



The land at Stifford Clay Road, with two sites, named North Site and South Site, are strategically enclosed by the A13, forming a logical urban extension and the development would be carefully designed to integrate with the existing urban area of Grays, while ensuring not to compromise the function of the Green Belt. The project will help address Thurrock's housing need by delivering a diverse mix of market and affordable homes.

The location benefits from its proximity to local schools, shops, healthcare services, and employment opportunities, making it an ideal setting for new homes. Existing transport links, including bus routes and cycle paths, will be enhanced to improve connectivity between the development and key local destinations, reducing reliance on private cars.

Several constraints have been considered at this early design stage, including road noise from the A13, the preservation of ecological features such as mature hedgerows and badger setts, and existing infrastructure constraints. To mitigate these challenges, the plan would incorporate landscaped buffers along key site boundaries, ensuring a high-quality living environment for future residents.

Additionally, the site presents opportunities to enhance local biodiversity, improve pedestrian and cycle connectivity, and contribute to the wider sustainability objectives of the borough. The proposed scheme would carefully balance these factors, ensuring that the development would be well-integrated into the existing urban fabric while providing significant benefits to both new and existing residents.

Planning and
Context.
Opportunities and
Constraints.