]

Our ref: EIR2026/46894
Date: 09 October 2026

Dear Jackie Lighten,

RE: Environmental Information Regulations: EIR2026/46894

Thank you for your request for information regarding Thurrock Local Plan Regulation 19 Policy SS18 Lower Langdon, which we received on 11 September 2026.

We respond to requests for information that we hold under the Environmental Information Regulations 2004 (EIR). The Regulations requires that we respond to requests by advising you whether information is held or not, and if so by providing you with that information.

Information provided

(b) the Agency's Regulation 18 response to the Thurrock Local Plan, and any written advice the Agency has given the Council or its consultants since 1 January 2023 on the Level 2 Strategic Flood Risk Assessment, the Water Cycle Study, the Stanford-le-Hope surface water study, or the SS18 land;

Response: Please see attached letter dated 6 February 2024, our ref AE/2023/129077 – Regulation 18 response. This has been redacted for personal data, where appropriate.

(d) the Agency's records for the "Former Works – Basildon" contaminated land designation and any historic landfill within or adjoining the SS18 land.

We are not currently aware of any land contamination issues, with respect of pollution to the water environment, relating to this site. The Local Authority will be able to advise on matters relating to human health.

Under Part 2A of the Environmental Protection Act 1990, Local Authorities are the lead authorities for inspection of potentially contaminated land. Local Authorities have a responsibility to inspect their areas to identify any potential contaminated land. When a Local Authority is carrying out detailed inspection of land, in accordance with Part 2A, it should seek to give priority to those areas of land it considers pose the greatest risk to human health or the environment. As such, it is the relevant Local Authority that will hold information on whether the

land has been prioritised for inspection and will hold a full list of entries in the register contained under Section 78R of the Environmental Protection Act 1990. For any enquiries regarding the register please contact the Local Authority.

Some types of contaminated land are classed as "Special Sites". If a local authority decides that an area of land is a Special Site, it is then regulated by the Environment Agency. There are no 'Special Sites' designated under Part 2A of the Environmental Protection Act 1990 in the vicinity of the provided NGR. It is recommended that the enquirer contacts the local authority who hold a record of contaminated land sites.

There are no historic landfills within or adjoining this site. Historic landfill data is viewable on, and downloadable from here: Historic Landfill Sites - data.gov.uk. This is a national historic landfill dataset that defines the location of and provides specific attributes for known historic landfill sites. An historic landfill is a site where there is no environmental permit in force. The Environment Agency is not the regulator for historic landfills. The dataset includes sites that existed before landfills were regulated. Much of this pre-licensing data was derived from a national survey in the early 1990s so it may be incomplete. It also includes sites that were licensed (permitted) where that licence is no longer in force, in accordance with the legislation at the time.

Modelling data

(a) the modelled outputs on which the Agency's Flood Zones for the SS18 land rest, including the model of the Main River (Horndon Brook) through the site, its modelled levels and flows, and the climate change scenarios run, in the form the Agency supplies for planning purposes (I hold the published Flood Zone and Flood Zones plus Climate Change extents already);

The flood zones within the area of the SS18 boundary are a combination of local detailed modelling (Stanford 2016 model) and national modelling (New National model).

The local modelling has been provided as a product 4 which is a PDF document containing the mapped outputs of the model (including extents, levels and flows and climate change data). It has also been provided as a product 5 (model report), product 6 (full model outputs) & product 7 (the model itself). These are the forms in which we can supply this data for planning (and other) purposes.

The New National modelling is not yet available in product 4 format, but outputs in the form of depth bands can be downloaded from the DEFRA Data Services platform. More information on this is provided below.

For homes and habitats

Product 4

Please see attached document.

Please note:

We can confirm that this site does not benefit from any Environment Agency maintained assets (walls or embankments).

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for Easting/Northing: 568268,184170 Postcode: SS17 8PZ
Licence	Open Government Licence
Information Warning - OS background mapping	*The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.*
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2026 Ordnance Survey OS AC0000807064.

Product 5, 6 & 7

The information we hold has been uploaded to our Quatrix system on and can be accessed using the following link:

Link: https://fcrm.quatrix.it/download/03dd5399-f897-4072-8e1a-4e9f63ba1c03

Abstract

Name	Products 5, 6 and 7

Environment Agency

For homes and habitats

Description	Model Study: Stanford Year: 2016 Consultant: CH2M
Licence	Environment Agency Conditional Licence
Conditions	1.0 You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the agreement and in particular may not allow any period of use longer than the period licensed to you. 2.0 Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 5 years at the end of which it will terminate automatically without notice. 3.0 We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentialities of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights. 4.1 The Information may contain some data that we believe is within the definition of "personal data" under the Data Protection Act 1998 but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual. 4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

For homes and habitats

	5.0 The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km2. Information about the operation of flood assets should not be published. 6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as "the Data". 6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.
Information Warnings	Please be aware that model data is not raw, factual or measured but comprises of estimations or modelled results based on the data available to us.
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. May contain Ordnance Survey data © Crown copyright 2026 Ordnance Survey OS AC0000807064.

Breach Data Unavailable

We hold no breach data for your site. Please refer to the appropriate Strategic Flood Risk Assessment (SFRA) from the relevant Local Planning Authority.

ESSEX SITES: Thames 2100

If your site is within **Essex**, the below information may be of use to you:
The Thames Estuary 2100 Plan sets out how tidal flood risk will be managed into the next century. For more information on the Plan, visit the TEAM2100 website or email thamesestuary2100@environment-agency.gov.uk

Environment Agency

For homes and habitats

New National Model in Flood Map

The Flood Map for Planning (Rivers and Sea) for this area includes broadscale New National Modelling (NNM) developed for the updated National Flood Risk Assessment (NaFRA2). This modelling uses improved data and more advanced hydraulic techniques than previous versions; however, it remains a generalised tool intended to inform a high-level risk assessment.

Depth band datasets from the New National Model can be downloaded from the DEFRA Data Services Platform.

- Defended and undefended, present day
- Defended and undefended, with climate change
- 3.3% AEP (1 in 30) defended, present day
- 3.3% AEP (1 in 30) defended, with climate change

You should use the local model where there is both a local model and New National Model depth band information in the same location. You will need to check the information is suitable for your intended use.

Where the Flood Map for Planning is used to inform development proposals, further assessment within the FRA, including appropriate climate change allowances, is required to provide reliable flood level, extent, and depth data for decision-making.

This risk-based approach will depend on the scale and nature of the proposed development, as well as the flood zone the proposed development is located in.

Data Licence: Where the data has been provided to you online as Open Data, full details of supporting information and licensing are available when you access the data.

For all other data provided, **unless stated otherwise**, please refer to the Open Government Licence available here: http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/ which explains the permitted use of this information.

Information not provided

Data not held

(c) any record of consultation with the Agency on the SS18 allocation before its inclusion in the Regulation 19 plan, or a statement that none is held;

We are unable to supply you with the above as we do not hold this. Therefore, please see our formal wording below which explains this in relation to our obligations under the Environmental Information Regulations 2004:

We have considered your request under the provisions of the Environmental Information Regulations 2004 (EIR). The Act requires that we respond to requests by advising you whether or not information is held, and if so by providing you with that information.
EIR Regulation 3(2) states that information is held if it is in our possession and has been produced or received by us, or it is held by another person on our behalf at the time the request is received.

In this case, the information you have requested is not held by us. Therefore, we are refusing your request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

Personal data
The product 5 provided and the letter have both been redacted for personal data, where required.
Therefore, please see our formal wording below which explains this in relation to our obligations under the Environmental Information Regulations 2004:

The Environment Agency is not able to disclose third party identifiable data as this is personal data under the Data Protection Act 2018 (DPA 2018) and to disclose it would breach the First Data Protection Principle of the DPA 2018.

The information requested is therefore exempt due to Regulation 13(1) of the Environmental Information Regulations 2004, which explains that:

"To the extent that the information requested includes personal data of which the applicant is not the data subject, a public authority must not disclose the personal data if—

(a) the first condition is satisfied…"

The 'first condition' referred to above is further explained in Regulation 13(2A):

"The first condition is that the disclosure of the information to a member of the public otherwise than under these Regulations—

(a) would contravene any of the data protection principles…"

It is the view of the Environment Agency that the information requested relates to another person(s), and that its disclosure would therefore contravene the First Data Protection Principle of the Data Protection Act 2018.

The First Data Protection Principle requires that we are fair to individuals when we collect, hold and use their personal data. In this case it would be unfair to disclose information that would identify individuals as those individuals have a reasonable expectation that such information held by the Environment Agency would remain confidential.

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

To contact us, please reply directly to this email and quote the Case reference for this request - EIR2026/46894.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for the Environmental Information Regulations 2004 and the Freedom of Information Act 2000. Please follow this link to the ICO online complaints portal. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: icocasework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

East Anglia Area Customers and Engagement team

Annex A, item A5

Essex County Council, response to request ECC21200921 09 26, 14 October 2026

Environmental Information Regulations Request

Reference: ECC21200921 09 26
Response: 14 October 2026

I can confirm that Essex County Council does hold some of this information, and where we are able to release this, our response is listed below.

Email number 1.
Please find attached a letter concerning Policy SS18 of the Thurrock Local Plan, now at Regulation 19 consultation until 14 October 2026. It proposes 5,000 homes immediately south of the Thurrock and Basildon boundary, with access roads connecting onto South Avenue, Laindon Road and One Tree Hill in Langdon Hills, all on Essex County Council's network. The letter asks three questions about the County Council's involvement and makes a request for information under the Environmental Information Regulations 2004, which I have copied to the information rights team. Because the consultation closes on 14 October, I would be grateful for a reply by 7 October if at all possible.
Please acknowledge receipt and let me have a reference number.

Email number 2.
On 17 September I sent the attached letter to the Highways Planning team, copied to this address. It contains a request for information under the Environmental Information Regulations 2004, at items (a) to (c) of the final section, concerning Essex County Council's involvement in Thurrock Council's proposed allocation of 5,000 homes immediately adjoining the Essex highway network at Langdon Hills.
I have today been advised by the Transport Development inbox that it cannot assist and that I should re-submit through the Essex Highways online reporting form. That form is for reporting highway faults and provides no means of making a request for information. I would be grateful if you would confirm the following.
First, that the request was validly made on 17 September 2026 and that the period of 20 working days under regulation 5(2) runs from that date, expiring on 15 October 2026. The Regulations impose no requirement that a request be made in any particular form, and I do not intend to re-submit it.
Second, that the request has been logged and allocated a reference.
Separately from the information request, the letter asks three questions of the County Council as highway authority for Langdon Hills, Westley Heights and Dry Street: whether it was consulted by Thurrock Council about a new settlement whose access roads connect onto its network, whether it has assessed the traffic effects on those roads, and what its position is on new road connections at the boundary of Langdon Ridge Site of Special Scientific Interest. Thurrock's Regulation 19 consultation closes on 14 October 2026.
Under regulation 9 the Council is under a duty to provide advice and assistance, and I would be grateful if the letter were passed to the Highways

Essex County Council

Planning and Community Infrastructure team and to whoever is preparing the County Council's response to that consultation, with the name of the officer dealing with it.

Questions
I ask for a written answer to each, and for Essex County Council's Regulation 19 response to state its position on each.
1. Has Thurrock Council or any consultant acting for it consulted Essex County Council, as highway authority for Langdon Hills, Westley Heights and Dry Street, on the SS18 allocation of 5,000 homes, on the 3,300 further homes at Corringham, Stanford-le-Hope and Horndon-on-the-Hill that would use the same routes north, and on the access proposals that connect the site to the Essex network: the tertiary road onto South Avenue, the potential Laindon Road connection, and the One Tree Hill junction? If so, when, on what figures, and what did Essex County Council advise? If not, will its response say so?

As a unitary authority, Thurrock Council (TC) is the highway authority for land within the boundaries of the TC administrative area. Essex County Council (ECC) is the adjoining local authority and highway authority.

To date there has been no contact by TC as highway authority to ECC as highway authority on these locations.

ECC is responding to the Thurrock Local Plan (Regulation 19) consultation and will state that TC must engage with ECC on cross boundary matters in relation to highways and transportation, and TC must identify the impacts on the Essex network and identify and secure any necessary and appropriate mitigation measures to address these impacts. A copy of the response will be published on the ECC website.

2. Has Essex County Council assessed, or been asked to assess, the effect of traffic from 5,000 homes at SS18, and from the 8,300 homes on this stretch of the A13 taken together, on the B1007 through Langdon Hills, South Avenue, Old Hill Avenue, Laindon Road (South Hill), One Tree Hill north of the Thurrock boundary, Dry Street and the lanes through Westley Heights, which are residential roads and single-track rural lanes, and does it regard any of them as capable of carrying bus, refuse and heavy vehicle traffic from a new settlement of that size without works? If works would be needed, has anyone identified, costed or programmed them, and who would fund them?

No. This is the responsibility of TC as the Local Planning Authority who will need to evidence cross boundary impacts. As noted above, ECC is responding to the Thurrock Local Plan (Regulation 19) consultation and will that TC must engage with ECC on cross boundary matters in relation to highways and transportation, and TC must identify the impacts on the Essex network and identify and secure any necessary and appropriate mitigation measures to address these impacts. A copy of the response will be published on the ECC website.

3. What is Essex County Council's position, as highway authority, on a new road connection being formed onto South Avenue at the notified boundary of Langdon Ridge SSSI, on a highway connection drawn through the SSSI's

Essex County Council

ancient woodland to Laindon Road, and on new-settlement traffic being routed along lanes that pass through the SSSI at One Tree Hill, Northlands, Westley Heights and Coombe Wood? Has the County Council, as the authority that would have to consent to those connections, been asked whether it would?

There has been no contact from TC to ECC on this matter.

Your Right to Know
Democracy and Transparency
Essex County Council
Telephone: 033301 38989
Email: YourRight.ToKnow@essex.gov.uk | www.essex.gov.uk

Essex County Council

Annex A, item A6

Network Rail, response to request FOI2026/01834, 15 October 2026, with attachment a (IDP workshop invitation, November 2025) and attachment b (comments on the draft Transport Strategy, December 2025)

Jackie Lighten
By email: [redacted]

Network Rail
Freedom of Information
The Quadrant
Elder Gate
Milton Keynes
MK9 1EN

15 October 2026

Dear Jackie

Reference number: FOI2026/01834

Thank you for your email of 17 September 2026 in which you requested the following information:

(a) any correspondence, meeting notes or advice exchanged between Network Rail and Thurrock Council or its consultants (Arup) since 1 January 2023 concerning the Local Plan's transport evidence, rail capacity on the Tilbury loop or the main line at Laindon and Basildon, or development at Lower Langdon or Corringham Park Farm, or a statement that none is held;

(b) any capacity assessment, demand forecast or strategic planning document held by Network Rail for the Tilbury loop and the main line at Stanford-le-Hope, Basildon, Laindon and West Horndon that takes account of the Thurrock Local Plan's growth;

(c) the scope of the Stanford-le-Hope station scheme as agreed with the Council and its funders, so far as it bears on line, platform or train capacity. If any one item would exceed a reasonable cost, please answer the others within the statutory 20 working days and contact me under regulation 9 about that item alone.

I have processed your request under the terms of the Environmental Information Regulations 2004 (EIR)[1] and can confirm that we hold this information.

(a) any correspondence, meeting notes or advice exchanged between Network Rail and Thurrock Council or its consultants (Arup) since 1 January 2023 concerning the Local Plan's transport evidence, rail capacity on the Tilbury loop or the main line at Laindon and Basildon, or development at Lower Langdon or Corringham Park Farm, or a statement that none is held;

Please see the attached email correspondence, 'Thurrock IDP Update Workshop - Transport_redacted' and 'Thurrock Transport Strategy 2026-2040_redacted'

I have withheld names, signatures and contact details of Network Rail and third-party employees under Regulation 13(1) of the EIR.

This regulation allows us to withhold personal data where its disclosure would breach the data protection principles set out at Section 35 of the Data Protection Act 2018 and Article 5 of the UK General Data Protection Regulations.

[1] The EIR, like the Freedom of Information Act 2000 (FOIA), allows people to access information held by public authorities like Network Rail. When people ask for environmental information, we need to consider the request under the EIR rather than the FOIA. In this case, information about capacity upgrades meets the definition of environmental information at regulation 2(1)(c) of the EIR because it concerns a measure likely to affect the state of the landscape.

Publishing the personal data of our employees and third parties would breach the first principle, which states that data should be processed lawfully, fairly and in a transparent manner. The individuals in question would have had no reasonable expectation that their details would be provided to the world at large through the EIR and it would not be a lawful or fair processing of their personal data to disregard this.

(b) any capacity assessment, demand forecast or strategic planning document held by Network Rail for the Tilbury loop and the main line at Stanford-le-Hope, Basildon, Laindon and West Horndon that takes account of the Thurrock Local Plan's growth;

Under regulation 6(1)(b) of the EIR, where a member of the public requests information in a particular form or format, a public authority shall make it available unless the information is already publicly available and easily accessible in another form or format. In the case of your request, you were expecting to be provided with capacity assessments and planning documents, however this information is already publicly available from Essex Thameside Strategic Advice 2025.pdf

(c) the scope of the Stanford-le-Hope station scheme as agreed with the Council and its funders, so far as it bears on line, platform or train capacity. If any one item would exceed a reasonable cost, please answer the others within the statutory 20 working days and contact me under regulation 9 about that item alone.

This information held by Network Rail is excepted from disclosure under regulation 12(4)(d) of the EIR (material in the course of completion), which can be applied when the

request is for information which is, or which relates to, material which is still in the course of completion, unfinished documents or incomplete data. [2]

In the case of your request, the scope of the project has yet to be fully agreed with Thurrock council. As the EU made clear when drafting the Directive which led to the EIR it must be '…acknowledged that public authorities should have the necessary space to think in private. To this end, public authorities will be entitled to refuse access if the request concerns material in the course of completion.'[3]

As final decisions have not yet been made and there are intentions to publish the final scope of the project in the future, we believe it would not inform public debate (and may potentially damage such debate) to disclose the documents we have produced and hold at this time. It is primarily the need for a safe space for Network Rail and Thurrock Council to reach decisions on the basis of evidence and expertise that has led us to consider that the information we hold constitutes material that is in the course of completion, and therefore regulation 12(4)(d) applies.

The public interest test

While we believe we have demonstrated that the exception is engaged (i.e. that the information in question meets the description above), in order to withhold it we must also demonstrate that the public interest does not favour disclosure. We have considered the issue and set out our findings below.

[2] Regulation 12(4)(d) - Material in the course of completion, unfinished documents, and incomplete data (Environmental Information Regulations) | ICO

[3] https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:52000PC0402&from=EN

There is always a general presumption in favour of public authorities providing information under the EIRs as it makes us more transparent and accountable. This information is likely to be significant to the wider public, especially those who live within the area of the proposed project.

Set against this, the discussions and considerations for projects such as the Thurrock capacity upgrade scheme rely on significant amounts of technical expertise and experience as well as a detailed and far-reaching evidence base; this includes the work that we have carried out previously which is withheld from disclosure in this response. Explaining the rationale behind any considerations at this early stage is not feasible, within the constraints of the EIR and this response. In effect, this means that any information we put into the public domain at this time would provide only a partial picture, which is unlikely to further public debate or permit greater engagement with decisions about the environment.

I am sorry that I am not able to provide information in response to your request on this

If you have any enquiries about this response, please contact me in the first instance at FOI@networkrail.co.uk. Details of your appeal rights are below.

Please remember to quote the reference number at the top of this letter in all future communications.

Yours sincerely

[redacted]

Information Officer

You are encouraged to use and re-use the information made available in this response freely and flexibly, with only a few conditions. These are set out in the Open Government Licence for public sector information. For further information please visit our website.

Appeal rights

If you are unhappy with the way your request has been handled and wish to make a complaint or request a review of our decision, please write to the Compliance and Appeals team at Network Rail, Freedom of Information, The Quadrant, Elder Gate, Milton Keynes, MK9 1EN, or by email at ComplianceandAppealsFOI@networkrail.co.uk. Your request must be submitted within 40 working days of receipt of this letter.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner (ICO) can be contacted at Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF or you can contact the ICO through the 'Make a Complaint' section of their website on this link: https://ico.org.uk/make-a-complaint/

The relevant section to select will be "Official or Public Information".

From: [redacted]>
Sent: 05 November 2025 12:20
To: [redacted]@networkrail.co.uk>
Subject: RE: Thurrock IDP Update Workshop - Transport

Hi [redacted]

Sorry, I should of stated – it will be via teams. An invite will be sent out once we know which date most people can attend.

Thanks

[redacted]

[redacted]

[redacted]

Arup

8 Fitzroy Street, London, W1T 4BJ

United Kingdom

[redacted]

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From: [redacted]@networkrail.co.uk>
Sent: 05 November 2025 12:17
To: [redacted]>
Subject: RE: Thurrock IDP Update Workshop - Transport

> You don't often get email from [redacted]@networkrail.co.uk. Learn why this is important

OFFICIAL

Hello [redacted]

Thank you for sending over the invitation. My colleague [redacted] passed it onto me as I cover the Thurrock area.

Are you able to advise if the session will be in person or virtual?

Kind Regards

[redacted]
[redacted] (Anglia)
Land & Property (Eastern)
A: 1 Stratford Place, London, E20 1EJ
M: [redacted]
E: [redacted]@networkrail.co.uk
W:www.networkrail.co.uk/property

(Please be advised, I am not in the office on Fridays as I work flexible hours)

From: [redacted]@arup.com>
Sent: 04 November 2025 16:07
To: planning-advice@activetravelengland.gov.uk; [redacted]@activetravelengland.gov.uk; [redacted]@activetravelengland.gov.uk>[redacted]@tfl.gov.uk; j[redacted]@firstbus.co.uk; [redacted]@ensignbus.com; [redacted]@c2crail.net; [redacted] (c2crail) [redacted]@c2crail.net>; [redacted]@networkrail.co.uk>; [redacted]@nationalhighways.co.uk[redacted]@thurrock.gov.uk; [redacted]@ridge.co.uk; [redacted]@ridge.co.uk; [redacted]@ridge.co.uk; [redacted]@thurrock.gov.uk; [redacted]@thurrock.gov.uk>; [redacted]@thurrock.gov.uk
Cc: [redacted]@arup.com>[redacted]>;

[redacted]@thurrock.gov.uk>
Subject: Thurrock IDP Update Workshop - Transport

> You don't often get email from [redacted]@arup.com. Learn why this is important

Hi all,

Thurrock District Council has commissioned Arup to prepare an Infrastructure Delivery Plan (IDP) which is an important part of the evidence base supporting the new Local Plan. The purpose of the IDP is to ascertain the infrastructure that is required to support the level and distribution of housing and employment growth proposed in the new Local Plan. Engagement with infrastructure providers is essential to ensure that the IDP and the policies of the Local Plan are underpinned by an up-to-date understanding of the infrastructure matters affecting the area.

Arup previously produced the first stage of this work, the Infrastructure Baseline Assessment, which was finalised in July 2025. Engagement with infrastructure providers was undertaken as part of this work to understand existing infrastructure capacity and any planned projects and interventions. We are now proposing further engagement sessions with stakeholders to:

- Validate existing baseline data and where necessary identify any changes in infrastructure capacity, standards or planned interventions since the initial baseline assessment; and
- Review the planned level and distribution of housing and employment growth including sites proposed for allocation and assess the infrastructure that will be required to support this level of growth in a sustainable way.

The session will last approximately 45 minutes and will include a presentation setting out the context, followed by a discussion focused on the above issues. Please confirm whether you will be able to attend either of the three time slots in the poll below.

Poll: Thurrock IDP Workshop - Transport

Once attendance is confirmed, we would appreciate your review of the relevant section of the previous baseline assessment and the workshop pack in advance of the meeting. This will be sent via email in advance of the session.

Your engagement and support are always greatly appreciated. If you have any questions, please do not hesitate to get in touch with me, [redacted]@arup.com), or if needed, [redacted]@thurrock.gov.uk).

Kind regards,

[redacted]

[redacted]

[redacted]

Arup

8 Fitzroy Street, London, W1T 4BJ

United Kingdom

[redacted]

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From: [redacted]@thurrock.gov.uk>
Sent: 23 December 2025 11:05
To: [redacted]@networkrail.co.uk>
Cc: [redacted]@networkrail.co.uk>; [redacted]@networkrail.co.uk>; [redacted]>
Subject: Re: Thurrock Transport Strategy 2026-2040 - Opportunity to Comment on Thurrock's Draft Transport Strategy

Many thanks [redacted] for your comments, the team will review this.

I think I spoke to [redacted], but we are doing a more rail specific strategy for Thurrock, led by our consultants at Pell Frishmann, and these comments will also help. This current consultation version was prepared prior to the 2025 Thameside study being made available, and we will update as identified.

We'll be in touch in the new year.

Have a great festive period for everyone in the team

Thanks

[redacted]

[redacted] | [redacted] | **Strategic Transportation**

Thurrock Council, Civic Offices, New Road, Grays, RM17 6SL

www.thurrock.gov.uk | [redacted] | [redacted]

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From: [redacted] <[redacted]@networkrail.co.uk>
Sent: 23 December 2025 10:42
To: [redacted]@thurrock.gov.uk>
Cc: [redacted]@networkrail.co.uk>; [redacted]@networkrail.co.uk>; [redacted]@networkrail.co.uk>

Subject: RE: Thurrock Transport Strategy 2026-2040 - Opportunity to Comment on Thurrock's Draft Transport Strategy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

OFFICIAL

Hi [redacted]

See below some comments.

P15: in the 'Regional Policies' box, you've mentioned the old (2020) Essex Thameside study twice. This reference should be updated to the 2025 version.

P22: presumably this is 2021 census data. A note could be added here regarding the reliability of 2021 data. The ONS produced one which could be referenced.

P64: partial or full doubling of the line would of course improve capacity and performance, but it is a lower priority for this part of the network versus other options.

P68: unless something has passed me by, there are currently no firm plans to extend platform 3 at Grays, so rather than saying the platform "will be extended", this should be changed to "should be extended" or similar.

P74: again, the electrification of the Thames Haven branch isn't currently programmed, so the reference saying it "will" happen isn't quite right.

P77: as outlined in the recent study, a stop on HS1 and/or some kind of connection between HS1 and the Essex Thameside route will likely be very challenging to deliver and would not likely be best use of capacity on either route

P80: the driving need of the Thames Haven branch electrification would be rail freight traction decarbonisation rather than capacity.

Overall, I think this covers rail options in Thurrock well. Apologies if I've missed it, but it could also make reference to some of the findings from the recent Essex Thameside study outside of Thurrock, but nonetheless would be important to the population of Thurrock. This would include improvement needs at key stations (especially West Ham and Barking) where Thurrock passengers will no doubt interchange.

I've also copied in a couple of colleagues who may wish to add some more comments.

Thanks,

[redacted] | [redacted] | [redacted]

From: [redacted]@thurrock.gov.uk>
Sent: 11 December 2025 17:00
To: [redacted] [redacted]@networkrail.co.uk>[redacted] [redacted]@networkrail.co.uk>; Eastern Strategic Planning <EasternStrategicPlanning@networkrail.co.uk>
Subject: Thurrock Transport Strategy 2026-2040 - Opportunity to Comment on Thurrock's Draft Transport Strategy

Dear [redacted]

Thurrock Council has launched a public consultation on our Draft Transport Strategy, which sets out our vision and priorities for creating a safer, greener, and more connected transport network across the borough. I attach a copy of the draft strategy for your review.

As a local organisation, your insight is highly valued. We invite businesses and stakeholders to review the draft strategy and share feedback to help ensure it reflects the needs and aspirations of Thurrock's communities.

You can access the document and submit your comments using the link below:

https://consult.thurrock.gov.uk/transport-strategy-2026

Alternatively, if you prefer, you may submit your feedback directly via the email address below.

The consultation is open until Sunday, 1st February 2026.

The consultation covers:
• The full draft strategy, including key goals and supporting policies
• Area-specific transport schemes

This strategy will guide future transport decisions, unlocking funding opportunities, and ensuring we have a clear and up-to-date framework that support businesses and communities.

If your organisation can offer additional insight, we'd be happy to visit your workplace or arrange a meeting to discuss the strategy in more detail. Please contact us to schedule a suitable time.

We encourage you to share this information with colleagues. Your feedback is essential in helping us develop a transport system that promotes economic growth, sustainability, and accessibility for all.

For questions or to provide feedback directly, or should you require some additional time to consider your response, please contact us at:

Email: Transportdelivery@thurrock.gov.uk

Thank you in advance for your support and feedback.

Kind regards,

[redacted]
[redacted]

[redacted] **| Strategic Transportation**

Thurrock Council, Civic Offices, New Road, Grays, RM17 6SL

www.thurrock.gov.uk | [redacted] | [redacted]

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Annex A, item A7

NHS Essex Integrated Care Board, response to request FOI 2627284, 19 October 2026 (released under the Open Government Licence), with: the Council’s email to the ICB of 11 March 2026 (Option B); the ICB’s email of 15 January 2026 on capacity and funding; the Council’s housing allocation maps, Plan A and Plan B, 17 March 2026

NHS
Essex
Integrated Care Board

Information Governance Team
EICB.FOI@nhs.net

FOI Request: Thurrock Local Plan Healthcare Capacity, GP Provision and Infrastructure **Date: 19th October 2026**

Our Reference Number: 2627284

Further to your requests made to **Essex Integrated Care Board** for information relating to the above and pursuant to the Freedom of Information Act 2000, please see the organisation's response below:

I ask for a written answer to each, and for the Integrated Care Board's Regulation 19 response to state its position on each.

1. What did the Integrated Care Board advise the Council in its responses of 16 February, 23 April and 1 June 2026 in respect of Lower Langdon and Corringham Park Farm: on what population, list-size and floorspace assumptions is the figure of 686 square metres based, does the Board regard one facility of that size, or the "approximately 600 sqm" in the policy, as sufficient primary care for about 12,000 people, and did the Board assess the 8,300 homes on this side of the borough together?

The figure of 686 square metres is based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the Essex ICB). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".

This formula has been applied to calculate GP capacity requirements for the emerging development proposals in Thurrock. 600 square metres would provide sufficient capacity to serve around 8,750 people.

The ICB assessed the impact of various growth scenarios as requested by the Council during the development of the Infrastructure Delivery Plan.

2. Thurrock has no acute hospital within the borough. Has the Integrated Care Board, or Mid and South Essex NHS Foundation Trust, assessed the capacity of Basildon Hospital's urgent and emergency, maternity, critical care and acute services to serve up to 35,906 new homes in Thurrock, on top of the 450,000 people it already serves and the growth planned in Basildon borough itself, and did Thurrock Council ask for such an assessment?

If none exists, will the Board's response say so, and what would be needed, in beds, staff, estate and capital, to serve growth of that scale?

The Mid and South Essex Foundation Trust has been asked to contribute to the ICB's consultation response which will be finalised and submitted in due course. The ICB does not hold this information at present.

3. Which general practices in Stanford-le-Hope, Corringham and Horndon-on-the-Hill would serve this development, what are their current list sizes against capacity, and which of them are presently closed to new patient registrations?
The proposed policy allocating development at Lower Langdon and Corringham Park Farm development requires provision of healthcare facilities. Due to the scale of the proposed development, this is likely to mean provision of a new healthcare facility on the site.
The capacity at practices that currently serve Stanford-le-Hope, Corringham and Horndon-on-the-Hill are shown in the table below. No practices in this area are closed for new registrations.

GP surgeries	Weighted List Size [1]	NIA (m^2)[2]	Capacity[3] needed for current weighted list size	Spare Capacity (NIA m^2)[4]
Dell Medical Centre (incl. Stanford-Le-Hope Branch Surgery)	5,296	213	363	-150
Hassengate Medical Centre	12,322	402	845	-443
Horndon-on-The-Hill Surgery	2,573	175	176	-1
Neera Medical Centre	3,826	132	262	-130
Orsett Surgery (incl. King Edward Drive Surgery)	7,386	263	506	-243
Corringham Medical Centre (Branch of Phoenix GP Surgery Group)	11,360	457	779	-322
Rigg-Milner Medical Centre (incl. Corringham Health Centre Branch)	4,421	371	303	68
Southend Road Surgery F81088	2,374	121	163	-42
Existing floorspace excess/deficit		Existing deficit of 1,263m^2		

Notes:
- The weighted list size of the GP Practice based on the Carr-Hill formula; this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
- Current Net Internal Area occupied by the Practice.
- Based on 120m^2 per 1750 patients (this is considered the current optimal list size for a single GP within the Essex ICB). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".
- Based on existing weighted list size.

4. The schedule funds the Lower Langdon facility from "Developer Contributions + ICB". Has the Board committed, or programmed, any capital for it; on what timetable, given the Council's evidence that the site delivers nothing before 2029; and where would the facility's patients be registered in the meantime? In the same connection, does the Board accept the Council's record that the ambulance service serving this area is "currently operating at capacity", and what is the Board's position on an allocation of 5,000 homes for which no ambulance provision is identified and the borough-wide ambulance

requirement is recorded as unfunded?

The ICB does not have a capital allocation for this development. The ambulance capacity query should be raised with the East of England Ambulance Service Trust.

If the Board's answer to any of these is that the matter goes to the soundness of the allocation, I ask it to say so in terms in its Regulation 19 response.

Also:

(a) the Integrated Care Board's responses to Thurrock Council or its consultants (Arup) dated 16 February, 23 April and 1 June 2026, and any other correspondence, meeting notes or advice since 1 January 2023 concerning the Thurrock Local Plan's healthcare needs, the Lower Langdon or Corringham Park Farm land, or a new settlement north of the A13;

See attached emails x10. The ICB's formal responses to Local Plan consultations are not included, as these are publicly available on the Council's website.

(b) any assessment held by the Board, or received from Mid and South Essex NHS Foundation Trust, of acute or secondary care capacity at Basildon Hospital in relation to the Thurrock Local Plan's growth, whether for the plan as a whole or for any individual allocation, or a statement that none is held;

The ICB does not hold this information.

(c) the Board's current estates or infrastructure plan for primary care in Stanford-le-Hope, Corringham and Horndon-on-the-Hill, so far as it takes account of the Local Plan, together with the current registered list size and, where held, the list capacity of each general practice in those three places, and a note of which are closed to new registrations;

The ICB does not have a specific estates or infrastructure plan for this specific geography. We are engaged in the development of the Thurrock Local Plan and will seek to mitigate the impact of developments through our engagement with the Council. Our ability to plan will be dependent on the mitigations negotiated through the Council. The latter part of this question is answered in our response to Question 3.

(d) any correspondence between the Board and the East of England Ambulance Service Trust, or held by the Board from that Trust, since 1 January 2023 concerning ambulance capacity in Thurrock in relation to the Local Plan's growth, or a statement that none is held. If any one item would exceed a reasonable cost, please answer the others within the statutory 20 working days and contact me about that item alone. The statutory deadline is 15 October 2026; because the consultation closes on 14 October, I would be grateful for a reply by 7 October if at all possible.

Regulation 18 Consultation – February 2024. Evidence Base letter (14 February 2024) which was submitted as part of the Mid and South Essex ICB's consultation response on 19 February 2024. Plus a separate comments form. Both were submitted by EEAST but the documents are also held by the ICB.

See attached documents

If you are dissatisfied with the response you have received, you have the right to request a review of our decision or make a complaint about how your request has been handled. Your request should be made within 40 working days of receipt of this letter, and we will reply within 20 working days of receipt. Any such request received after 40 working days will only be considered at the discretion of the organisation.

If our decision is unchanged following a review and you remain dissatisfied with this, you then have the right to make a formal complaint to the Information Commissioner who can be contacted at:
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Should you require any further information, please do not hesitate to contact the FOI team via the methods above.

Yours sincerely,

[redacted]
FOI Officer

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: FW: Thurrock IDP
Date: 11 March 2026 14:59:45
Attachments: image001.png
Housing Site Allocations Plan A March 2026.zip
Employment Site Allocations March 2026.zip
Local Plan Employment Site Allocations - March 2026.xlsx
Housing Site Allocations Plan B March 2026.zip
Local Plan Housing Trajectory Plan A and B 5yr Profiles - March 2026.xlsx

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Hi [redacted],

Following on from our meeting earlier, in the light of the reinstated Local Elections scheduled for May the council's Leadership team has agreed on the following approach which is set out below and have attached updates to the site allocations and site plans for plans for Plan A (current) and Plan B (amended). The employment site allocations remain unchanged between the two options.

In summary;

The intention is to retain and refine Local Plan Option A (as currently drafted) and to develop a separate 'Option B' Local Plan incorporating the following site changes:

- Reduced growth at Aveley
- Reduced growth at South Ockendon
- New allocation at Lower Langdon (approximately 4,000 homes)
- New allocation at Corringham Park Farm (approximately 850 homes)

Plan A

- Revisions are currently being made to the Transport Assessment. The completed version will be shared in due course.
- The strategic minerals policy text may be subject to minor changes following completion of the minerals assessment.
- Minor updates will then be made to the site allocation text to reflect both the updates to the IDP and TA.

Plan B

- Approximately 95% of the finalised Plan A content will be carried across into Plan B.
- The anticipated changes will primarily relate to Strategic Policy 1 and the 'Places' sections, to reflect the site amendments outlined above.
- We will need to discuss whether a standalone or combined IDP will be the best approach for Local Plan option B.

Please let me know if you have any further questions on this.

Kind regards

[redacted]
Principal Planning Policy Officer | Strategic Planning

Thurrock Council | Civic Offices, New Road, Grays RM17 6 SL | [redacted]

www.thurrock.gov.uk

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From: [redacted] (NHS ESSEX ICB - 06Q)
To: [redacted] (NHS ESSEX ICB - 06Q)
Cc: [redacted]
Subject: RE: Thurrock IDP Stakeholder Engagement - Healthcare
Date: 15 January 2026 17:14:07

Hi [redacted]

[redacted] and I discussed your request for a detailed analysis of healthcare infrastructure requirements to support planned growth in Thurrock with [redacted] when we met yesterday. Ideally, I would like to have taken a site by site or settlement by settlement approach to give a high level of detail. However, given the timeframe and the significant planned changes to healthcare provision, we agreed that the I provide higher level information now and then supplement that with more detailed information as the Local Plan and the ICBs estates strategy develop.

Baseline capacity

1. The ICB provided information about current GP practice capacity in its response to the IDP baseline chapter; it was set out by each practice. The table below provides the GP capacity information by PCN area.

PCN	Current capacity[1]
ASOP	-628
Grays	-604
Stanford-le-Hope	-937
Tilbury & Chadwell	-834

1. Based on 120m² per 1750 patients. Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".

2. The table above shows that shows there is an existing deficit of GP practice capacity in each of the four PCN areas. Capacity is not available in any of the PCN areas to support new growth.
3. All developments will therefore need to fully mitigate their impact.

Additional capacity for planned growth

4. The table below is the table that you provided showing planned growth in each PCN area, with the addition of two columns that shows the amount of additional GP surgery floorspace required in response to the planned growth to meet recommended standards. The column shaded green relates to the period 2024-2044 and the column shaded pink relates to the period 2024- beyond 2044.

Area (PCN)	2024-2029 dwells.	2029-2034 dwells.	2034-2039 (dwells)	2039-2044 (dwells)	Dwellings 2024-2044	**NIA needed 2024-2044**	Beyond Plan dwells.	Dwellings 2024-2044	**NIA needed 2024-beyond 2044**
ASOP	500	2,757	3,194	2,012	8,463	**1,279**	2,019	10,482	**1,796**
Grays	382	1,869	1,150	1,210	4,611	**790**	1,050	5,661	**970**
Stanford-Le-Hope	706	2,535	4,617	3,574	11,432	**1,960**	9,712	21,144	**3,625**
Tilbury & Chadwell	549	1,840	1,330	1,060	4,779	**819**	400	5,179	**888**
West Horndon	0	650	1,450	1,450	3,550	**609**	6,450	10,000	**1,714**
Total	2,137	9,651	11,741	9,306	32,835	**5,629**	19,631	52,466	**8,994**

5. The table gives an indication of where new healthcare buildings or significant extensions to/reconfiguration of existing buildings will be needed. New GP surgeries usually have an NIA of 700-1,000m^2. In broad terms the calculations in the table suggest that a new healthcare facility, or equivalent capacity achieved by extension/reconfiguration, will be needed during the Plan period in each of the four PCN areas plus in the West Horndon development.
6. Higher levels of growth are planned for Stanford-le-Hope where two new healthcare facilities may be needed by 2044.
7. Planned growth beyond 2044 is likely to require an additional healthcare facility in each of ASOP, Stanford-le-Hope PCN areas and in the West Horndon development.

8. The starting point for increasing capacity will be to make best use of existing estate, including through reconfiguration and extension. However, in many cases the opportunity to make meaningful changes in this way is limited and new built facilities will be required. The Local Plan and associated ICP should therefore assume that new buildings will be needed until and unless it is possible to identify a deliverable extension/reconfiguration project that will mitigate impact.
9. Either way, developments should fully mitigate their impact. The ICB is not funded to construct new buildings. Providing land only or buildings to be leased on commercial terms does not mitigate impact but rather presents a financial burden that is unaffordable for the ICB.
10. In some areas, one allocation for residential development accounts for most of the development. In these cases, it is reasonably clear where a new facility could be located and that it would be provided by that development, the requirement being secured through a planning obligation in a S106 agreement attached to the grant f planning permission.
11. In other areas, multiple smaller sites are allocated. The identification of a suitable location for new healthcare facilities and the mechanism to provide them is more complex. It will be important to ensure that this is achieved so that new capacity is provided in a timely fashion and that all developments in a locality contribute to providing the healthcare facility that supports the development. Further discussion about how this will be achieved would be welcomed.

Changes to healthcare service provision

12. In July 2025, the government published "10 Year Health Plan for England: Fit for the Future". This publication will heavily influence the ICB's approach to the evolution of health care over the next ten years.

    The backbone of the 10 Year Plan is:

    a. Changing from treating sickness to preventing illness.
    b. From hospital centric care to community-based care.
    c. Digital transformation.

    The structural shift from hospital centric care to community-based care requires a number of key developments:

    a. The establishment of community health centres which will act as a hub for primary, community, mental health and social care services, this is alongside the expansion of primary care facilities.
    b. Expansion of diagnostic, chronic disease management and mental health support in out of hospital settings reducing pressure on acute services and improving accessibility.
    c. Expansion of the out of hospital workforce to deliver this extended range of services.
13. The changing healthcare model described above will impact infrastructure requirements to support growth. It will be necessary to reflect this through regular updates to the Thurrock infrastructure delivery plan. In particular, the 10 Year Plan will require access to service provision beyond core primary care at a neighbourhood (circa 50k population) and multi neighbourhood level (circa 250k + population size). The ICB would expect contributions from developers to reflect this broader level of service provision beyond just core primary medical services covered via S106 funding previously.

If you would like to discuss any aspect of this information, please let me know.

Kind regards
[redacted]

From: [redacted]
Sent: 10 December 2025 14:17
To: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Cc: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Subject: Re: Thurrock IDP Stakeholder Engagement - Healthcare

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Ah my apologies - its been manic today.

The four areas are based on the Primary Care Network boundaries so:

- ASOP - Aveley, Purfleet-on-Thames and South Ockendon (as you picked up on in the email

below)

- Grays
- Tilbury
- SLH - Stanford- Le-Hope and Corringham

I'll chase our GIS person to see how quickly they could get the map to you.

[redacted]

Associate

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From: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Sent: Wednesday, December 10, 2025 14:00
To: [redacted]
Cc: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Subject: RE: Thurrock IDP Stakeholder Engagement - Healthcare

Thanks [redacted]

The map with allocated numbers next to it would still be very helpful for analysis purposes. Apologies if my email wasn't clear, however. What we are asking for is the ***boundaries*** for each of the areas – i.e. ASOP would likely be Aveley, Purfleet-on-Thames and South Ockendon. Is that possible?

Thanks again.

[redacted]

From: [redacted]
Sent: 10 December 2025 13:47
To: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Cc: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Subject: Re: Thurrock IDP Stakeholder Engagement - Healthcare

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Hi Both,

Yes I can confirm these are the numbers and the trajectory. Apologies, been trying to get my GIS person to produce the map with allocated numbers next to it but he's been swamped all day.

To note the big West Horndon site (10,000 homes in total) is as follows:

2024–2029: No planned housing in this period

2029–2034: 1,560 people (6.50% of this site's total population increase) in 650 new homes

2034–2039: 3,480 people (14.50% of this site's total population increase) in 1,450 new homes

2039–2044: 3,480 people (14.50% of this site's total population increase) in 1,450 new homes

Beyond Plan: 15,480 people (64.50% of this site's total population increase) in 6,450 new homes

Thank you!

[redacted]

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From: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Sent: Wednesday, December 10, 2025 10:56
To: [redacted]
Cc: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Subject: RE: Thurrock IDP Stakeholder Engagement - Healthcare

Hi [redacted]

Following Cath's email, we have had a further conversation.

Would you be able to confirm the boundaries for each of the four areas below (info taken from your figures for proposed future growth by area - implications of preferred Growth Strategy)? We could then likely use these figures to help inform the analysis for healthcare provision that you have requested, rather than create you/your team additional work plotting the individual sites. From our perspective, this may also help us to provide you with a faster response.

Area	2024-2029	2029-2034	2034-2039	2039-2044	Beyond Plan
ASOP	500	2,757	3,194	2,012	2,019
Grays	382	1,869	1,150	1,210	1,050
Tilbury & Chadwell	549	1,840	1,330	1,060	400
Stanford-Le-Hope	706	2,535	4,617	3,574	9,712
Total	2,137	9,001	10,291	7,856	13,181

Many thanks

[redacted]

[redacted] | **Planning Policy Administrator**

Estates Team

Email: [redacted]

Website: www.midandsouthessex.ics.nhs.uk
X: @MSEssex_ICS | **Facebook:** MSEICS | **Instagram:** @MSEssex_ICS



If I am emailing outside usual office hours, this is for my convenience, and I do not expect an immediate reply.

From: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Sent: 09 December 2025 15:31
To: [redacted]
Cc: [redacted] (NHS MID AND SOUTH ESSEX ICB - 99E) [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Subject: RE: Thurrock IDP Stakeholder Engagement - Healthcare

Hi [redacted]

The ICBs space requirements for GP surgeries are aligned to DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”. It equates to 120m² per 1750 patients. This means that about 5835 new dwellings in Thurrock (with an average occupancy of 2.5) requires a surgery of 1,000m^2 which is the preferred size for a new modern facility.

The other part of the action for me is to provide a “detailed analysis” (for health care provision). Your email includes the slides shared during the recent meeting and also a spreadsheet of housing sites. Is the question that the ICB is asked to address, what healthcare infrastructure will be needed to support development of those sites? If so, is it possible to provide some additional information to assist with that process?

The spreadsheet includes 100+ individual sites. It would be helpful to see these plotted on a map and indexed, the sites in the slides are not labelled/indexed with the IDs given on the spreadsheet and so it is a difficult/long task to identify their location.

What is the timescale for providing this information; I think you mentioned a January deadline? Unfortunately, I don’t think such a short turnaround is achievable. Perhaps you could send the additional sites information, describe in more detail what is being requested, and confirm your timetable; and we will work to meet that as closely as possible in the time available?

Kind regards
[redacted]

From: [redacted] >
Sent: 09 December 2025 13:39
To: [redacted] (NHS MID AND SOUTH ESSEX ICB - 99G) [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted] (NHS MID AND SOUTH ESSEX ICB - 99E) [redacted]; [redacted] NORTH EAST LONDON NHS FOUNDATION TRUST) [redacted] (NHS MID AND SOUTH ESSEX ICB - 99F) [redacted] [redacted] (MID AND SOUTH ESSEX NHS FOUNDATION TRUST) [redacted] (NHS MID AND SOUTH ESSEX ICB - 99E) [redacted]

[redacted]
Cc: [redacted] (NHS MID AND SOUTH ESSEX ICB - 06Q) [redacted]
Subject: Re: Thurrock IDP Stakeholder Engagement - Healthcare

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Hi All

Please find the notes, updated slides and trajectory breakdown of housing attached. My apologies it didn't reach you on Friday as originally intended!

Please let me know if there is anything else needed to help you with the questions/information and please do say if there is something not right or missed out - while we have made our best efforts to capture everything and used AI to supplement the information, there can be moments where it doesn't pick things up correctly.

From our notes:

Follow-Up Actions:

- [redacted] to send detailed analysis and space standards for health centre provision.
- [redacted] to provide the current adult social care commissioning strategy.
- [redacted] to share Joint Strategic Needs Assessment and IMD mapping data.
- [redacted] to share plan or draft of the upcoming Health and Wellbeing Strategy.
- **Further Meeting** to be scheduled with ICB and Council to discuss site-specific tipping points for new health facilities once growth data is reviewed.

Thank you,

[redacted]

Associate

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From: [redacted]
Sent: Tuesday, November 11, 2025 10:39
To: [redacted]

[redacted]
Cc: [redacted]
Subject: Thurrock IDP Stakeholder Engagement - Healthcare
When: Thursday, December 4, 2025 9:30 AM-10:30 AM.
Where: Microsoft Teams Meeting

Good afternoon,

Further to my email of 4th November, we have struggled to find a date that all the relevant stakeholders can make. I have therefore put a slot in the diary for **Thursday 4th December at 09:30.** We would appreciate if you could prioritise attendance as the Local Plan is a key priority for the Council and is running to an extremely tight programme. Please see attached the presentation that we will run through at the session which includes the housing and employment growth proposed in the Local Plan.

As a reminder the purpose of the session is to:

- Validate existing baseline data and where necessary identify any changes in infrastructure capacity, standards or planned interventions since the initial baseline assessment; and
- Review the planned level and distribution of housing and employment growth including sites proposed for allocation and assess the infrastructure that will be required to support this level of growth in a sustainable way.

Please join the session using the link below, the session should last approximately 45 minutes.

Please find attached a copy of the baseline chapter and copy of the workshop presentation slides. We would greatly appreciate your review of these ahead of the session.

Kind regards,

[redacted]

[redacted]

Graduate Planner

Arup

8 Fitzroy Street, London, W1T 4BJ

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[redacted]

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For organizers: [redacted]

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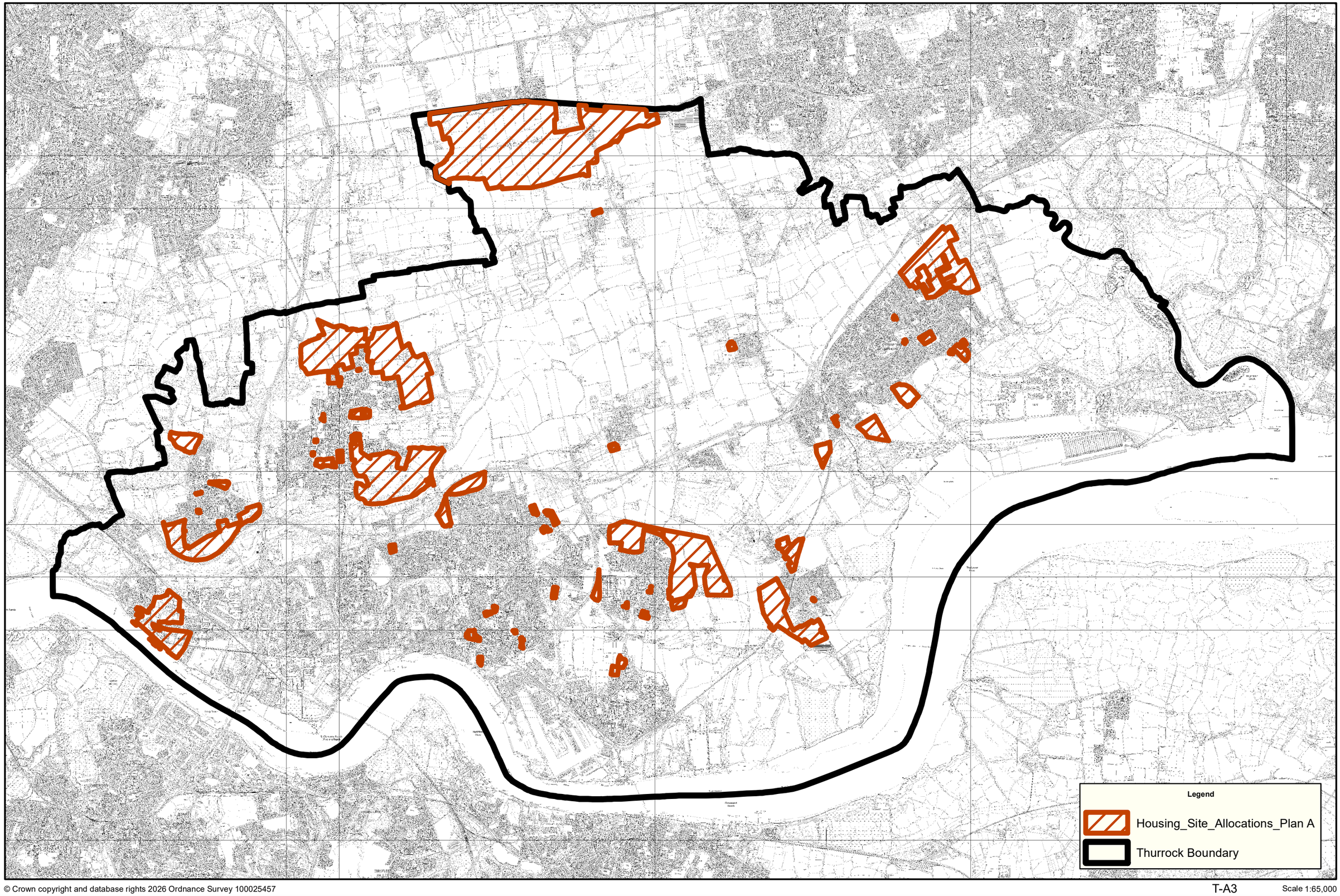
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Thurrock Housing Allocations - Plan A

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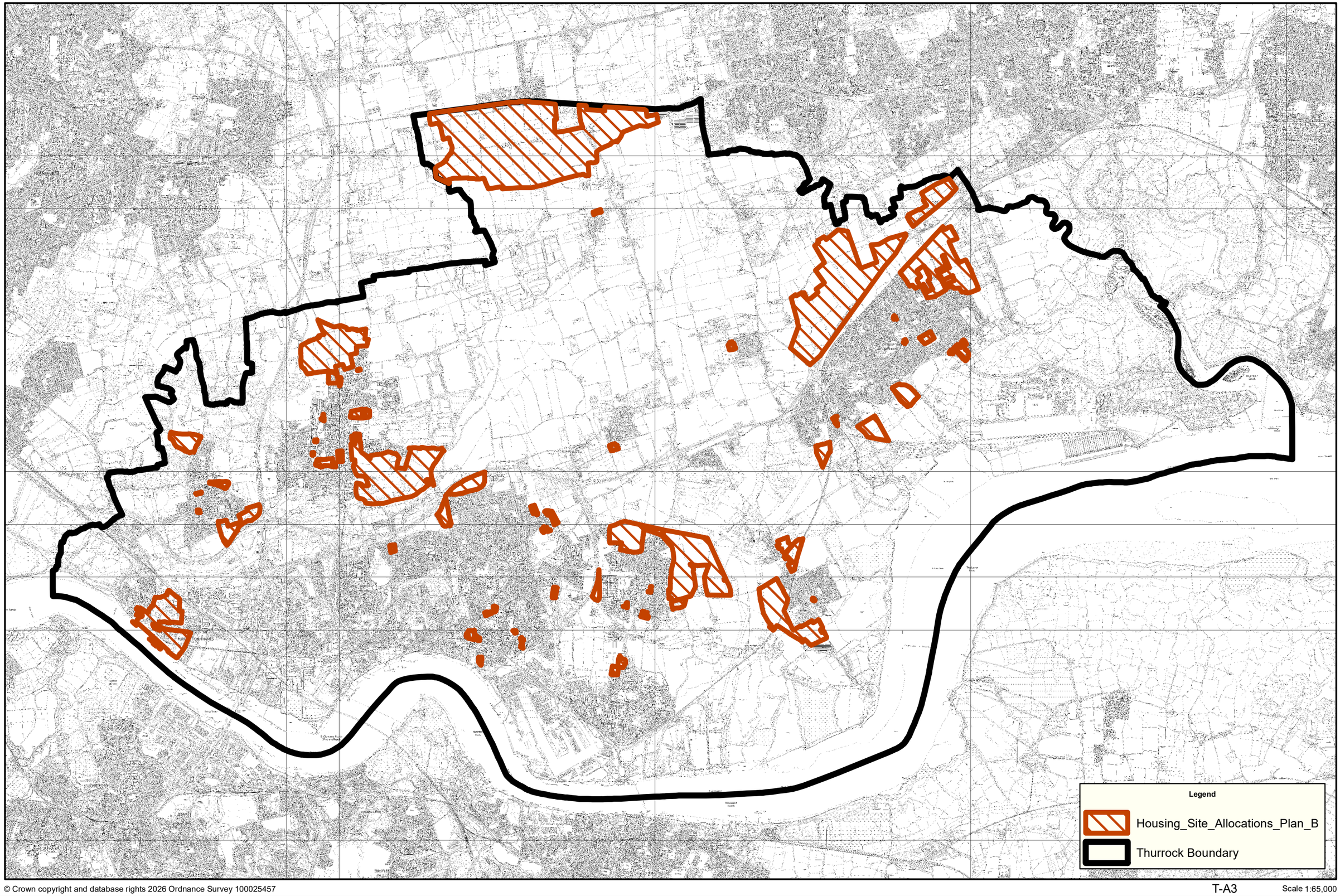
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Thurrock Housing Allocations - Plan B

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Annex A, item A8

Environment Agency, letters to Protect Langdon of 16 and 27 October 2026, ref 260916/DJ01

Environment Agency letters to Protect Langdon on Policy SS18, 16 and 27 October 2026

Text of the two emails as received (personal contact details and our own analysis removed).

16 October 2026, Liam Robson, Planning Specialist, Sustainable Places, East Anglia (ref 260916/DJ01): points as stated

1. Flood Zone 3b: defined by the Council's SFRA; "The Council has used the Environment Agency's NaFRA2 modelled dataset to define the extent of Flood Zone 3b." Development there is "generally not … appropriate unless … water compatible".
2. "For development in Flood Zone 2 or 3a, modelling will be required" to set design flood levels, mitigation, off-site impacts and compensatory storage. No such model exists for SS18 (representation, section 4.6).
3. Sequential test: "Development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. Thurrock Council must weigh up whether it has any alternative sites available at lower risk." Exception test needed for Flood Zone 3a.
4. "The Level 2 SFRA has set out site-specific recommendations to Thurrock Council stating that 50% of the site is indicated to be within future flood Zones. It states development should be avoided in Flood Zone 3a and Flood Zone 2 … compensation storage will need to be provided … Finished floor levels … above the modelled flood level for the design event (1% AEP plus climate change allowance), including a freeboard allowance." A site-specific FRA "will be required"; the EA will review the modelling.
5. Sequential and exception tests, and the SFRA: "it will be for the Planning Inspector to consider the evidence … and determine whether the Plan is sound."
6. EA's Regulation 19 response "recommended a minor amendment to Policy SS18" to match paragraph 5.6.34: built development to avoid Flood Zones 3a and 2, not reduce floodplain storage, and seek to reduce existing downstream flood risk in Corringham and Stanford-le-Hope.
7. Surface water: Thurrock as Lead Local Flood Authority.
8. Contamination: none known to the EA; not part of its review.
9. "We are not aware of current surface water drainage arrangements for the site."
10. "We have not been consulted on detailed foul drainage proposals for SS18."
11. Water resources: "East Anglia resides in an area defined as being under serious water stress." The EA's Regulation 19 response asked the Council to justify DMP03's water efficiency standard against the Water Cycle Study's more ambitious one, and to "clearly demonstrate how the final Local Plan growth strategy has been assessed through the Water Cycle Study and reconciled with Essex and Suffolk Water's planning assumptions."

12. Site capacity: “it is for the developer and the LPA to consider the actual site capacity.”

27 October 2026, EastAnglia Planning (ref 260916/DJ01): text as received

Dear Dr Lighten

Thank you for your follow up email and . You are correct that in our email to you we mistakenly quoted statistics from the Level 2 SFRA that incorrectly related to the West Horndon site (Thurrock Local Plan site SS17 & Level 2 SFRA site ref 60913) and not the Lower Langdon and Corringham Park Farm site (Thurrock Local Plan site SS18 & Level 2 SFRA site ref 60940) .

For clarification, the Level 2 SFRA document that we have seen is titled “Level 2 Strategic Flood Risk Assessment; Report Version 1 – DRAFT; Thurrock Council; Project number: 60689110: February 2026”. The tables in the Level 2 SFRA’s site maps (Appendix B Level 2 SFRA) indicate that 17.14% of the site 60940 (SS18) is indicated to be within future fluvial flood zones. The SFRA also states that 7.61% of the site is in current day Flood Zone 3b, 3.13% of the site is in current day Flood zone 3a, and 5.29% of the site is in current day Flood Zone 2.

The site-specific recommendations for site 60940 within Appendix B (Residential Sites Proforma) of the Level 2 SFRA recommend that detailed modelling be undertaken for watercourses within this site. This is likely because local detailed modelling of flood risk often captures important local features (such as culverts and structures) better than the Environment Agency’s national level (NaFRA) modelling which the Level 2 SFRA has used for this site evaluation. The site-specific recommendations advise that a sequential approach should be taken to steer development within the site to areas at lowest risk of flooding and affirm that no development should occur in Flood Zone 3b, and that detailed modelling should determine flood levels for the design flood event (1% AEP incl. climate change).

In our response to the Regulation 19 Local Plan consultation, we requested that Thurrock Council included supplementary text within Points D and G of the site Policy for SS18 to require that “built development will avoid being placed in Flood Zone 3a and Flood Zone 2 and will not reduce the capacity of the floodplain to store floodwater, whilst seeking opportunities to reduce existing downstream flood risk in Corringham and Stanford-Le-Hope”.

As requested, I have attached our full response to the Local Plan for your records. Please note that although we have supplied the comments to you in a letter form, we provided these comments directly into Thurrock’s consultation portal rather than providing the letter itself.

I hope this is helpful.

Kind regards

Annex A, item A9

Thurrock Council, replies to Protect Langdon, 10 September to 23 October 2026 (acknowledgements of FOI/4949 and FOI/5012; the FOI/4949 internal review; the replies of 14 October; the five questions on the updated HRA; notification of the extension)

Thurrock Council: replies to Protect Langdon’s information requests and questions, 10 September to 23 October 2026

Text of each email as received. Council officers are not named. Email disclaimers omitted.

1. FOI/4949, acknowledgement, 10 September 2026, 11:00, FOI Officer

"Dear Jackie Lighten

Thank you for your request dated 10/09/2026 for the following information:

Environmental Information Regulations 2004 request: ten specific documents concerning Policy SS18 (Lower Langdon and Corringham Park Farm)

We aim to deal with your request as quickly as possible and within 20 working days in line with The Freedom of Information Act. We will contact you again should we have any queries and/or once the request is complete.

If in the meantime you have any further queries or would like to discuss your case, please contact us quoting the above reference number.

Many thanks

Thurrock Council"

2. FOI/5012, acknowledgement, 19 September 2026, 11:30, FOI Officer

"Dear Jackie Lighten

Thank you for your request dated 19/09/2026 for the following information:

Subject: EIR 2004: supplementary request following the Councils statement of 18 September 2026 on land adjoining Langdon Hills Country Park (related reference FOI/4949)

We aim to deal with your request as quickly as possible and within 20 working days in line with The Freedom of Information Act. We will contact you again should we have any queries and/or once the request is complete.

If in the meantime you have any further queries or would like to discuss your case, please contact us quoting the above reference number.

Many thanks

Thurrock Council"

Note: FOI/5012 was due by 19 October 2026. No response had been received by 9 November 2026.

3. FOI/4949, internal review, 12 October 2026, 09:18, FOI Officer

Reply to Protect Langdon’s email of 11 October 2026, which recorded that no response had been received by the statutory deadline of 8 October and asked for an internal review of the failure to respond.

"Dear Jackie Lighten

Thank you for your email.

We will be conducting an internal review which will be handled by a senior member of the Information Management Team.

We aim to deal with your request as quickly as possible and within 20 working days. We will contact you again should we have any queries and/or once the request is complete.

Kind regards,

FOI Officer"

Note: no outcome of the internal review had been received by 9 November 2026.

4. FOI/4949, 14 October 2026, 12:33, FOI Officer

"Dear Dr Lighten,

I confirm receipt of your email.

Kind regards FPI Officer"

5. FOI/4949, 14 October 2026, 12:48, FOI Officer

"Dear Dr Lighten

I have been informed by the service area that you attended the “Walk in” consultation event on the Local Plan (Civic Offices Tuesday 22 Sept) seeking verbal responses/confirmation to several of the questions raised in your EIR request. You were advised that, in the light of the considerable volume of material being requested this would take time to collate and reply. The officer recalls your concern relates to the lack of information requested would prejudice your response to the LP consultation (deadline 14th October). I am advised that you were reassured that, providing an initial response is registered by the due date you would not be precluded from referring to additional information as it becomes available.

1. The councils consideration at Cabinet/Full Council is in December and
2. Consideration by the Planning Inspector at the Local Plan Examination later on after submission of the draft plan to the Planning Inspectorate.

However, to reiterate you do need to register an initial objection to the Plan by the due date and should not hold back from this as we have no discretion to add an objection at a later date.

You can however add additional data to your representation on the Local Plan once registered.

Kind regards

FOI Officer"

Note: the request (FOI/4949, ten specific documents concerning Policy SS18) was received on 10 September 2026. Under regulation 5(2) the response was due by 8 October 2026. No information had been provided by 9 November 2026.

6. Reply to Protect Langdon’s five questions on the updated HRA, 21 October 2026, 14:51, reg19localplan@thurrock.gov.uk

Questions sent at 09:35 that day: (1) what was the error and when was it identified; (2) a list of the changes between the August and October versions; (3) who was notified of the updated HRA and the extension, how and when; (4) whether Natural England was consulted on the updated HRA before publication; (5) whether the updated HRA had been placed in the libraries and Civic Offices.

Reply in full:

"Dear Dr Lighten,

Thank you for your email. Unfortunately, a site assessment was omitted in the previous Habitats Regulations Assessment (HRA) document. The site assessment had been undertaken previously; there was simply an administrative error in uploading an incorrect document.

Kind regards,"

7. Notification of the extension, 23 October 2026, 18:26, “Thurrock Council - Strategic Planning”, subject “Consultation Extension: Thurrock Local Plan Regulation 19 Publication Version” (extracts)

“You are receiving this email because you made a representation during the original consultation period on the Thurrock Local Plan Regulation 19 Publication Version.”

“Please note that an updated version of the Thurrock Local Plan Habitats Regulations Assessment (HRA) has been published, following identification of an error in the previously published document. To ensure anyone wishing to comment on the updated HRA is able to do so, the Regulation 19 consultation has been extended to midnight on Tuesday 10 November. This will also give anyone wishing to respond more time to submit further representations if they wish.”

“There is no need to resubmit your earlier representation(s). We are currently processing all representations received during the original consultation period.”

8. Protect Langdon’s reply, 23 October 2026, 19:30 (no answer received)

“To save people having to do a side by side comparison of a new version of a document hundreds of pages long, can you please inform everyone exactly what said”errors" are?

Multiple people have asked for this and there has been no answer. Please identify the exact wording changes."

Annex A, item A10

[redacted], emails with Thurrock Council about the replacement HRA, 21 October to 3 November 2026

[redacted]: emails with Thurrock Council about the replacement HRA, 21 October to 3 November 2026

Supplied by [redacted] with permission to use. Text as received; contact details removed; the Council officer is referred to by role. No reply to the emails of 26 October (15:03) or 3 November had been received by 9 November 2026.

1. 21 October 2026, 14:28, [redacted] to the Council's Development Management inbox, "local plan - new habitate update - incorrect document": "Hi, I see that you have extended the local plan consultation, to review an updated document (habitat accessment), but when i click the link the original version 3 document dated 7/7/2026 appears. please upload the new version , with the changes noted on the version control page"

2. 22 October 2026, 16:51, the Council's Planning Policy and Implementation Manager (Strategic Planning, Place Directorate) to [redacted]: "Thank you for your email which was addressed to the Development Control inbox and then re-routed as above. We can confirm the version of the HRA as uploaded on the Local Plan Technical Evidence web page as of now is the correct one to be referred to for the Local Plan Reg 19 consultation currently underway. A document version table setting out the appropriate version/date is included I note." (Link given: the October HRA, …/2026-10/Thurrock%20Borough%20Local%20Plan%20Habitats%20Regulations%20Assessment%20-%20July%202026_1.pdf)

3. 26 October 2026, 09:12, [redacted] to the same officer: "Thurrock has extended the local plan consultation as far as I understand because of an error in one document only. The document has been reissued for the public to review and if required submit more comments. However, the habitats document I see on the web site is the same version as the one I looked at a few weeks ago (version 3 dated 7th July). Why have you not issued a new document under standard iso 9001 processes for document management? I.e. it should have a new version number, October date, and a summary of the changes. Without that how to you expect anyone to read through a massive document and try and work out what has changed Please issue the correctly updated document"

4. 26 October 2026, 12:56, the same officer to [redacted]: "Thank you for your recent email the contents of which are noted. Please let us have any comments relating to the publication for consultation (as extended) of the Local Plan (Regulation 19) by the 10th November 2026 preferably using the on-line consultation portal and addressing the Plan's legal compliance and soundness"

5. 26 October 2026, 15:03, [redacted]: "To be very clear, are you going to update the document as I have requested, so that the changes can be seen and then commented on?"

6. 3 November 2026, 11:23, [redacted]: "I am still awaiting your response, please escalate to the head of the department What is the point of extending the consultation period, if the document issued can not be used , as it's impossible to workout (its 324 pages) , what's changed, how is this a public consultation?"