



Thurrock Flexible Generation Plant

Environmental Statement Volume 4 Chapter 18: Cumulative Effects Assessment Introduction and Screening

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Environmental Impact Assessment

Environmental Statement

Volume 4

Chapter 18

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Thurrock Power Ltd

1st Floor

145 Kensington Church Street

London W8 7LP

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Prepared by: Tom Dearing

Contributors: Annie Davies, Michael Fenny

Checked by: Dr Peter Ireland

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Summary

This appendix lists the other development projects that have been considered in the cumulative effects assessment and documents the screening process by which the developments shortlisted for assessment have been identified.

Qualifications

This document has been prepared by Tom Dearing, a Chartered Environmentalist and full Member of the Institute of Environmental Management and Assessment, who has nine years' experience of environmental impact assessment.

1. Introduction and Approach to Long-Listing

1.1 Introduction and guidance

1.1.1 Volume 2, Chapter 4: Environmental Impact Assessment Methodology of the Environmental Statement (ES) has set out the need and the methodology to assess potential cumulative effects arising from impacts of the proposed development in combination with impacts of other proposed or consented development projects that are not yet built or operational.

1.1.2 This chapter describes the approach taken to establishing long- and short-lists of cumulative projects for consideration in the topic by topic cumulative effects assessment (CEA) as reported in Volume 4 of the ES.

1.1.3 The overall approach, as described in Volume 2, Chapter 4, has involved:

- establishing a potential zone of influence of the proposed development;
- a desk study of planning applications and other available sources to long-list possibly relevant other developments within the zone of influence; and
- screening and shortlisting those developments with potential for cumulative effects.

1.1.4 The approach has followed the guidance published by the Planning Inspectorate (PINS) in Advice Note Seventeen, Version 1 (PINS, 2015).

1.1.5 This appendix is provided to document the search process and initial screening for potentially relevant cumulative development projects. Those shortlisted have been taken forward for assessment in each ES topic chapter where there is potential for cumulative effects in that topic area.

1.1.6 In the sections below, Table 1.1 lists those developments long-listed from the initial desk study. Table 2.1 lists those developments short-listed following screening.

1.2 Desk study

Information sources

1.2.1 The following sources of information were searched in July 2018 to inform the Preliminary Environmental Information Report (PEIR) and updated in June and September 2019 to inform the ES.

- Nationally Significant Infrastructure Projects (NSIPs) listed on the PINS website (<https://infrastructure.planninginspectorate.gov.uk/>).
- Planning applications listed on the Thurrock Borough Council website (<https://regs.thurrock.gov.uk/online-applications/>).
- Planning applications listed on the Gravesham Borough Council website (<https://plan.gravesham.gov.uk/online-applications/>).
- Cumulative developments identified in the Tilbury2 ES documents and Tilbury Energy Centre (TEC) Scoping Report. (The Lower Thames Crossing (LTC) Preliminary Environmental Impact Report (PEIR) documents do not include a cumulative effects assessment, stating that this would be undertaken in the ES.)

1.2.2 Thurrock Borough Council planning policies identifying areas of land for possible development were also reviewed. The Thurrock Core Strategy (2015) policies map (searchable at <http://www.planvu.co.uk/thurrock/>) allocates land for possible strategic employment provision and sustainable economic growth to the west of the proposed development (between Tilbury Power Station and railway, and also at the edge of the existing Tilbury Port) and to the east where there is existing industry at East Tilbury.

1.2.3 Thurrock Borough Council is drafting a new Local Plan to replace the Core Strategy. At the time of desk study, consultation on the December 2018 'Issues and Options (Stage 2)' consultation document had recently ended in March 2019. As the draft Local Plan documents are at an early stage of development they would be given limited weight in decision-making, but in general the consultation document shows that the Local Plan issues and options proposals include zones for possible residential and commercial/employment development in areas east of the proposed development (where this would be facilitated by the Lower Thames Crossing project), and also that the green belt status of land on and around the proposed development site is under review.

1.2.4 A consultation response from Cogent Land LLP (11 November 2019) has also referenced land promoted for residential development in the Local Plan 'calls for sites' consultation and 'issues and options' consultation stages. The site for which an outline planning application has been made (16/01232/OUT) was included in the long-listed cumulative developments.

Overarching criteria

1.2.5 The overarching criteria used in the desk study for long-listing potentially-relevant cumulative developments were:

- other developments with the potential for overlap with the proposed development in impacts on sensitive receptors; or

- other developments that introduce new sensitive receptors that could be impacted by the proposed development, where existing receptors assessed are not adequately representative of effects.

1.2.6 These overarching criteria generally exclude minor householder applications and business applications (such as extensions or changes of use), of which there are very large numbers at any given time, unless (broadly speaking) these introduce new receptors or new construction outside existing developed areas that could be affected by the proposed development.

Spatial extent – zone of influence

1.2.7 The initial long-listing desk study has been undertaken within a zone of influence based on the study areas for possible landscape and visual effects and traffic and transport effects of the proposed development, as these study areas have the largest spatial extent (i.e. all other relevant study areas would fall within this zone of influence¹).

1.2.8 The landscape and visual effects study area is 10 km radius from the main development site (as detailed in Volume 2, Chapter 6: Landscape and Visual Resources). The traffic and transport study area is variable in area, depending on the road links affected by the proposed development but has a similar maximum extent to consider possible effects on the A13 and the junction with the M25. Other environmental topic study areas fall within the 10 km zone and therefore a 10 km zone of influence has been adopted.

1.2.9 This zone of influence has been used in the desk study to create the long-list and short-list of potential cumulative developments that may be relevant to the ES overall (i.e. for one or more topic area). Where applicable, individual study areas defined in each ES topic chapter have been used to inform the identification of short-listed developments to be taken forward for assessment within those specific chapters.

Temporal extent

1.2.10 All Nationally Significant Infrastructure Project (NSIP) developments within the zone of influence have been long-listed.

1.2.11 The search of local authority planning applications has focused on those with a live application (at any stage of the process) or with permission granted within the last three years, as this is the typical period for expiry of a planning consent if not implemented. Earlier consented developments would be expected to be under construction or completed and to be identified through baseline studies.

1.2.12 The long-list of major developments includes those for which one or more of the following criteria apply:

- under construction;
- permitted application(s), but not yet implemented;
- submitted application(s), not yet determined;
- project on the National Infrastructure Planning Portal's Programme of Projects;
- identified in the relevant development plan (and emerging development plans – with appropriate weight being given as they move closer to adoption) recognising that much information on any relevant proposals will be limited; and/or
- identified in other plans and programmes (as appropriate), which set the framework for future development consent/approvals, where such development is reasonable likely to come forward.

1.2.13 However, where evidence such as condition discharge, variation applications or appeals within the temporal search extent suggests a development applied for or consented earlier is still 'live' but not yet constructed, this has also been included in the long-list.

1.2.14 Table 1.1 lists those developments long-listed from the initial desk study.

¹ with the exception of air pollutant dispersion modelling for impacts on designated sites, which is undertaken for a 15 km radius in accordance with Environment Agency guidance for generation facilities of >50 MW.

Table 1.1: Long-listed potential cumulative developments.

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|----------------------------------|--|---|----------|-------------|----------|
| 001 | KCC/GR/0083/2018 | Demolition of existing temporary teaching block (2 classrooms) and erection of 2 storey extensions to both west (Phase 1) and east (Phase 2) wings of existing Science Block to provide 4 classrooms (net addition of 2 classrooms) | Mayfield Grammar School, Pelham Road, Gravesend, Kent | DA11 0JE | 04/05/18 | |
| 002 | GR/17/674 (KCC/GR/0165/2017) | A new build 2 storey 420 place Primary School with car park, playground, floodlit artificial pitch, and associated landscaping with new access road, footpaths, highway improvements (including the widening of Westcott Avenue and the provision of a footpath link to Lanes Avenue) and service connections | St Georges Church Of England School, Meadow Road, Gravesend, Kent, | DA11 7LS | 07/06/17 | 07/12/17 |
| 003 | GR/16/1061 (KCC/GR/0281/2016) | 1 Form of Entry (FE) expansion from a 3FE school to a 4FE school, incorporating new build extensions, additional playground space, a Multi Use Games Area (MUGA) with ball stop fencing, additional car parking and an onsite pupil pick up/drop off area | St. Johns RC Primary School, Rochester Road, Gravesend, Kent | DA12 2SY | 20/10/16 | 12/06/17 |
| 004 | GR/15/1192 (KCC/GR/0387/2015) | Improvement and Enhancement of existing Waste Transfer Site by erection of a replacement building to provide covered working area and ancillary site improvements together with retrospective provision for trommel, picking station and wall | Unit 4, Apex Business Park, Queens Farm Road, Gravesend, Kent | DA12 3HU | 24/02/16 | 08/12/16 |
| 005 | 18/00664/CONDC | Redevelopment of an area of previously developed land towards the southern boundary of Thames Industrial Estate to provide 50 dwellings, together with an associated financial commitment towards the repair, upkeep and stewardship of surrounding former factory buildings (some of which are listed), improved access arrangements and the creation of an area of public open space along the site frontage. | One Big Self Store Ltd Trafalgar House Thames Industrial Park Princess Margaret Road East Tilbury Essex | RM18 8RH | 04/12/13 | 02/04/15 |
| 006 | 18/00458/FUL | The construction of a temporary load out and storage area and access to Station Road to enable removal of Pulverised Fuel Ash | Goshems Farm Station Road East Tilbury Essex | RM18 8QR | 26/03/18 | 03/07/18 |
| 007 | 17/01479/FUL | To construct a new teaching block along with a single-storey extension, remodelling to the front entrance of the school, construction of a new single-storey entrance foyer and an all-weather sports surface to be provided where existing demountable classrooms are being removed. | East Tilbury Primary And Nursery School Princess Margaret Road East Tilbury Essex | RM18 8SB | 31/10/17 | 18/07/18 |
| 008 | 15/01225/OUT | Provision of up to 14 dwellings (Use Class C3), and improved vehicular access to The Rigg Milner Medical Centre. | Land To Rear Of 4 - 20 Bata Avenue East Tilbury Essex | RM18 8FF | 14/10/15 | 16/12/16 |
| 009 | 15/00649/FUL | Engineering works using imported inert materials to construct an Ecology Park including ancillary treatment plant and buildings and the provision of a footway along Buckingham Hill Road. | Tarmac Orsett Quarry Buckingham Hill Road Linford Essex | SS17 0PP | 09/06/15 | 01/02/16 |
| 010 | 09/50045/TTGOUT | Residential development of up to 315 dwellings | Bata Field Land Adj Bata Avenue And To Rear Of 201 To 251 Princess Margaret Road East Tilbury Essex | RM18 8FF | 09/06/09 | 21/06/10 |
| 011 | 16/01475/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed development of up to 200 dwellings with associated access and open space | Gothards Field Rear Of The George And Dragon East Tilbury Road Linford Essex | SS17 0QT | 28/10/16 | |
| 012 | 16/01232/OUT | Application for outline planning permission with some matters (appearance, landscaping, layout and scale) reserved: Proposed development of up to 1,000 dwellings (Use Class C3), a new local road network including a vehicular / pedestrian railway crossing, a new single form entry primary school, local centre including provision for a maximum of 750 sq.m. Use Class A1 (shops) / Use Class A3 (food and drink) / Use Class D1 (non-residential institutions) floorspace, and new areas of open space, including formal recreation. | Land For Development Muckingford Road Linford Essex | SS17 0RR | 07/09/16 | |
| 013 | 16/01148/FUL | Construction of 18 dwellings, including a new vehicular and pedestrian access off Thomas Bata Avenue, provision of public space and landscaping | Land At Junction Of Coronation Avenue And Princess Margaret Road East Tilbury Essex | RM18 8SR | 19/08/16 | 05/07/18 |
| 014 | 16/00412/OUT | Outline application for proposed residential redevelopment, with all matters reserved apart from principle and access (Indicative layout provided indicates up to 203 dwellings) | Star Industrial Estate Linford Road Chadwell St Mary Essex | RM16 4LR | 22/03/16 | - |

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|-----------------|--|--|----------|-------------|-------------|
| 015 | 10/50235/TTGOUT | Redevelopment of 15ha area comprising part of existing golf course and agricultural land for up to 350 residential dwellings together with associated infrastructure including: new vehicular accesses onto Butts Lane, on-site vehicular, cycle and footway network, amenity space, landscaping, a community building (Use Class D2- Assembly and Leisure) and Doctors Surgery (Use Class D1 - Non-Residential Institution). Landscaping, including limited re-profiling of land on parts of the 15ha development site, 51.5ha of strategic open space, including formal and informal recreation uses. Change of use of existing golf clubhouse as cafe and/or information centre in connection with the strategic open space. Outline application with all matters reserved for the means of access to the site. | Land West Of Butts Lane Stanford Le Hope Essex | SS17 0NW | 19/10/10 | 22/03/12 |
| 016 | 17/00977/FUL | Retention and completion of waste wood processing plant (Class B2/B8) & fire retained area bounded by concrete push walls, erection of buildings to form associated storage, reception/ administration, security, and staff welfare area; formation of impermeable surface to form a lorry parking/waiting area; weighbridge and staff parking area together with associated highways and drainage works | Land Part Of Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex | RM18 7NR | 21/07/17 | 29/01/18 |
| 017 | 16/01703/FUL | Demolition of existing building and construction of a new four-storey building containing a children's nursery at ground floor and ten residential flats above. | Triple Jo Ltd 57 Calcutta Road Tilbury Essex | RM18 7QZ | 16/12/16 | 21/04/17 |
| 018 | 11/50361/TTGETL | An extension of time limit for implementation of planning permission ref 01.08.04/87C. To construct and operate a Biomass and Energy from waste fuelled generating station for a period of two years to 26 Aug 2014. | Former Cargill Plant Tilbury Freeport Tilbury Essex | RM17 6BQ | 05/08/11 | 12 Jan 2012 |
| 019 | 13/00146/FUL | Demolition of leisure centre, construction of D2 unit, store room and 47 flats, consisting of 46 two bedroom flats and 1 one bedroom flat with parking and landscaping. | Tilbury Leisure Centre Brennan Road Tilbury Essex | RM18 8AD | 13/02/13 | 21/05/13 |
| 020 | 17/00857/FUL | Demolition of existing buildings and erection of a four storey building comprising 25 residential apartments with associated parking, landscaping, utilities and infrastructure. | 176 - 178 Dock Road Tilbury Essex | RM18 7BS | 23/06/17 | 04/06/18 |
| 021 | 16/01649/FUL | Residential redevelopment of former sports and social club site. Erection of 2 blocks comprising 96 apartments (87 x 1 bed and 9 x 2 bed) with associated amenity areas, bicycle and refuse storage and 88 parking spaces. Conversion / adaptation of existing ancillary building to a 1 bedroom bungalow with 1 parking space. | Athlone House Dock Road Tilbury | RM18 7BL | 08/12/16 | 23/03/17 |
| 022 | 17/00443/TBC | Erection of 35no. unit age restricted housing scheme in a mixture of three and four storey buildings, including provision of car parking and communal facilities, together with refuse and cycle stores, associated landscape proposals and formation of new public square. | Car Park Calcutta Road Tilbury Essex | RM18 7QA | 01/04/17 | 28/06/17 |
| 023 | 16/00880/OUT | Demolition of the existing guest house together with the commercial and storage units and the development of 27 residential apartments (Outline application with all matters reserved) | 197 Dock Road Tilbury | RM18 7BT | 21/06/16 | 28/09/18 |
| 024 | 16/00406/TBC | An expansion to include the provision of 20 no. New business units and associated car parking | Riverside Business Centre Fort Road Tilbury Essex | RM18 7ND | 21/03/16 | 05/07/16 |
| 025 | 16/00186/DMI | Demolition of Tilbury B power station and all associated buildings and structures (including remaining structures from Tilbury A power station). The Jetty will not be demolished. | National Power PLC Tilbury Power Station Fort Road Tilbury Essex | RM18 8UJ | 11/02/16 | 15/03/16 |
| 026 | 07/01328/TTGFUL | Installation of four wind turbines with hub heights of 80 metres and blade heights of 46.25 metres with associated switchrooms. | Wind Turbine Adjacent Lock Entrance Tilbury Docks Tilbury Thurrock | RM18 7DN | 20/12/07 | 13/05/08 |
| 027 | 14/01274/FUL | Residential re-development of former St.Chads School site for 128 units, comprising two, three and four bed houses plus new associated landscaping and infrastructure. | Former St Chads School St Chads Road Tilbury Essex | RM18 8LJ | 20/11/14 | 24/06/15 |
| 028 | 14/00988/TBC | Redevelopment of the site to provide a pupil referral unit with teaching classrooms, gymnasium, kitchen, medical facilities, staff rooms and external play and sports area with associated landscape and highways works | Jack Lobley County Primary School Leicester Road Tilbury Essex | RM18 7SR | 03/09/14 | 16/02/15 |

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|-----------------|--|---|----------|-------------|----------|
| 029 | 15/01483/FUL | Full planning application for development of southern part of London Distribution Park (approved under outline planning permission 14/00487/CV) for new sortation and fulfilment centre comprising warehouse and distribution building (B8) with ancillary offices and yard areas, security and amenity buildings, staff car parking, circulation routes and landscaping, with access from existing roundabout on A1089 and formation of new access from Dock Road. | Land East Of St Andrews Road North Of Gaylor Road And West Of Dock Road Tilbury Essex | RM18 7AN | 16/12/15 | 06/07/16 |
| 030 | 15/01490/FUL | Erection of new two-storey teaching block with new entrance and Assembly/Dining hall. Demolition of existing Junior School Block. | Tilbury Pioneer Academy Dickens Avenue Tilbury Essex | RM18 8HJ | 17/12/15 | 31/03/16 |
| 031 | 16/00767/TBC | Residential development of 53 affordable units | Open Space Adjacent Delargy Close Defoe Parade And Brentwood Road Chadwell St Mary Essex | RM16 4DB | 28/05/16 | 24/04/17 |
| 032 | 14/01292/FUL | Demolition of existing church hall and development of 35 flats for assisted living including communal facilities with landscaping and parking | St Joseph's Church Hall Defoe Parade Chadwell St Mary Essex | RM16 4QR | 25/11/14 | 13/01/16 |
| 033 | 12/01070/FUL | Erection of 20 dwellings and provision of new access adjacent to 1 St Johns Road. | Land Adj Coward Industrial Estate Furness Close And Rear Of 1-39 St Johns Road Chadwell St Mary Essex | RM16 4JU | 21/11/12 | 19/02/13 |
| 034 | 15/00379/OUT | Outline application (with all matters reserved for a subsequent application) for proposed residential redevelopment of land between 39 and 41 St John's Road consisting of up to 43 dwellings, landscaping and new access. | Land Adjacent 39 And 41 And To The South Of St Johns Road Chadwell St Mary Essex | RM16 4JU | 07/04/15 | |
| 035 | 11/50403/TTGFUL | Demolition and redevelopment for 362 dwellings comprising 12 no 1 bed apartments, 24 no 2 bed apartments, 36 no 2 bed houses, 235 no 3 bed houses, 55 no 4 bed houses, 815 car parking spaces, public open space, temporary car parking, landscaping, access and associated development. | Thurrock And Basildon College Wood View Grays Essex | RM16 2YR | 26/10/11 | 28/03/12 |
| 036 | 16/00458/FUL | Redevelopment of land at the former Treetops School site for 74 dwellings (a mixture of houses and flats) including site accesses on Dell Road, public open space, landscaping and other associated ancillary uses. | Treetops School Dell Road Grays Essex | RM17 5JT | 01/04/16 | 28/09/16 |
| 037 | 15/01036/TBC | Demolition of part of existing building and proposed two storey and single storey extensions and alterations to create a four form entry school and increase in car parking | Thameside Primary School Manor Road Grays Essex | RM17 6EF | 28/08/15 | 27/11/15 |
| 038 | 15/00234/FUL | Proposed development of 93 dwellings consisting of apartments, terraced, semi-detached and detached houses with amenity space and access road. | Land Off And Adjacent To School Manor Road Grays Essex | RM17 6JA | 09/03/15 | |
| 039 | 13/00480/FUL | Demolition of the existing fire damaged buildings and the erection of a new build mixed-use development of 41 self contained flats and 4 A1/A3/A5 units on the ground floor level | 76 High Street Grays Essex | RM17 6HU | 18/05/13 | 29/08/13 |
| 040 | 16/01035/TBC | Redevelopment of the Tops Social Club site with the erection of one part 5 storey/part storey residential block comprising of 29 dwellings. Repositioning of the existing playground to the north part of the site. Creation of 23 associated parking spaces. | The Tops Social Club Argent Street Grays Essex | RM17 6JU | 23/07/16 | 20/01/17 |
| 041 | 15/00176/FUL | Demolition of the existing building and erection of a part 4/ part 5 storey block containing 21 no. apartments with associated parking, landscaping, bin storage and ancillary infrastructure works. | Pier Lodge Day Nursery Argent Street Grays Essex | RM17 6JE | 20/02/15 | 15/09/15 |
| 042 | TR030003 | Tilbury 2: A new port facility acting alongside the existing Port of Tilbury. This will involve the extension of existing jetty facilities and the dredging of berth pockets in the River Thames, and land works and facilities for: a "Roll-On / Roll-Off" (Ro-Ro) terminal for importing and exporting containers on road trailers; a facility for importing and processing bulk construction materials; and areas of external storage for a variety of goods such as imported cars. | Site of Tilbury B Power Station, East Tilbury | RM18 8UJ | 31/10/17 | |
| 043 | 14/01406/OUT | Residential development of land for 19 units (Outline Application with all matters reserved) including strategic landscape/noise attenuation buffer | Pieris Place Brentwood Road Bulphan Upminster | RM14 3TL | 22/12/14 | 26/08/15 |

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|--------------|--|---|----------|---------------|----------|
| 044 | 18/00897/SCR | EIA screening request for the construction and operation of up to 32,160sqm of B8 storage and distribution space | Purfleet Commercial Park, Arterial Road, Purfleet | RM19 1TD | 26/06/18 | 18/07/18 |
| 045 | 18/00847/SCR | EIA Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the proposed development of 19,410 square metres (sqm) gross external area (GEA) of storage and distribution uses (Use Class B8) with 2,650sqm (GEA) of ancillary offices (Use Class B1), 695sqm (GEA) of welfare units (Use Class B8), 70sqm (GEA) of gatehouses (Use Class B8), a 100sqm (GEA) pump house and a 6,550sqm (GEA) car park, access, drainage, landscaping | SEGRO Logistics Park, Purfleet Road, Aveley | RM15 4YF | 19/06/18 | 05/07/18 |
| 046 | EN010089 | Tilbury Energy Centre. DCO for a new Combined Cycle Gas Power Station with a generating capacity up to 2500 megawatts (MW), Open Cycle Gas Turbines with a generating capacity up to 300MW and an energy storage facility, all on the Tilbury Power Station site | Site of Tilbury B Power Station, East Tilbury | RM18 8UJ | 25/05/18 | 19/11/18 |
| 047 | 18/00200/SCR | Request for an EIA Screening Opinion in relation to emerging proposals for the residential redevelopment of Phase 2, land to east of Euclid Way and south of West Thurrock Way | Land part of Lakeside Autopark, east of Euclid Way, south of West Thurrock Way, West Thurrock, Essex | RM20 3WE | 23/02/18 | |
| 048 | 18/00140/SCO | Request for an EIA Scoping opinion. Redevelopment of the Site to provide a mixed-use scheme comprising of circa 2500 new homes plus community facilities, retail, food and drink, car parking and associated access arrangements, public realm works and environmental improvements. | Arena Essex Arterial Road Purfleet Essex | RM19 1AE | 09/04/18 | |
| 049 | 17/01023/SCR | Request for EIA Screening Opinion - Proposed construction of a part three / part four-storey, 6-form entry secondary school for 1,150 students (including 250 sixth form pupils) in 8,820 sq.m. new school building. | Smurfit Kappa Lokfast Site London Road Purfleet Essex | RM19 1QY | 18/08/17 | |
| 050 | 17/00349/SCR | EIA Screening Opinion - Application for a Certificate of Lawfulness of Proposed Use or Development: Proposed processing of biofuels and other suitable waste derived feedstocks into a manufactured clean gas product(Use Class B2). | Land Part Of Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex | RM18 7NR | 03/04/17 | |
| 051 | 17/00251/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed installation of a gas powered grid balancing plant with a generating capacity of 20MW and associated ancillary works. | Land Adjacent Sub Station (Major,) Lower Dunton Road, Bulphan, Essex | CM13 3SX | 16/03/17 | |
| 052 | 17/00223/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion: For industrial, storage and distribution and energy and waste uses on land. Thames Enterprise Park (Coryton Site Redevelopment) | Thames Enterprise Park, The Manorway, Coryton, Essex | SS17 9LL | 07/03/17 | |
| 053 | 16/01199/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed erection and operation of a bitumen products plant, ancillary facilities and access. | Land South Of Burnley Road West Thurrock Essex | RM20 3EF | 15/09/16 | |
| 054 | 16/00431/FUL | ROC compliant bio-liquid energy generators and battery storage to provide intermittent energy generation to the National Grid. Use of the site as a small scale electricity generation plant. | Land north of the London-Purfleet-Grays railway line and west of Manor Road and Stoneness Road, West Thurrock | RM20 4BA | 14/04/16 | 29/07/16 |
| 055 | 15/00620/SCR | Request for EIA Screening Opinion - proposed residential development | Grays Gas Holder Station London Road Grays Essex | RM17 5YB | 15/06/15 | |
| 056 | 15/00473/SCR | Request for EIA Screening Opinion - proposed residential development | Land To North Of Rosebery Road Castle Road And Belmont Road Grays Essex | RM17 5YJ | 14/05/15 | |
| 057 | 20141214 | Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road. | Land At Coldharbour Road, Northfleet, Gravesend, Kent | DA11 7HQ | 24/12/14 | 10/01/18 |
| 058 | TR010032 | The Lower Thames Crossing will be a new road crossing connecting Essex and Kent. Located east of Gravesend and Tilbury, this new crossing will offer the improved journeys, new connections and network reliability, and economic benefits that only a new, alternative crossing, away from Dartford, can provide. | East of Gravesend and Tilbury | | 'Summer 2020' | |

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|--------------|--|--|----------|-------------|----------|
| 059 | | Leisure and entertainment resort including a theme park, hotels, bars, restaurants, business space, training academy, monorail and associated infrastructure works. The application is anticipated to be submitted to the Planning Inspectorate in 2019. | Swanscombe peninsula | | Q3 2019 | |
| 060 | 18/01671/FUL | Outline approval (with all matters reserved, except for access) sought for: up to 2,158 dwellings comprising a mix of 1, 2, 3-bedroom units (Use Class C3); a serviced plot for a new primary / nursery school up to 1,850 sq.m; a health centre up to 1,000 sq.m (Use Class D1); community pavilion of up to 500 sq.m (Use Class D1); convenience retail store up to 400 sq.m (Use Class A1); public art together with associated vehicle parking, open space, landscape and public realm provision, ecological mitigation, highways, pedestrian and vehicular access routes, and other associated engineering, utilities and infrastructure works. Detailed approval sought for: 342 dwellings (Use Class C3) comprising a mix of 1, 2, 3-bedroom units; linear park; a lido facility with changing room facilities up to 340 sq.m (Use Class D1) and ancillary café up to 100 sq.m (Use Class A3); 3km of mountain bike routes and a pump track, a pedestrian / cycle link tunnel from Lakeside Shopping Centre underneath the A1306, and vehicular access from the A126, A1306 and MSA roundabout (bus / emergency). | Arena Essex Arterial Road Purfleet Essex | RM19 1AE | 19/11/18 | |
| 061 | 16/01698/FUL | Full planning permission for the demolition of existing buildings and structures and the erection of new buildings, structures, port infrastructure (including road, railways, tracks, gantries and surfacing) landscaping, drainage, and other ancillary works in association with continued use of the port for the storage and transfer of trailers, containers and cars, including the erection of a car storage building on the former Paper Mills land, a workshop in South Park, and a new areas of open storage and transfer trailers, containers and cars on land at Purfleet Farm and south of the railway line. Outline planning permission for the expansion of the existing Pre-Delivery Inspection Building. | C.Ro Ports London Ltd Purfleet Thames Terminal London Road Purfleet Essex | RM19 1SD | 15/12/16 | 04/05/17 |
| 062 | 14/00836/FUL | Erection of solar Photovoltaic (PV) arrays with associated infrastructure (ancillary equipment includes inverters, transformers and substations), access tracks, fencing, security including pole mounted CCTV on Ockendon Landfill Site. | South Ockendon Quarry And Landfill Site Medebridge Road South Ockendon Essex | | 29/07/14 | 22/01/16 |
| 063 | 18/01404/OUT | Outline planning permission with all matters (except for access) reserved for the demolition, phased remediation and redevelopment of 167 hectares of former Coryton Oil Refinery to provide up to 480,000 sq. m of commercial development including a Food Park (Use Class B2/B8); Energy & Waste related facilities (Use Class Sui Generis/B2/B8); A Central Hub incorporating a range of active uses (office, leisure, education, hotel and conferencing facilities) (Use Classes B1; D1; D2; C1) and ancillary retail/leisure/community facilities (Use Classes A1, A3, A4, A5, D2 & Sui Generis), as well as additional land set aside for a Rail Freight Terminal; 4.1 Hectares of Open Storage (Use Class B8); Lorry Parking Facilities; structural landscaping; car parking, new road and access facilities; vehicular crossing over Shellhaven Creek; pedestrian crossing facilities to existing and proposed estate roads; retention of existing jetties; and associated infrastructure works. | Thames Enterprise Park The Manorway Coryton Essex | | 27/09/18 | |
| 064 | CS04 | Canal Basin Regeneration Area: Gravesend Local Plan Core Strategy Policy CS04 for mixed-use development of around 650 dwellings and 4,650 sq m of B1a and B1c employment floorspace. | Gordon Promenade East, Gravesend | | | |

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|-----------------|---|--|----------|-------------|----------|
| 065 | 20090238 | Outline application for a mixed development and comprising up to 532 Homes, related car parking and landscaping (C3); up to 46,000 sq m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8); Mixed Use Neighbour Centre comprising mix of: up to 850 sq m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1); up to 1,000 sq m clinic/health centre (D1) and related car parking and landscaping; Riverside Food and Drink Uses comprising up to 500 sq m of pub or food and drink uses (A3/A4); Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use and wildlife corridors; Fastrack Link to provide a segregated link across the site along with Fastrack stops; Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road; Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements; Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels; Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and Other Minor Works and development ancillary to the main proposals including the principle of relocating the Scout Hut within the site and the retention of tunnels and facing walls adjacent to Lawn Road. | Land At Former Northfleet Cement Works The Shore Northfleet Gravesend Kent | DA11 9AN | 25/03/09 | 25/05/11 |
| 066 | 20120931 | Hybrid planning application (part outline and part detailed) for the demolition of buildings and redevelopment of land in Gravesend Town Centre known as the Heritage Quarter comprising the Western Quarter and Eastern Quarter. The Western Quarter comprising the West Street and St. George's Centre car parks, St. George's Church and Gardens, part of the existing St. George's Centre, the Blockbuster site and the river walkway between Elizabeth Gardens and Town Pier. The Eastern Quarter comprising Horn Yard and Market Square car parks and St. Andrews Gardens. The proposal comprises: Western Quarter: Outline proposal (including details of access only with all other matters reserved) for a mix of uses including retail and food & drink (Use Classes A1, A2, A3, A4 and A5), offices (Use Class B1), between 164 no. and 187 no. residential units (Use Class C3), community space (Use Class D1), public and private car parking, public realm and amenity space as well as associated servicing, landscaping and highway works. Eastern Quarter: Detailed proposal for the erection of 3 no. buildings to provide 141 no. residential units (Use Class C3), restaurant space (Use Class A3), a 50 no. bedroom hotel (Use Class C1) as well as public and private car parking and associated servicing, landscaping and highway works. | The Heritage Quarter Land Between West Street, Bath Street, Royal Pier Road And Queen Street, Excluding The High Street Gravesend Kent | | 06/11/12 | 01/05/14 |
| 067 | 20170316 | Part full and part outline planning application comprising: (1) full planning application for the erection of 628 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway access and realignment of Crete Hall Road; demolition of rear WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks, and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building. | Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent | | 27/03/17 | |
| 068 | 11/50286/TTGFUL | To develop an underground gas pipeline, an above ground installation (AGI) and ancillary development (including pipeline route markers, cathodic protection posts, M4 mark posts (for special crossing) and landscaping/biodiversity provision. | East Thurrock Area The Manorway Corringham Essex | | 29/04/11 | 08/03/12 |
| 069 | 15/00205/OUT | Outline planning application [all matters reserved except means of access to the site] for [a] up to 750 residential units, [b] local centre [up to 500 sq.m of retail and community uses Use Classes A1 shops, A3 restaurants and cafes, D1 non residential institution], [c] formation of vehicular, cycle and pedestrian accesses from Southend Road together with its partial realignment and formation of a roundabout, formation of vehicular, pedestrian and cycle access from Lampits Hill, formation of pedestrian access from Lampits Lane, [d] a new two form entry primary school [Gross internal floor area of 1,750 sq.m Use Class D1 non-residential institution], [e] a new railway station including station building, associated access, car parking and bus interchange, [f] strategic flood storage area, [g] formation of new public open space and surface water attenuation, [h] associated services and ancillary works including roads, drainage and utilities. | Land Adjacent A13 Railway Line And Southend Road Corringham Essex | | 26/02/15 | |

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|-------------------------------|---|--|----------|-------------|----------|
| 070 | 17/00403/FUL | Erection of 127 homes comprising, one, two, three bedroom houses and apartments, plus associated roads and parking, public open space, landscaped buffers, drainage works and infrastructure together with the formation of a cycleway and footpath along the eastern side of Stanford Road between the site access and junction with London Road | Land To Rear Of Caldwell Road Kingsman Road And Adjacent To A1013 Stanford Road Stanford Le Hope Essex | | 24/03/17 | |
| 071 | 20170325 | Installation an above ground, 1000 cubic meter capacity, cylindrical drainage water storage tank on the BRM site. The proposed location for the tank currently comprises three unused storage bays covered in a clad lean-to structure, adjacent to a larger operations building. The existing bays and structure will be demolished in order to provide sufficient space for the tank. The tank will be epoxy or glass fused steel material and will likely be green in colour. The tank will be supported on a reinforced concrete base which will be founded on existing piles. The tank will be 6m high and 17.5m diameter. | Britannia Refined Metals Ltd Lower Road Northfleet Gravesend Kent | DA11 9BB | 29/03/17 | 13/07/17 |
| 072 | 15/00576/FUL | Extension to substation compound to incorporate new 11kv transformer and new emergency water storage tank, with amended palisade fencing. | National Power PLC Tilbury Power Station Fort Road Tilbury Essex | RM18 8UJ | 21/05/15 | 11/09/15 |
| 073 | 13/01179/FUL | The construction and operation of a waste wood processing facility incorporating process building, a visual screen to the River Thames, external plant and equipment, storage areas and car parking | Land Part Of Former Cargill Site Tilbury Freeport Tilbury Essex | | 10/12/13 | 30/04/14 |
| 074 | 17/01683/FUL | Detailed planning permission for the creation of a new hospice (Use Class C2) GIA 1,407sq.m (15,145sq.ft); 80 new homes (Use Class C3); the creation of publically accessible open space; flood attenuation area, and vehicular access onto Lower Dunton Road. | Little Malgraves Farm Lower Dunton Road Bulphan Essex | RM14 3TD | 19/12/17 | 22/06/18 |
| 075 | 14/00905/SCO | EIA Scoping Opinion on residential development of up to 350 new dwellings. | Watts Wood North Of Arterial Road Purfleet Essex | | 11/08/14 | 25/09/14 |
| 076 | 16/01491/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed development of c.600 dwellings and associated in infrastructure, including access and relief road. | Land To The South Of Stifford Road Aveley Essex | | 01/11/16 | 23/11/16 |
| 077 | 16/00848/FUL | Retention of use of land for storage of new motor vehicles for a temporary 5 (five) year period and retrospective planning permission for the laying of hardcore, improvement of concrete hardstanding, re-grading of land and formation of swale to western boundary. | Tilbury B Power Station Fort Road Tilbury Essex | RM18 7NR | 14/06/16 | 16/09/16 |
| 078 | 19/01019/SCR and 19/01058/OUT | Request for Environmental Impact Assessment (EIA) Screening Opinion and Outline Application - Proposed construction of up to 161 new dwellings (C3) with vehicular access from Churchill Road; construction of 7,650 sqm (GEA) of flexible employment floorspace (B1c/B2/B8) with vehicular access from Thurrock Park Way; provision of open space including landscaping and drainage measures; new pedestrian/cycle links; and associated parking and access. | Land Part Of Little Thurrock Marshes Thurrock Park Way Tilbury Essex | | 04/07/19 | |
| 079 | 19/01274/FUL | Proposed Short Term Operation Reserve (STOR) electricity generating station comprising 14 no. gas-fired generators with a capacity up to 21 MW with associated development at land adjacent to Tilbury Waste Water Treatment Works, Fort Road, Tilbury. | Anglian Water Services Sewage Treatment Plant Fort Road Tilbury Essex | RM18 7NR | 20/08/2019 | |

| ID | Reference | Description | Address | Postcode | Application | Approval |
|-----|------------------|--|--|----------|-------------|----------|
| 080 | 17/01668/OUT | Application for outline planning permission, with all matters reserved for subsequent approval, except for means of access, for mixed-use redevelopment involving the demolition of existing buildings and other structures, site preparation works, and the development of up to 2,850 dwelling houses (Use Class C3) up to 11,000 sq.m (f/s) of business uses (Use Class B1), up to 8,880 sq.m (f/s) of shops (Use Class A1), up to 5,220 sq.m (f/s) of restaurants and cafes (Use Class A3), up to 900 sq.m (f/s) drinking establishments (Use Class A4), up to 20,000 sq.m (f/s) of hotel accommodation (Use Class C1), up to 18,300 sq.m (f/s) of non-residential institutions uses, comprising a primary school, secondary school and sixth form, medical and community uses (Use Class D1), up to 6,200 sq.m (f/s) of assembly and leisure uses (Use Class D2), up to 135,000 sq.m (f/s together with external backlot production space) film and television production space including ancillary workshops, offices and post production facilities and ancillary infrastructure, together with ancillary car park, provision of temporary railway station facilities, up to 1,600 sq.m (f/s) of upgraded railway station facilities and local waste and power facilities (Sui Generis), all together with associated vehicle parking, open space, landscape and public realm provision, ecological mitigation, highways, pedestrian and vehicular access routes, and other associated engineering, utilities and infrastructure works including but not limited to, rebuilding, repairing, replacing and upgrading of river wall and flood defence wall and associated works of repair and reinstatement of the former Yara Purfleet Terminal jetty and the former Cory's Wharf jetty to facilitate the river wall and flood defence works, the provision of four grade separated railway crossings including a new bridge as part of the re-profiling and realignment of London Road. | Land East Of Caspian Way And North And South Of London Road Purfleet Essex | | 22/12/2017 | |
| 081 | 12.04.09.04/266C | Tilbury Green Power Phase 2 S36C application. Biomass and energy from waste fuelled generation station at Tilbury Docks, Essex: variation application under section 36c of the electricity act 1989. | Former Cargill Plant Tilbury Freeport Tilbury Essex | | 15/02/2019 | |
| 082 | 01.08.10.04/462C | Gateway Energy Centre: Development up to 1250 MW capacity to comprise either: up to two CCGT units; or one CCGT unit and one or more OCGT units and/or battery energy storage | Gateway Energy Centre (GEC), The Manorway, Stanford-Le-Hope, Essex | SS17 9PD | 24/06/2019 | |
| 083 | 19/00922/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion - proposed residential development of 120 homes on the current site of the Tilbury Football Club stadium and relocation of football pitch, clubhouse, stadium etc. to adjacent training ground | Tilbury Football Club St Chads Road Tilbury Essex | RM18 8NL | 17/06/2019 | |
| 084 | 19/00051/CV | Application for the variation of conditions no 9 (Timescales) [to Extend time period for completion from 31.12.2019 to 31.12.2032] and no 11 (Plans) [To alter phasing of restoration] of planning permission ref 17/00412/FUL (Continued re-profiling of the site to 9 metres AOD using inert reclamation material imported by river, in place of Pulverised Fuel Ash from the adjacent now redundant Power Station) | Land Adjacent Tilbury Power Station Fort Road Tilbury Essex | | 11/01/2019 | |

2. Screening and Short-Listing

2.1 Approach to screening

2.1.1 The initial long-list from the desk study of developments within the study area has been screened to create a short-list those to be taken forward for consideration by specialists on a topic by topic basis.

2.1.2 The following criteria have been used in screening developments for inclusion in the short-list. However, these criteria are not exhaustive or wholly prescriptive: professional judgement by the EIA co-ordinator advised by topic specialists has also been applied throughout.

- EIA developments or those where an un-determined EIA screening or scoping request indicated the possibility of significant environmental effects was foreseen.
- 'Major developments' where identified as such in planning application or decision.
- Developments whose scale, nature or location suggests potential for particular cumulative impacts – e.g. minerals and waste projects, an industrial or combustion process as a source of air or water pollutant or noise emissions, a potential large traffic generator such as distribution warehouse or retail park, or a development in proximity to designated site or other protected asset.
- Completed developments that may not be captured in baseline studies (e.g. due to very recent start of operation).
- Developments that introduce sensitive receptors for which the assessment of effects on existing sensitive receptors identified through baseline study and included in the assessment of a particular environmental impact would not be representative.
- All long-listed NSIPs (unless withdrawn).

2.1.3 Developments not meeting these inclusion criteria and/or not considered to have potential for cumulative effects have been screened out. Brief explanations of the relevance of those developments that have been short-listed are given in Table 2.1.

2.2 Consultation

2.2.1 Planning officers of Thurrock Borough Council were consulted to identify from local knowledge any developments that may have been missed in the desk study, or that should be screened in, or conversely developments that are completed or no longer live prospects and could be screened out.

2.2.2 The long-list and short-list of cumulative developments were initially agreed with Thurrock Borough Council on 31 August 2018, with the recommended addition of the London Resort NSIP development on the Swanscombe peninsula, south of the proposed development. Thurrock Council was re-consulted in August to September 2019 with the updated long-list. Several further projects of potential relevance were suggested, including three applications made under section 36 of the Electricity Act 1989, which have been added to the long-list.

2.3 Further information gathering and assessment

2.3.1 Further information has been gathered for short-listed developments from the desk study sources listed in Section 1.2, such as design plans and the results or proposed scope of any environmental studies where available.

2.3.2 Each short-listed development has been assigned a tier, based on the PINS guidance, indicating its level of certainty or likelihood of construction and the extent of information available. Tier 1 developments are those with submitted applications, consents, or that are already under construction. Tier 2 developments are those at scoping stage for EIA. Tier 3 developments are those otherwise indicated as a possibility, e.g. through pre-application discussion with PINS or a local planning authority or those identified in relevant local development plans.

2.3.3 At tiers 2 and 3 there is typically only limited information available concerning a proposed development's design and potential environmental effects. Assessment of specific cumulative effects is therefore not always possible, but in such cases any possible effects that are foreseeable have been discussed at a high level in the relevant topic chapter(s).

2.3.4 Short-listed developments are detailed in Table 2.1 and illustrated in Figure 2.1 (NSIPs) and Figure 2.2 (other developments).

2.3.5 Short-listed developments have been taken forward for consideration by topic specialists where sufficient environmental assessment information is available. The assessments of cumulative effects are presented in each topic chapter in ES Volume 4 and a summary of cumulative effects is presented in Volume 5, Chapter 32.

2.4 Status of NSIPs

2.4.1 Four other NSIPs have been proposed or consented within the zone of influence for the proposed Thurrock Flexible Generation Plant development. These are:

- The Port of Tilbury London Ltd (PoTLL)'s Tilbury2 port development, immediately to the west and south;
- RWE's Tilbury Energy Centre (TEC) power station development, on the former Tilbury B power station site to the south;
- Highways England's Lower Thames Crossing (LTC) development, to the east and with Order Limits overlapping elements of the proposed Thurrock Flexible Generation Plant development Order Limits; and
- The London Resort development on the Swanscombe peninsula, south across the Thames.

2.4.2 Their locations are illustrated in Figure 2.1.

2.4.3 Information about these NSIP developments has been gathered from the application or consent documents and ES, PEIR or EIA Scoping Report (as applicable) for each available via the PINS website and/or promoter's own website.

Tilbury2

2.4.4 Tilbury2 was granted development consent on 20 February 2019 and is presently under construction, with ground works, concrete pour, capital dredging and Fort Road bridge construction underway in summer 2019 (GRAHAM, 2019). The development is expected to be initially operational in 2020, with the level of port throughput gradually increasing over the next two to three years as further construction and engineering works for facilities within it are completed.

Tilbury Energy Centre

2.4.5 EIA scoping for the TEC was undertaken in 2018 and a DCO application had been anticipated in February 2019. TEC had therefore been assessed as a development with cumulative effects in the PEIR for Thurrock Flexible Generation Plant. However, RWE wrote to PINS in November 2018 with a decision that the project will not be progressed. Accordingly, TEC has been removed from the shortlist of developments with potential cumulative effects in this ES.

Lower Thames Crossing

2.4.6 The LTC PEIR was published in September 2018. The PEIR stated that construction is expected to take around seven years from construction start in 2021 to opening in 2027, based on application submission in 2019. Subsequently, the PINS status page for the development as of 16/08/19 indicates that an application is expected in the summer of 2020.

The London Resort

2.4.7 Although several announcements of delays to this development proposal have been made since a Scoping Opinion was issued by the Secretary of State in December 2014, and it had been unclear if an application would be made, the proponents informed PINS in March 2018 that an application for two phases of development was expected to be submitted in 2019. The PINS status page for the development as of 16/08/19 indicates that an application is expected in Q4 2019 or Q1 2020. No PEIR has been published for this development and the Scoping Report from 2014 has not been updated.

Table 2.1: Short-listed potential cumulative developments.

| ID | Reference | Description | Address | Postcode | Application | Approval | Dist. (m)* | EIA? | Shortlist | Tier |
|-----|-------------------------------------|--|---|----------|----------------|------------|------------|------|--|------|
| 002 | GR/17/674 (KCC/GR/016 5/2017) | A new build 2 storey 420 place Primary School with car park, playground, floodlit artificial pitch, and associated landscaping with new access road, footpaths, highway improvements (including the widening of Westcott Avenue and the provision of a footpath link to Lanes Avenue) and service connections | St Georges Church Of England School, Meadow Road, Gravesend, Kent, | DA11 7LS | 07/06/2017 | 07/12/2017 | 4,243 | N | New school receptor | 1 |
| 005 | 18/00664/CO NDC | Redevelopment of an area of previously developed land towards the southern boundary of Thames Industrial Estate to provide 50 dwellings, together with an associated financial commitment towards the repair, upkeep and stewardship of surrounding former factory buildings (some of which are listed), improved access arrangements and the creation of an area of public open space along the site frontage. | One Big Self Store Ltd Trafalgar House Thames Industrial Park Princess Margaret Road East Tilbury Essex | RM18 8RH | 04/12/2013 | 02/04/2015 | 1,819 | N | Extends residential edge of Linford/East Tilbury closer to proposed development | 1 |
| 006 | 18/00458/FUL | The construction of a temporary load out and storage area and access to Station Road to enable removal of Pulverised Fuel Ash | Goshems Farm Station Road East Tilbury Essex | RM18 8QR | 26/03/2018 | 03/07/2018 | 416 | N | Potential cumulative effect of traffic | 1 |
| 009 | 15/00649/FUL | Engineering works using imported inert materials to construct an Ecology Park including ancillary treatment plant and buildings and the provision of a footway along Buckingham Hill Road. | Tarmac Orsett Quarry Buckingham Hill Road Linford Essex | SS17 0PP | 09/06/2015 | 01/02/2016 | 3,044 | N | Possible introduction of sensitive ecological receptors; possible cumulative traffic | 1 |
| 011 | 16/01475/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed development of up to 200 dwellings with associated access and open space | Gothards Field Rear Of The George And Dragon East Tilbury Road Linford Essex | SS17 0QT | 28/10/2016 | | 2,405 | Y | Substantial expansion of Linford and East Tilbury | 2 |
| 012 | 16/01232/OUT | Application for outline planning permission with some matters (appearance, landscaping, layout and scale) reserved: Proposed development of up to 1,000 dwellings (Use Class C3), a new local road network including a vehicular / pedestrian railway crossing, a new single form entry primary school, local centre including provision for a maximum of 750 sq.m. Use Class A1 (shops) / Use Class A3 (food and drink) / Use Class D1 (non-residential institutions) floorspace, and new areas of open space, including formal recreation. | Land For Development Muckingford Road Linford Essex | SS17 0RR | 07 Sep 2016 | | 1,269 | Y | Substantial expansion of Linford and East Tilbury | 2 |
| 014 | 16/00412/OUT | Outline application for proposed residential redevelopment, with all matters reserved apart from principle and access (Indicative layout provided indicates up to 203 dwellings) | Star Industrial Estate Linford Road Chadwell St Mary Essex | RM16 4LR | 22/03/2016 | | 1,601 | N | Extends existing residential area closer to main development site | 2 |

| ID | Reference | Description | Address | Postcode | Application | Approval | Dist. (m)* | EIA? | Shortlist | Tier |
|-----|---------------------|--|---|----------|-------------|------------|------------|------|--|------|
| 015 | 10/50235/TTG OUT | Redevelopment of 15ha area comprising part of existing golf course and agricultural land for up to 350 residential dwellings together with associated infrastructure including: new vehicular accesses onto Butts Lane, on-site vehicular, cycle and footway network, amenity space, landscaping, a community building (Use Class D2- Assembly and Leisure) and Doctors Surgery (Use Class D1 - Non-Residential Institution). Landscaping, including limited re-profiling of land on parts of the 15ha development site, 51.5ha of strategic open space, including formal and informal recreation uses. Change of use of existing golf clubhouse as cafe and/or information centre in connection with the strategic open space. Outline application with all matters reserved for the means of access to the site. | Land West Of Butts Lane Stanford Le Hope Essex | SS17 0NW | 19/10/2010 | 22/03/2012 | 4,278 | Y | Large residential and possible change in landscape character from viewpoints to north | 1 |
| 016 | 17/00977/FUL | Retention and completion of waste wood processing plant (Class B2/B8) & fire retained area bounded by concrete push walls, erection of buildings to form associated storage, reception/administration, security, and staff welfare area; formation of impermeable surface to form a lorry parking/waiting area; weighbridge and staff parking area together with associated highways and drainage works | Land Part Of Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex | RM18 7NR | 21/07/2017 | 29/01/2018 | 527 | N | Potential cumulative effect of traffic | 1 |
| 018 | 11/50361/TTG ETL | An extension of time limit for implementation of planning permission ref 01.08.04/87C. To construct and operate a Biomass and Energy from waste fuelled generating station for a period of two years to 26 Aug 2014. | Former Cargill Plant Tilbury Freeport Tilbury Essex | RM17 6BQ | 05/08/2011 | 12/01/2012 | 3,657 | Y | Became operational in April 2018, may not be in baseline monitored data for e.g. air quality | 1 |
| 025 | 16/00186/DMI | Demolition of Tilbury B power station and all associated buildings and structures (including remaining structures from Tilbury A power station). The Jetty will not be demolished. | National Power PLC Tilbury Power Station Fort Road Tilbury Essex | RM18 8UJ | 11/02/2016 | 15/03/2016 | 192 | N | Ongoing demolition work in close proximity to proposed development | 1 |
| 034 | 15/00379/OUT | Outline application (with all matters reserved for a subsequent application) for proposed residential redevelopment of land between 39 and 41 St John's Road consisting of up to 43 dwellings, landscaping and new access. | Land Adjacent 39 And 41 And To The South Of St Johns Road Chadwell St Mary Essex | RM16 4JU | 07/04/2015 | | 1,917 | N | Extends existing residential area closer to main development site | 2 |
| 042 | TR030003 | Tilbury2: A new port facility acting alongside the existing Port of Tilbury. This will involve the extension of existing jetty facilities and the dredging of berth pockets in the River Thames, and land works and facilities for: a "Roll-On / Roll-Off" (Ro-Ro) terminal for importing and exporting containers on road trailers; a facility for importing and processing bulk construction materials; and areas of external storage for a variety of goods such as imported cars. The project also involves the construction of road and rail links to the site from adjacent networks. | Site of Tilbury B Power Station, East Tilbury | RM18 8UJ | 31/10/2017 | 20/02/2019 | 0 | Y | Adjacent NSIP | 1 |
| 044 | 18/00897/SCR | EIA screening request for the construction and operation of up to 32,160sqm of B8 storage and distribution space | Purfleet Commercial Park, Arterial Road, Purfleet | RM19 1TD | 26/06/2018 | 18/07/2018 | 9,036 | N | Possible cumulative contribution of traffic to M25/A13 junction | 2 |

| ID | Reference | Description | Address | Postcode | Application | Approval | Dist. (m)* | EIA? | Shortlist | Tier |
|-----|--------------|--|--|----------|---------------|------------|------------|------|---|------|
| 045 | 18/00847/SCR | EIA Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the proposed development of 19,410 square metres (sqm) gross external area (GEA) of storage and distribution uses (Use Class B8) with 2,650sqm (GEA) of ancillary offices (Use Class B1), 695sqm (GEA) of welfare units (Use Class B8), 70sqm (GEA) of gatehouses (Use Class B8), a 100sqm (GEA) pump house and a 6,550sqm (GEA) car park, access, drainage, landscaping | SEGRO Logistics Park, Purfleet Road, Aveley | RM15 4YF | 19/06/2018 | 05/07/2018 | 11,108 | N | Possible cumulative contribution of traffic to M25/A13 junction | 2 |
| 048 | 18/00140/SCO | Request for an EIA Scoping opinion. Redevelopment of the Site to provide a mixed-use scheme comprising of circa 2500 new homes plus community facilities, retail, food and drink, car parking and associated access arrangements, public realm works and environmental improvements. | Arena Essex Arterial Road Purfleet Essex | RM19 1AE | 09/04/2018 | | 7,630 | Y | Possible cumulative contribution of traffic to M25/A13 junction | 2 |
| 050 | 17/00349/SCR | EIA Screening Opinion - Application for a Certificate of Lawfulness of Proposed Use or Development: Proposed processing of biofuels and other suitable waste derived feedstocks into a manufactured clean gas product (Use Class B2). | Land Part Of Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex | RM18 7NR | 03/04/2017 | | 527 | N | Relatively close to proposed development. Very little development info available, potential for cumulative effects unclear at screening stage | 2 |
| 057 | 20141214 | Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road. | Land At Coldharbour Road, Northfleet, Gravesend, Kent | DA11 7HQ | 24/12/2014 | 10/01/2018 | 4,545 | N | Possible visual receptor | 1 |
| 058 | TR010032 | The Lower Thames Crossing will be a new road crossing connecting Essex and Kent. Located east of Gravesend and Tilbury, this new crossing will offer the improved journeys, new connections and network reliability, and economic benefits that only a new, alternative crossing, away from Dartford, can provide. | East of Gravesend and Tilbury | | 'Summer 2020' | | 0 | Y | Adjacent NSIP | 2 |
| 059 | | Leisure and entertainment resort including a theme park, hotels, bars, restaurants, business space, training academy, monorail and associated infrastructure works. The application is anticipated to be submitted to the Planning Inspectorate in 2019. | Swanscombe peninsula | | Q3 2019 | | 4,689 | Y | Nearby NSIP and recommended for inclusion following consultation with Thurrock Borough Council | 2 |

| ID | Reference | Description | Address | Postcode | Application | Approval | Dist. (m)* | EIA? | Shortlist | Tier |
|-----|--------------|--|---|----------|-------------|----------|------------|------|--|------|
| 060 | 18/01671/FUL | Outline approval (with all matters reserved, except for access) sought for: up to 2,158 dwellings comprising a mix of 1, 2, 3-bedroom units (Use Class C3); a serviced plot for a new primary / nursery school up to 1,850 sq.m; a health centre up to 1,000 sq.m (Use Class D1); community pavilion of up to 500 sq.m (Use Class D1); convenience retail store up to 400 sq.m (Use Class A1); public art together with associated vehicle parking, open space, landscape and public realm provision, ecological mitigation, highways, pedestrian and vehicular access routes, and other associated engineering, utilities and infrastructure works. Detailed approval sought for: 342 dwellings (Use Class C3) comprising a mix of 1, 2, 3-bedroom units; linear park; a lido facility with changing room facilities up to 340 sq.m (Use Class D1) and ancillary café up to 100 sq.m (Use Class A3); 3km of mountain bike routes and a pump track, a pedestrian / cycle link tunnel from Lakeside Shopping Centre underneath the A1306, and vehicular access from the A126, A1306 and MSA roundabout (bus / emergency). | Arena Essex Arterial Road Purfleet Essex | RM19 1AE | 19/11/2018 | | 7,599 | Y | Potential cumulative traffic at M25/A13 junction | 1 |
| 063 | 18/01404/OUT | Outline planning permission with all matters (except for access) reserved for the demolition, phased remediation and redevelopment of 167 hectares of former Coryton Oil Refinery to provide up to 480,000 sq. m of commercial development including a Food Park (Use Class B2/B8); Energy & Waste related facilities (Use Class Sui Generis/B2/B8); A Central Hub incorporating a range of active uses (office, leisure, education, hotel and conferencing facilities) (Use Classes B1; D1; D2; C1) and ancillary retail/leisure/community facilities (Use Classes A1, A3, A4, A5, D2 & Sui Generis), as well as additional land set aside for a Rail Freight Terminal; 4.1 Hectares of Open Storage (Use Class B8); Lorry Parking Facilities; structural landscaping; car parking, new road and access facilities; vehicular crossing over Shellhaven Creek; pedestrian crossing facilities to existing and proposed estate roads; retention of existing jetties; and associated infrastructure works. | Thames Enterprise Park The Manorway Coryton Essex | | 27/09/2018 | | 8,627 | Y | Energy and waste uses, possible cumulative impact on SSSIs | 1 |
| 064 | CS04 | Canal Basin Regeneration Area: Gravesend Local Plan Core Strategy Policy CS04 for mixed-use development of around 650 dwellings and 4,650 sq m of B1a and B1c employment floorspace. | Gordon Promenade East, Gravesend | | | | 1,963 | N | Would introduce new waterfront residential receptors. Referenced in scoping response and consultation meeting with Gravesend Council in December 2018. | 3 |

| ID | Reference | Description | Address | Postcode | Application | Approval | Dist. (m)* | EIA? | Shortlist | Tier |
|-----|--------------|---|--|----------|-------------|------------|------------|------|---|------|
| 065 | 20090238 | Outline application for a mixed development and comprising up to 532 Homes, related car parking and landscaping (C3); up to 46,000 sq m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8); Mixed Use Neighbour Centre comprising mix of: up to 850 sq m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1); up to 1,000 sq m clinic/health centre (D1) and related car parking and landscaping; Riverside Food and Drink Uses comprising up to 500 sq m of pub or food and drink uses (A3/A4); Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use and wildlife corridors; Fastrack Link to provide a segregated link across the site along with Fastrack stops; Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road; Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements; Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels; Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and Other Minor Works and development ancillary to the main proposals including the principle of relocating the Scout Hut within the site and the retention of tunnels and facing walls adjacent to Lawn Road. | Land At Former Northfleet Cement Works The Shore Northfleet Gravesend Kent | DA11 9AN | 25/03/2009 | 25/05/2011 | 3,885 | N | New residential receptors on waterfront, possibility of relevance to noise or visual impact assessments | 1 |
| 067 | 20170316 | Part full and part outline planning application comprising: (1) full planning application for the erection of 628 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway access and realignment of Crete Hall Road; demolition of rear WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks, and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building. | Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent | | 27/03/2017 | | 3,097 | N | New residential receptors on waterfront, possibility of relevance to noise or visual impact assessments | 1 |
| 076 | 16/01491/SCR | Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed development of c.600 dwellings and associated in infrastructure, including access and relief road. | Land To The South Of Stifford Road Aveley Essex | | 01/11/2016 | 23/11/2016 | 9,209 | N | Possible cumulative contribution of traffic to M25/A13 junction | 2 |

*distance from boundary of main development site, Zone A

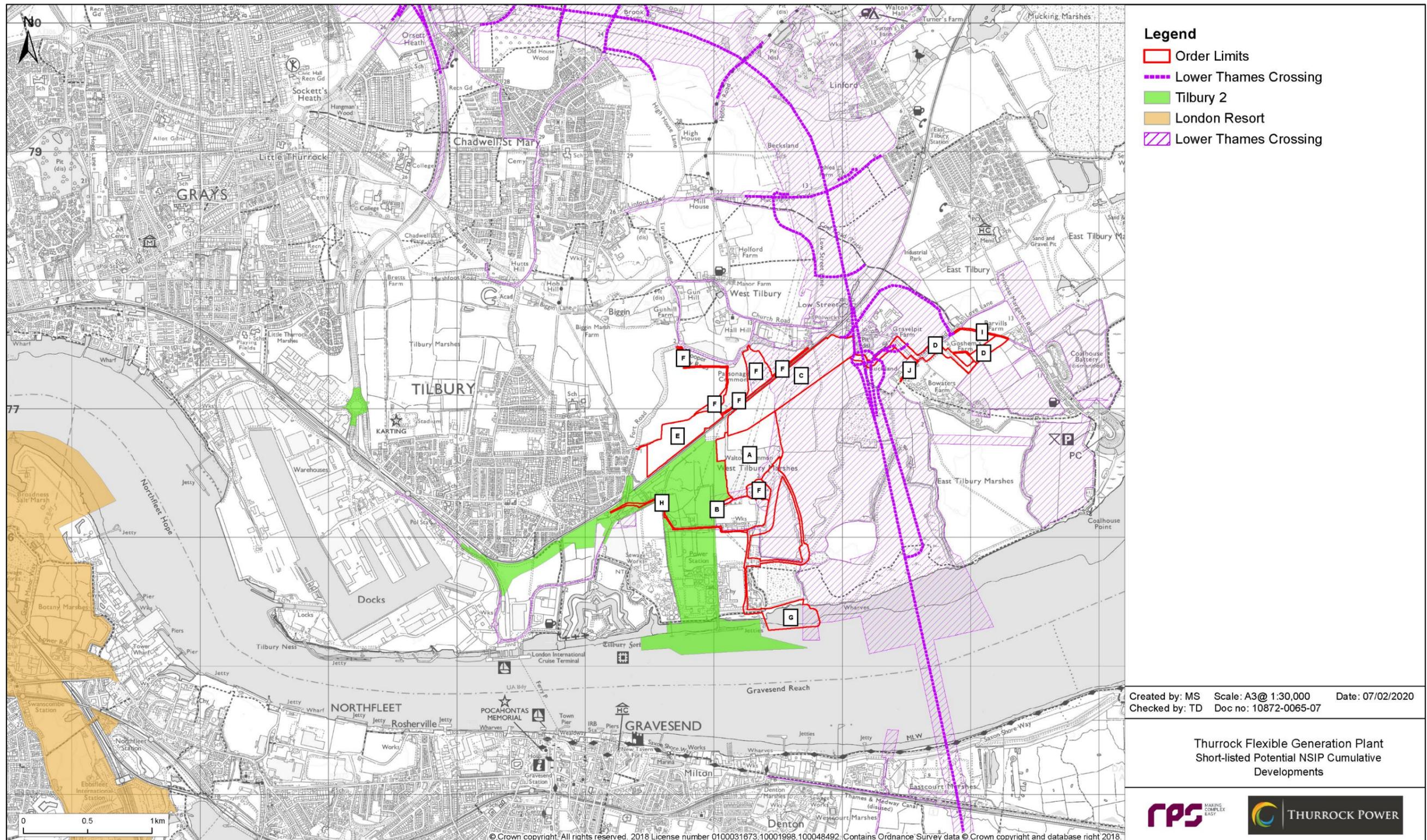


Figure 2.1: Short-listed potential NSIP cumulative developments.

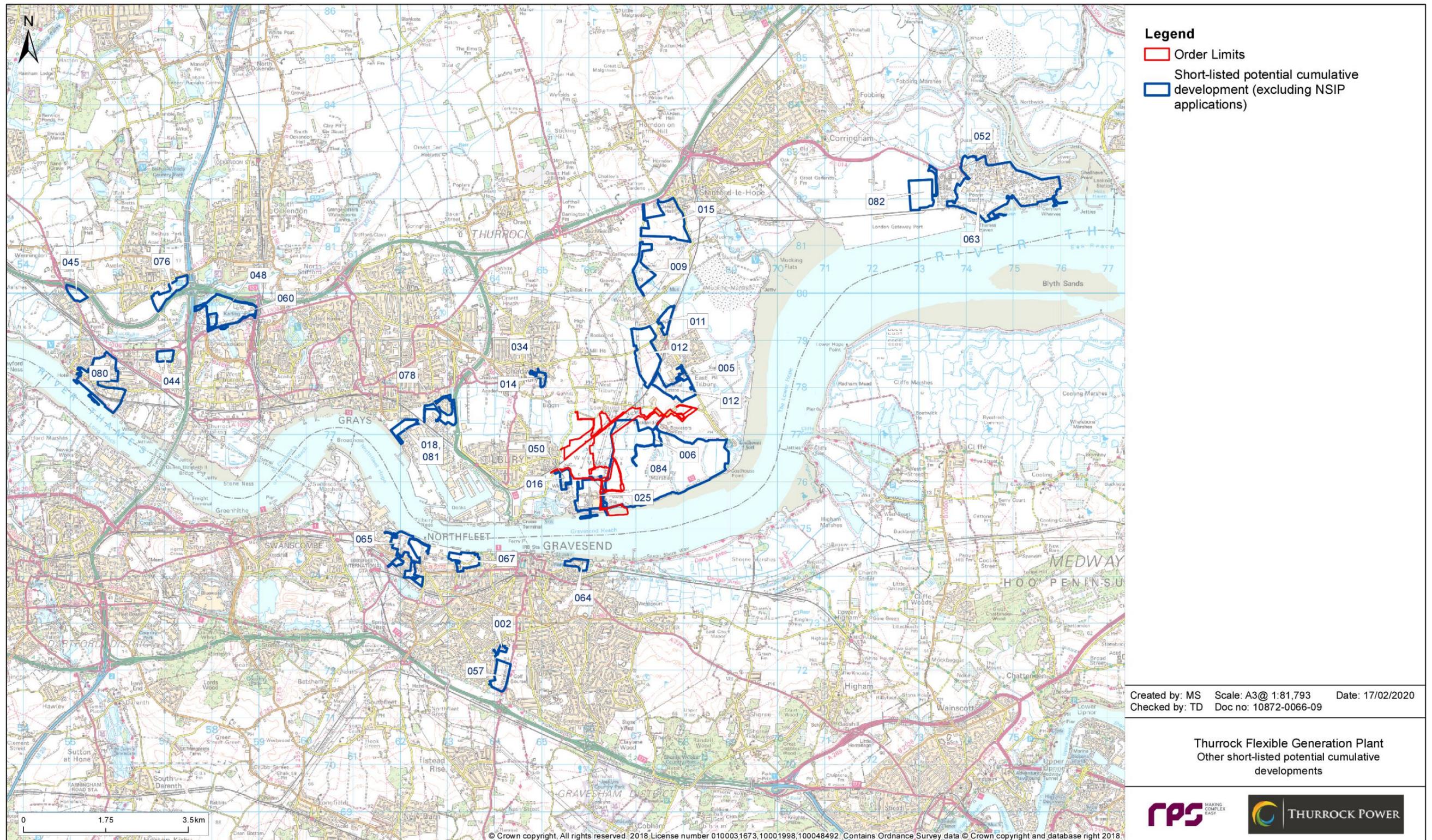


Figure 2.2: Other short-listed potential cumulative developments.

3. References

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