

Thurrock Council

Local Impact Report

Executive Summary

March 2021

Thurrock Power Ltd - Proposed Flexible Electricity Generation Plant

Planning Inspectorate Reference: EN010092

## Executive Summary

The table below provides a summary of the local impacts:

Material Consideration	Local Impact	Summary of the Impact and any Mitigation
Principle of the Development and the Impact upon Green Belt;	Positive & Negative	<p>Positive as the proposal would meet critical need for electricity demand, security and network resilience along with the locational factors for choosing this site.</p> <p>Negative impact upon the Green Belt as proposal would be 'inappropriate development' and would impact upon the openness of the Green Belt.</p> <p>However, factors put forward demonstrate Very Special Circumstances exist that would outweigh the harm.</p>
Ecology and Nature Conservation;	Positive & Negative	The proposal would result in the loss of habitat and would impact upon protected species at the site, however, it is recognised that the areas to the north and south of the railway line would form new habitats to allow for translocation, net gain, along with improvements for accessing these areas, when compared to the difficult access arrangements to Walton Common, so there would be improvements to Green Infrastructure in the area.
Landscape and Visual Impact;	Negative	The proposal would lead to adverse landscape and visual impacts and consideration is needed for mitigation through careful design in regard to the proposal's impact upon the surrounding landscape and visual receptors.
Heritage Assets;	Negative	<p>Precautionary approach as Negative until more information is proposed as follows:</p> <p>For archaeology further information is required because at present the submitted documents do not provide an appropriate understanding of the potential impact on the below ground archaeological deposits, their extent or significance.</p> <p>For heritage assets further information is required to address inconsistencies within the Historic Environment Desk Based Assessment (ES Vol 6: Appendix 7.1), and there is a need to assess the grade I listed church of St</p>

		Katherine, grade II listed Old Rectory and the grade II* Church of St James in the ES.
Flood Risk and Hydrology;	Neutral	In terms of flood risk the impact can be minimised through the submission of information through the 'requirements' to mitigate the impact of the development.  The Council's Flood Risk Advisor needs a strategy and design for the surface water drainage at the site and this can be secured through the 'requirements', although revisions are required to the relevant surface water drainage 'requirement' (requirement 10).
Geology, Hydrogeology and Ground Conditions;	Neutral	The overall findings of the ES and the views of the Council's Environmental Health Officer for Contaminated Land identify that there are no objections raised to this consideration.
Traffic and Transport;	Neutral	The proposal's impact of the access arrangements and construction route raises no objection, and in terms of traffic impact would raise no conflict with policy. Through the 'requirements' it is recognised that the 'Construction Worker Travel Plan' would be provided to promote sustainable transport.
Air Quality;	Neutral	Subject to mitigation measures being implemented the proposal would not lead to any significant adverse effects upon air quality.
Noise and Vibration;	Neutral	Subject to mitigation measures being implemented the proposal would not lead to any significant adverse effects on receptors sensitive to noise and vibration.
Land Use and Agriculture, and Socio-Economics;	Positive & Negative	Employment creation for the construction and operational periods and improved Common Land areas that are more accessible. The only negative is some loss of agricultural land.
Human Health;	Neutral	Taking into consideration air quality, noise, traffic and the socio-economic benefits the proposal would not lead to any significant adverse effects on human health.
Climate Change;	Negative	The proposal would contribute to climate change using gas for electricity production, however, this is a flexible generating plant so it is recognised that this would not be used all the time. The battery storage would help store electricity and release to the grid when needed.

