

Lower Thames Crossing

**The Examining Authority's Written Questions and Requests for Information (ExQ2) –
Thurrock Council Responses**

31 October 2023

Thurrock Council

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Thurrock Council





Application by National Highways for the Lower Thames Crossing The Examining Authority's written questions and requests for information (ExQ2) Issued on 10 October 2023

The following table sets out the Examining Authority's (ExA's) written questions and requests for information – ExQ2. If necessary, the examination timetable enables the ExA to issue further rounds of written questions in due course. If this is done, the next round of questions will be referred to as ExQ3.

Questions are set out using an issues-based framework derived from the Initial Assessment of Principal Issues provided as Annex B to the Rule 6 letter of 25 April 2023. Questions have been added to the framework of issues set out there as they have arisen from representations and to address the assessment of the application against relevant policies. On the basis that a comprehensive round of written questions was asked at ExQ1, that a range of important and relevant matters are still in examination through hearings and that a further round of written questions (ExQ3) is likely to be required, the questions in ExQ2 address a limited range of matters.

Column 2 of the table indicates which Interested Parties (IPs) and other persons each question is directed to. The ExA would be grateful if all persons named could answer all questions directed to them, providing a substantive response, or indicating that the question is not relevant to them for a reason. This does not prevent an answer being provided to a question by a person to whom it is not directed, should the question be relevant to their interests.

Each question has a reference number. When you are answering a question, please start your answer by referring to ExQ2 and then quoting the reference number.

If you are responding to a small number of questions, answers in an email will suffice. If you are answering a larger number of questions, it will assist the ExA if you use a table based on this one to set out your responses. An editable version of this table in Microsoft Word is available on request from the case team: please contact lowerthamescrossing@planninginspectorate.gov.uk and include 'LTC Request for ExQ2 in Word' in the subject line of your email.

Responses are due by Deadline 6: Tuesday 31 October 2023.



Abbreviations used:

PA2008	The Planning Act 2008	LIR	Local Impact Report
Art	Article	LPA	Local planning authority
ALA 1981	Acquisition of Land Act 1981	MP	Model Provision (in the MP Order)
BoR	Book of Reference	MP Order	The Infrastructure Planning (Model Provisions) Order 2009
CA	Compulsory Acquisition	NPS	National Policy Statement
CPO	Compulsory purchase order	NSIP	Nationally Significant Infrastructure Project
dDCO	Draft DCO	R	Requirement
EM	Explanatory Memorandum	SI	Statutory Instrument
ES	Environmental Statement	SoS	Secretary of State
ExA	Examining authority	TP	Temporary Possession

The Examination Library

References in these questions set out in square brackets (eg [APP-010]) are to documents catalogued in the Examination Library. The Examination Library can be obtained from the following link:

[Lower Thames Crossing | National Infrastructure Planning \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

It will be updated as the examination progresses.

Citation of Questions

Questions in this table should be cited as follows:

Question reference: issue reference: question number, eg ExQ2 1.1.1 – refers to question 1 in this table.



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ExQ2	Question to:	Question:
1. Project definition		
There are no questions relating to this topic in ExQ2.		
2. Climate change and carbon emissions		
3. Consideration of alternatives		
There are no questions relating to this topic in ExQ2.		
4. Traffic and transportation		
4.1 Traffic modelling		
Q4.1.1	Thurrock Council / Applicant	<p>A128 future development</p> <p>References have been made to additional planned developments along the A128 north of the Orsett Cock Junction. To the extent that these are relied upon as providing a basis for the design capacity of the junction as proposed, Thurrock Council is asked to provide a tabulated list of the developments, describing their stage in the development process (eg local plan allocation, planning application submitted, planning permission granted, under construction etc.) and summarising the traffic implications for the junction arising from them. The Applicant is requested provide observations on this table at Deadline 7.</p>
<p>ExQ2 Q4.1.1 Thurrock Council Response:</p> <p>Introduction</p> <p>The Council has reviewed its planning application database to determine the status of additional planned developments along the A128 north of the Orsett Cock Junction.</p>		

ExQ2

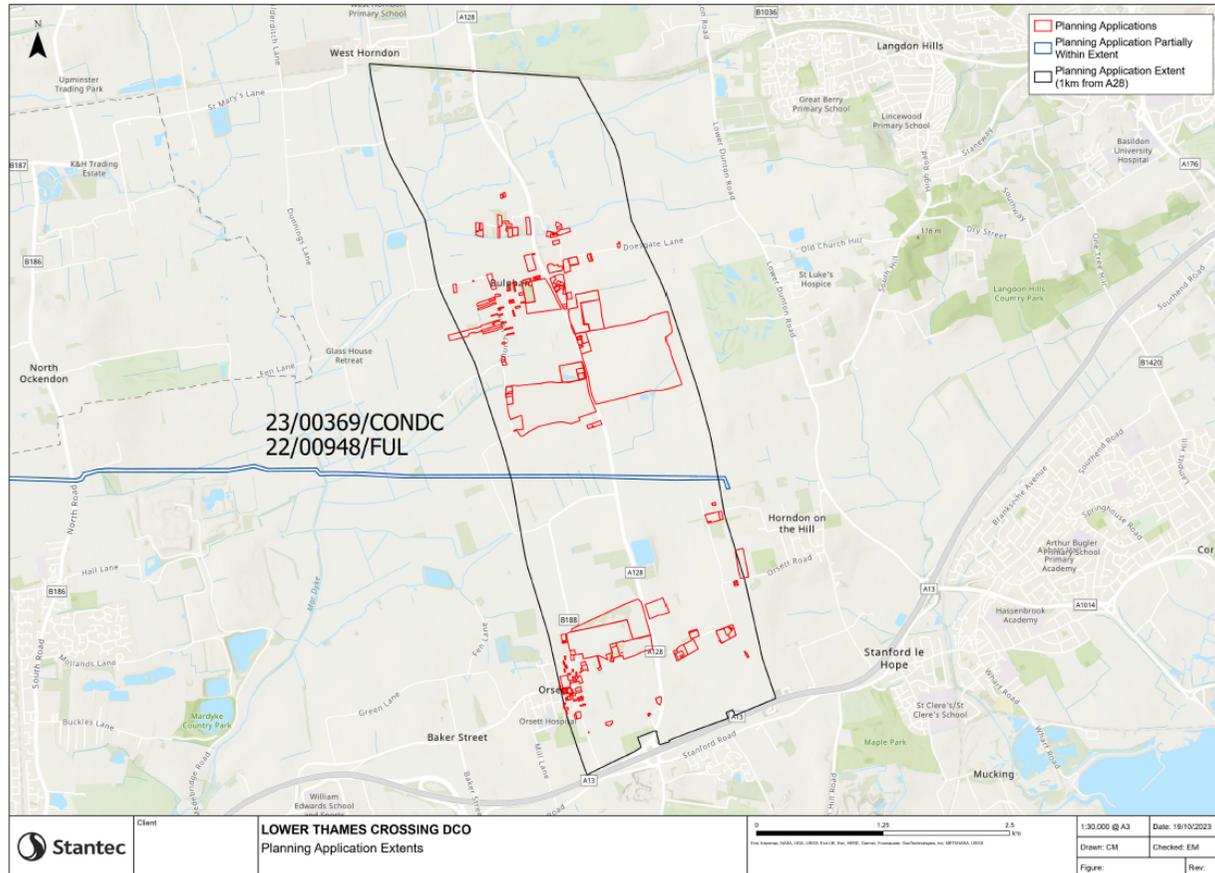
Question to:

Question:

List of Developments

The additional planned developments within 1km either side of the A128, north of the Orsett Cock Junction are show in **Figure 1** below.

Figure 1 Location of additional planned developments along the A128



These developments are presented in **Appendix 1**, which describes their stage in the development process (e.g. planning application submitted, planning permission granted, under construction, etc.).

ExQ2

Question to:

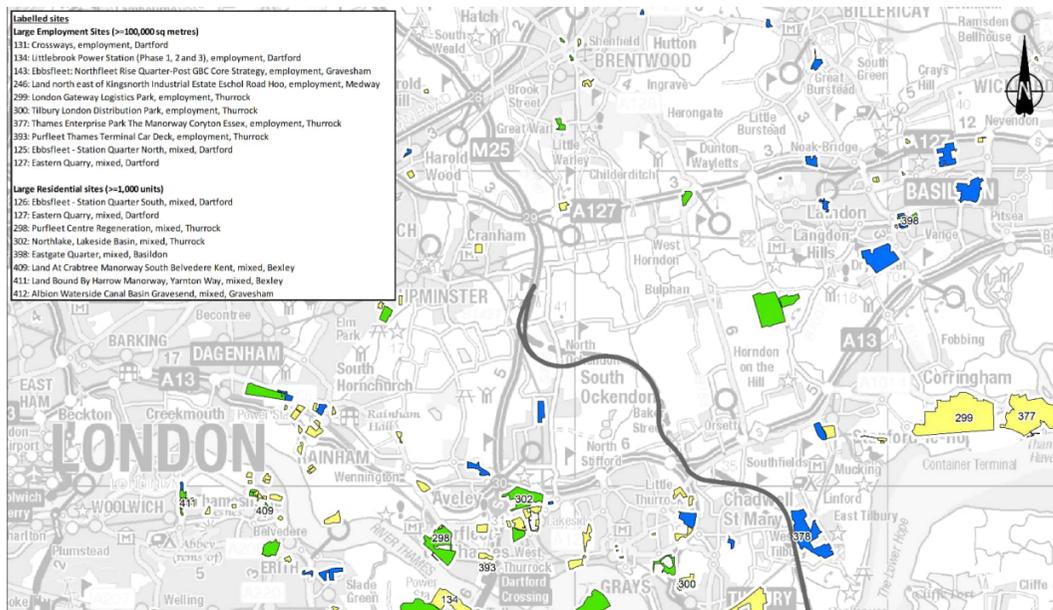
Question:

In terms of the emerging Local Plan growth, the Local Plan is expected to issue its Regulation 18 submission later this year, which will contain a range of options for future employment and housing growth, but with no preferred strategy at this stage. These spatial options will set out potential growth for housing in differing quantities for different settlements, which are in the public domain from earlier Council meetings. It is notable that the settlements that would feed into the A128 are West Horndon, New Horndon and Southfields. These settlements could provide for potential growth of several thousand dwellings in different spatial options and once realised would place further and considerable strain on the A128 and hence the Orsett Cock Junction to the south. As the Council has pointed out in earlier submissions, the design of the A13 and particularly the Orsett Cock Junction accounted for this potential future growth, but the additional capacity provided for this growth will now be used by traffic growth associated with LTC.

Traffic Implications of additional planned developments along the A128

Both the LTAM and VISSIM models prepared by the Applicant for the A13/A1089/Orsett Cock junction make assumptions around the level of traffic growth associated with development that can be expected by the opening year (2030) and the design year (2045) of LTC. The assumptions around new development therefore affect the traffic forecasts for the 'without LTC' and 'with LTC' scenarios. Appendix C, Plate 4.3 of the Combined Modelling and Appraisal report ([APP-522](#)) shows the development assumptions included in LTAM. This is repeated below for convenience.

Plate 4.3 Development locations in Dartford, Gravesham and Thurrock



This diagram shows that the developments presented in Appendix 1 are not assumed within the LTAM model, although in practice the traffic generated by these developments can be considered to be covered by the assumed growth in trips related with the application of NTEM. The new developments

ExQ2	Question to:	Question:
<p>presented in Appendix 1 that may have a significant effect on traffic flows is small in number (a crematorium, a Road Planning Depot and car park and housing development of just over 150 dwellings), when coupled with the likely future emerging Local Plan growth does mean that the associated increase in traffic flows could be beyond that assumed in LTAM and this provides further support for the introduction of a monitoring and mitigation strategy at the Orsett Cock junction (and beyond).</p> <p>The applicant has recently issued new version of the VISSIM model on 6 and 20 October and the Council provides initial comments on these revised models and their 'convergence' with LTAM in its report: 'Thurrock's Council's Comments on applicant's Submissions at Deadline 4 (D4) and Deadline 5 (D5)', dated 31 October 2023.</p> <p>Summary: the Council has provided the required list of additional planned developments along the A128 north of the Orsett Cock junction and has provided comments regarding the likely effects of the emerging Local Plan. The cumulative effect of the expected new developments along the A128 could lead to an increase in traffic flows at the Orsett Cock junction beyond the traffic flows levels currently assumed in LTAM and VISSIM models of the Orsett Cock junction and leading to additional congestion and delay. The list of new developments that may have a significant affect on traffic flows and the likely emerging Local Plan growth provides further support for the introduction of a monitoring and mitigation strategy at the Orsett Cock junction.</p>		
<p>Q4.1.4</p>	<p>Thurrock Council</p>	<p>Orsett Cock: local traffic</p> <p>While there are likely to be impacts on queuing and delay at the Orsett Cock Roundabout, Tables A.2 and A.3 in the Applicant's Deadline 4 post-event submissions [REP4-180] suggest that the majority of the affected movements would be accessing local routes (for example 75/80% in the 2030 AM/PM peak respectively) rather than accessing the A1089.</p> <ul style="list-style-type: none"> • Having considered this position, does Thurrock Council agree and if not, please explain it's outstanding reservations? • To what extent has Thurrock Council balanced adverse effects at Orsett Cock against the benefits to local people and businesses in terms of convenient access to the LTC?
<p>ExQ2 Q4.1.4 Thurrock Council Response:</p> <p>Introduction</p> <p>The Council has further considered the information provide in Table A.2 and Table A.3 of the applicant's Deadline 4 Post-Event Submissions (REP4-180).</p>		

ExQ2	Question to:	Question:
	<p>Access to Local Routes</p> <p>This question requests the Council to comment on whether the majority of affected movements at the A13/A1089/Orsett Cock junction would be accessing local routes. The response to this question depends on which version of the traffic modelling the Applicant considers to provide the best representation of the impact on traffic at Orsett Cock junction. The VISSIM modelling that the Applicant has undertaken demonstrates serious delays that are not acceptable to the Council as Local Highway Authority with responsibility for this junction. However, the Applicant maintains that the scheme is based on the LTAM model and the Council is now evaluating what modifications to the Orsett Cock junction would be necessary to enable the junction to function in accordance with LTAM.</p> <p>It does appear that in its modelling the applicant is seeking to prioritise traffic onto and off its LTC scheme to the detriment of north-south movements and east-west parallel movements. However, the A13 and all surrounding roads at this junction are part of the local road network (LRN). The Council is therefore unclear of the importance of the type of route that affected traffic is accessing. The A13/A1089/Orsett Cock junction is part of the Council's Local Road Network and the junction is managed and controlled by the Council as the Local Highway Authority. This means that 100% of the movements are on the local road network and none are on the Strategic Road Network (SRN).</p> <p>As stated by the Council in Appendix B Transport Alternatives of its LIR (REP1-283), access for local people and businesses to LTC is not convenient with the proposed LTC design and this poor access is exacerbated by the inability of the Orsett Cock junction to cope with the forecast traffic flows, as shown by the Applicant's previously submitted VISSIM models. Other alternative arrangements are possible, e.g. including Tilbury Link Road, as part of LTC, which would greatly reduce the land take required at Orsett Cock and provide local Thurrock residents with better access to LTC.</p> <p>To what extent has Thurrock Council balanced adverse effects at Orsett Cock against the benefits to local people and businesses in terms of convenient access to the LTC?</p> <p>The Council has provided a detailed response to this question in ExQ1 Q4.3.7 Balanced Assessment on Thurrock's network. The Council's summary response to this previous question was, as follows:</p> <p><i>'The applicant's continued refusal to provide full modelling information for junctions in Thurrock, e.g. A13/A1089/Orsett Cock and its refusal to release the full LTAM model has limited the Council's ability to assess the impacts of LTC on its road network. The Council has though completed a preliminary analysis to aid the Examining Authority. <u>This analysis shows that the disbenefits of LTC in Thurrock outweigh the costs and benefits.</u></i></p> <p>The applicant has recently submitted two further versions of the VISSIM model (versions 3 and 3.6) for the Orsett Cock junction on 6 and then unexpectedly on 20 October (with further information provided on 17 October). The version of the model provided on 20 October corrected errors found in the model issued on 6 October 2023. The Council is analysing these revised models and makes initial high level comments in Section 11.3 of the</p>	

ExQ2	Question to:	Question:
<p>Council’s D6 report ‘Thurrock’s Council’s Comments on Applicant’s Submissions at Deadline 4 (D4) and Deadline 5 (D5)’, dated 31 October 2023. Further comments will be provided at Deadline 7 (or at a new Deadline 6a as suggested by the ExA at Issue Specific Hearing 10).</p> <p>The Council’s initial analysis continues to show that there is a lack of ‘convergence’ or ‘alignment’ between the LTAM and VISSIM models.</p> <p>This means that the issues highlighted in the ExQ1 Q4.37 remain, and that the Council’s analysis continues to show that the disbenefits of LTC in Thurrock (and at the Orsett Cock junction) outweigh the costs and benefits. As stated in ExQ1 Q4.3.7, the Council cannot fully understand or agree the assessment of benefits and disbenefits until the following missing information is provided by the applicant and subsequently reviewed and agreed by the Council:</p> <ul style="list-style-type: none"> • Applicant and the Council to progress agreement of the localised base and forecast junction models; • Applicant to incorporate the micro-simulation model parameters of the modelled junctions into LTAM to better reflect the queuing and delay identified in the microsimulation models; • Applicant to provide the assumptions used to generate reliability benefits; • Applicant to provide distribution of construction disbenefits within Thurrock; and, • Applicant to update its BCR assessment to give wider economic costs the same weight as wider economic benefits <p>Summary: the Council is the Local Highway Authority for the A13/A1089/Orsett Cock junction, which forms part of Thurrock’s Local Road Network. All affected movements at the junction are therefore on the local road network. The Council’s analysis of the A13/A1089/Orsett Cock Junction and the local road network continues to show that for local people and businesses the disbenefits of LTC in Thurrock outweigh the costs and benefits. In addition, the limited access to LTC for Thurrock residents provided by the A13/A1089/Orsett Cock junction is exacerbated by the inability of the junction to accommodate the forecast traffic flows.</p>		
<p>Q4.1.5</p>	<p>DP World London Gateway Port Ltd (DPWLG)</p>	<p>Orsett Cock: U-turns</p> <p>In light of the position described in [REP4-180], does DPWLG still stand by its position as set out in the DTA Report submitted at D1 [REP1-333 Annex A] which appears to suggest that the majority of U-turning vehicles were those trying to access the A1089? If so, which elements of the position as described in [REP4-180] are disputed by DPWLG and why?</p>

ExQ2	Question to:	Question:
<p>ExQ2 Q4.1.5 Thurrock Council Response:</p> <p>Introduction</p> <p>The operation of the Orsett Cock junction is of fundamental importance to the Council and so the information referred to in this question has been reviewed.</p> <p>Continued issues with approach to modelling of Orsett Cock</p> <p>The forecast number of u-turning vehicles at Orsett Cock is based on the results of the applicant's LTAM model. As described in the Council's previous submissions, e.g. Section 9 of the Council's Local Impact Report (REP1 281), and as stated by the Council at Issue Specific Hearing 4 and then Issue Specific Hearing 10, the Council continues to consider that LTAM is not a valid tool for examining the detailed operation of the Orsett Cock junction. The Council continues to consider that VISSIM should be used to consider the impact of LTC on vehicle movements through the Orsett Cock junction.</p> <p>The Applicant has now submitted two further versions of the VISSIM model (versions 3 and 3.6) for the Orsett Cock junction on 6 and 20 October 2023 (with further information provided on 17 and 25 October 2023). The Council is analysing these revised models and makes initial comments in Section 11.3 of the Council's D6 report 'Thurrock's Council's Comments on Applicant's Submissions at Deadline 4 (D4) and Deadline 5 (D5)', dated 31 October 2023.</p> <p>The Council's initial comments continue to show that there is a lack of 'convergence' or 'alignment' between the LTAM and VISSIM models. This means that LTAM cannot be relied upon to assess likely traffic movements, e.g. the number of U-turns at Orsett Cock; and that VISSIM, which has been specifically developed to examine junction operations should be used for this purpose. The Council agrees with the conclusion in the DTA report (REP1-333 Annex A) that congestion at the Orsett Cock junction caused by LTC will mean that potential u-turning traffic at Orsett Cock will instead divert to the Manorway roundabout, which has insufficient capacity to accommodate this increase in u-turning traffic demand.</p> <p>Summary: the Council continues to have significant concerns concerning the modelling of the Orsett Cock junction. The lack of 'convergence' between the LTAM and VISSIM models means that the results of LTAM cannot be used to forecast impacts on the Orsett Cock junction. The Council agrees with the DTA report that the results of the VISSIM model (which is specifically designed to examine the operational performance of junctions) shows that LTC will lead to increased congestion at Orsett Cock, forcing some u-turning vehicles to divert to Manorway Junction, which in turn has insufficient capacity to accommodate these additional movements.</p>		
5. Air quality		
5.1	Effects on human receptors	

ExQ2	Question to:	Question:
5.2 Effects on ecological receptors and designated habitats		
6. Geology and soils		
6.1		
Q6.1.2	Applicant Environment Agency Local Authorities	<p>Limitations of existing survey</p> <p>The wording of GS001 in 6.3 Environmental Statement Appendices Appendix 2.2 – Code of Construction Practice, First Iteration of Environmental Management Plan [REP5-049] REAC table (Table 7.1) suggests that “.... <i>Supplementary ground investigations would be undertaken to assess residual contamination risks</i>”. This infers that the position analysed within the ES and supporting documentation may not accurately reflect what is found on site as further ground investigations are deemed necessary.</p> <ul style="list-style-type: none"> • What is being proposed for intrusive ground investigations where contaminated soils are present without drilling being required? How has this been secured? • Should a programme of instrumentation and monitoring, such as suggested in GS003, be appropriate with respect to all cases where contaminated land is present? • If so, where would this be secured and appropriately managed?
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The Council's expectation is that a DCO application would be ‘fronted loaded’ with information so that regulator involvement post application can be relatively ‘light touch’. This application is not ‘front loaded’, with even the applicant identifying the need for further investigation. It is particularly concerning that this lack of information (which is also identified by the applicant in the Remediation Options Appraisal and Outline Remediation Strategy (ES Appendix 10.11, Application Document 6.3 APP-434 para 3.1.15)) is for sources of contamination identified as being medium and high risk. The Council therefore does not consider it appropriate to accept the ‘light touch’ approach proposed.</p>		

ExQ2	Question to:	Question:
		<p>Whilst there is a commitment to investigate the medium and high-risk sources of contamination secured in the application documents (as detailed in the Remediation Options Appraisal and Outline Remediation Strategy (ES Appendix 10.11, Application Document 6.3 APP-434), there is no definition of the quantum of investigation and the nature of testing. The Council has identified that a number of the potential contaminants of concern that are identified by the applicant have not been tested for, including the 'forever chemicals' PFAS, and that this absence of data is not clearly identified in the application documents to ensure that it is addressed post application by the Contractor – the section entitled Data gaps and uncertainties in the Remediation Options Appraisal and Outline Remediation Strategy (ES Appendix 10.11, Application Document 6.3 APP-434 does not acknowledge that potential contaminants of concern have not been tested for in all the locations identified as potentially present. For sources assigned as Low risk by the applicant the Council also wanted GS001 to be reworded to require the contractor to undertake their own data gap analysis and for the council to be consulted and to agree whether it is appropriate to assume that these low-risk sources can be mitigated solely through the implementation of the EMP. Some of these low-risk sources include filled ground where the applicant has identified the potential presence of asbestos. The Council are particularly concerned that this will result in neighbouring receptors (human health) being exposed to contamination (asbestos fibres, toxic gases and contaminated dusts including those from landfill waste that could contain persistent organic pollutants such as PFAS), via airborne exposure pathways. The presence /absence of asbestos should be confirmed through investigation in advance of ground disturbance to ensure that appropriate measures of control are implemented and the adequacy of these measure to protect adjacent receptors evidenced by reassurance monitoring.</p> <ul style="list-style-type: none"> For these reasons, the Council sought to have some of the REAC commitments (GS001 and GS027 specifically) re-worded to ensure that the Council (and other regulators) are engaged with to ensure that these sources are appropriately investigated and assessed prior to construction commencing /disturbance of the ground. The Council accepted the revised wording of GS027 during the MUD meeting on the 16th October. At the same meeting the Council noted that whilst the rewording of GS001 didn't address the requested change the EMP2 (para 2.4 of Document 6.3, Appendix 2.2 Code of Construction Practice (First iteration of Environmental Management Plan) v5 REP5-049) requires a management plan for land contamination on which the Council will be consulted. Further changes to GS001 are therefore not required by the Council. Regarding the second part of the question and whether another REAC commitment similar to GS003 for instability is required for contamination, the Council considers that there would be a benefit in having a commitment for the contractor to undertake reassurance air monitoring (including verifying the absence of asbestos fibres) at locations where there is ground disturbance, stockpiling/storage of soils and/or re-use of soils not undertaken under the controls of an Environmental Permit. The Council is responding solely in consideration of off-site human health receptors and anticipate that the Environment Agency will respond regarding controlled waters. Regarding the third part of the question, an additional commitment in the REAC should be required to secure the monitoring unless the wording of AQ006 Air quality monitoring during construction (Document 6.3, Appendix 2.2 Code of Construction Practice (First iteration of Environmental Management Plan) v5 REP5-049) can be adapted. Suggested wording for the commitment is: <i>'Reassurance air monitoring will be undertaken to confirm that control measures implemented during ground disturbance works are adequately managing potential asbestos fibre release and demonstrate that the number of asbestos fibres at the works boundary are not increased above the location specific background. The monitoring would be managed by the contractor noting that such monitoring is normally undertaken by a specialist company engaged by and independent of the main contractor'</i>. AQ008 Actions in case of air quality monitoring exceedance (Document 6.3, Appendix 2.2 Code of Construction Practice (First iteration of Environmental Management Plan) v5 REP5-049) does not include asbestos but a similar programme of investigation of triggers and management would be suitable for asbestos.

ExQ2	Question to:	Question:
<p>Summary: there is a need for further ground investigation to ensure that risks from ground conditions are managed appropriately and uncontrolled releases of contamination do not adversely impact receptors including off site human health. Due to the limited amount of data currently available it is considered that a greater level of scrutiny by the Council is required post application of both the investigation locations and testing and the assessment conclusions. It is expected that this will be achieved through the reworded REAC commitments. Signposting the expectation that reassurance air monitoring will be undertaken is considered beneficial. This could be secured through an appropriately worded additional commitment in the REAC.</p>		
<p>7. Tunnelling considerations</p>		
<p>7.1 Tunnelling control measures</p>		
<p>Q7.1.1</p>	<p>Port of London Authority, Port of Tilbury London Ltd, Environment Agency, Marine Management Organisation, Local Authorities</p>	<p>Tunnelling techniques Do you consider that the additional controls/commitments in RDWE059 to only utilise closed face tunnelling techniques in the Code of Construction Practice [REP5-049] would be adequate? If not, please provide details and suggest updated wording for a form of tunnelling method security that you would consider to be adequate.</p>
<p>Thurrock Council Response: The Council does not comment on the specification for the type of Tunnel Boring Machine as long as the Rochdale Envelope for environmental impacts is not exceeded. The Council supports mechanisms that reduce the environmental impacts, such as reduced road movements, reducing the construction programme, minimising materials use and emissions, minimising waste material and reducing risk and impacts on communities.</p>		
<p>Q7.1.2</p>	<p>Management Organisation, Local Authorities, Environment Agency</p>	<p>Vibration Do you consider that the controls in the Deemed Marine Licence in the dDCO [REP5-024] and the associated controls in the Code of Construction Practice [REP5-049] in respect of vibration for the tunnelling and associated works are adequate? If not, please provide details and suggested updated wording that you would consider to be adequate.</p>

ExQ2	Question to:	Question:
<p>Thurrock Council Response: The Council has no comment on this point with regard to vibration within the marine environment. The Council’s opinion on vibration effects within the wider Thurrock environment are set out within its LIR Section 10.3 (REP1_281).</p>		
<p>Q7.1.3</p>	<p>Applicant, Port of London Authority, Port of Tilbury London Ltd, Environment Agency, Marine Management Organisation, Local Authorities</p>	<p>Tunnel Depth Report Please provide an update on any further discussions in respect of the Tunnel Depth Report [REP3-146]. Please set out any outstanding areas of disagreement and what, if any additional or updated controls you would consider to be necessary.</p>
<p>Thurrock Council Response: The Council does not comment on the depth of the tunnels as long as the Rochdale Envelope for environmental impacts is not exceeded, such as the generation of excavated material, waste material and the import of construction materials over and above those assessed in the DCO evidence base. The Council supports mechanisms that reduce the environmental impacts, such as reduced road movements, reducing the construction programme, minimising materials use and emissions, minimising waste material and reducing risk and impacts on communities.</p>		
<p>Q7.1.4</p>	<p>Port of London Authority, Port of Tilbury London Ltd, Environment Agency, Marine Management Organisation, Local Authorities</p>	<p>Ground protection tunnel Do you consider that the additional controls/commitments in GS024, RDWE017, 018a and 018b of the Code of Construction Practice [REP5-049] are sufficient? If not, please provide reasoning and suggested wording for additions/updates.</p>
<p>Thurrock Council Response: The Council does not comment on the specification or controls of the ground protection tunnel, which is located on the southern side of the River Thames and has no direct impact on Thurrock, as long as the Rochdale Envelope for environmental impacts is not exceeded. The Council is concerned to note that the applicant references in its response to the Councils LIR that segments for the Ground Protection tunnel could be manufactured within the segment factory within the North Portal compound then moved by road to the South Portal compound. The Council supports mechanisms that reduce the environmental impacts, such as reduced road movements, reducing the construction programme, minimising materials use and emissions, minimising waste material and reducing risk and impacts on communities.</p>		

ExQ2	Question to:	Question:
Q7.1.5	Port of London Authority, Port of Tilbury London Ltd, Environment Agency, Marine Management Organisation, Local Authorities	<p>Tunnelling controls</p> <p>Do you consider that any additional or updated controls are necessary in respect of the tunnelling works? If so, please provide details and suggested wording.</p>
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The Council continues to share with the Port of London Authority (PLA) and with the Port of Tilbury London Limited (PoTLL) the concern that the Applicant has not approached the potential to use marine or rail transportation with sufficient rigour.</p> <p>The applicant has proposed a single commitment to import 80% of bulk aggregate to the North Portal construction area by river, but it provides too much generality in the oMHP (REP5-051) and is poorly defined as to what that aggregate would be used for and other aggregates that could be imported; and as such, allows the contractor/s and the Undertaker too much flexibility to minimise the percentage of material deemed to be covered by the commitment. The applicant further references in the oMHP (REP5-051) a 'Better than Baseline Commitment', yet the wording 'Commitment' is not backed up by anything being committed to, merely a proposal to engage with suppliers and discount options and considering only bulk aggregates.</p> <p>The applicant must extend its actual commitments within the oMHP (REP5-051) and reflect these in the oSWMP (APP-337), such that the tunnelling contractor (and those engaged with the wider project) are bound by stretching targets to reduce the quantum and the road mileage of plant, equipment and machinery that are moved other than by marine or rail. This approach reflects the applicant's own aspirations to maximise opportunities to use more sustainable transportation and to minimise road risks. The approach adopted into the oMHP (REP5-051) and oSWMP (APP-337) can be expressed as caps and targets to incentive innovation rather than allow unchallenged methods that do not reduce construction period impacts. Where the appointed contractor envisages that a more environmentally appropriate method is available at the time of preparing the detailed design or during construction, a robust derogation process should be included in the oMHP (REP5-051) and as a control system to allow that revised process to be examined and potentially adopted.</p> <p>Controls should be introduced such that the contractor/s have indications as to the quanta of materials that they are to move by each mode of transport – with a focus on non-road transport. Those controls could be based on the indicative earthworks handling that are introduced at Table 7.1 of the oMHP. The applicant should further introduce measurable targets for moving other bulk materials such as cement and waste materials by marine or rail.</p> <p>In addition, included within an earlier joint response with the Port of London, the Council has re-provided the applicant in its LIR Appendix C Annex 4 (REP1-284) with an indication of what could be the most feasible types of material and plant and equipment that should be considered for transportation by marine or rail. To date the applicant has expressed that any extension beyond the Baseline Commitment would be neither 'sensible or deliverable' (Paragraph E.2.5 of the Post-event submission of oral comments for ISH5 (REP4-181)), but this is not accepted by the Council without substantive evidence to demonstrate that the applicant's has thoroughly reviewed available options.</p>		

ExQ2	Question to:	Question:
<p>Further to the commitments around the movement of materials, plant and equipment, within the oSWMP, the applicant should clearly set out how it requires its contractors to observe the waste hierarchy and set measurable targets that can be reviewed and reported during the construction process.</p> <p>Summary: the applicant must extend its commitments to minimising the environmental impacts and the harm to local communities by incentivising its contractors to reducing the amount of material, plant and equipment moved by road and/or reducing the mileage travelled by those items. Where a viable road based alternative is achievable that meets the measure of volume or distance travelled and minimises harm then that process could be scrutinised by the Undertaker, the Council and the PLA through a robust derogation process.</p>		
<p>8. Waste and materials</p>		
<p>Q8.1.2</p>	<p>Thurrock Council</p>	<p>Northern tunnel compound Please provide comments on the commitments in the Code of Construction Practice [REP5-049] in respect of the Northern Tunnel Compound. Do you consider that, with these additions, the commitments are sufficient? If not, please provide details and suggestions for additional/updated commitments.</p>
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>In response to the ExQ1 Q4.6.6, the Council has provided the applicant with a detailed appraisal of the adjustments that it considers should be taken into the Code of Construction Practice and other Control Documents. Those adjustments would clarify the coordination across the suite of Control Documents for all contracts and across all compounds and working areas. Along with the adjustments and commitments that should be captured in the other Control Documents, as set out in that Q4.6.6, the alterations would create a much more robust governance structure for the construction periods. It would provide strong guidance to the contractors whilst allowing compliance and monitoring to be undertaken or assessed by affected stakeholders.</p> <p>The Council believes that the DCO commitments to delivering the waste hierarchy can and should be improved through the strengthening of the REAC commitments relating to 'Materials and Waste'.</p> <p>MW007 provides a general statement of compliance with the waste hierarchy, however, it only commits to complying with the waste hierarchy insofar as <i>'Preference would be given to appropriate reuse, recycling and/or recovery before disposal where feasible and permitted by the design'</i>. Preference being given where feasible and permitted by design is a passive position, where there is no requirement to comply with the intended outcome and no</p>		

ExQ2	Question to:	Question:
<p>requirement to demonstrate that the waste hierarchy has been considered. The Council believes a more robust commitment could be made within MW007 along the lines of <i>'All Reasonable Endeavours will be made to ensure that the Works comply with the waste hierarchy and that disposal of waste is reduced, where materials are recovered or disposed of it should be evidenced that no practicable alternative management route was available.'</i></p> <p>The targets within MW013 group reuse, recycling and recovery within a single target to be achieved which actively contradicts the aim of the waste hierarchy by treating every level of the hierarchy except reduction and disposal as a single action. Furthermore, setting overarching weight-based targets within MW013 (70% min and 90% target) for non-hazardous excavated materials and non-hazardous C&D wastes does not adequately incentivise performance as these could be achieved through diversion of a small number of high-weight material streams. Within MW013 the Council believes that the Applicant should set individual, material-level targets for re-use and recycling (combined with the additional MW007 drafting) would more effectively incentivise compliance with the waste hierarchy.</p> <p>Summary: the applicant should make a number of adjustments to the CoCP and appended REAC to strengthen its commitments and governance of the construction process. The Council's suggested adjustments are set out through its response to ExQ1 Q4.6.6 and which are supplemented here.</p>		
<p>Q8.1.3</p>	<p>Applicant, Local Authorities, Port of London Authority</p>	<p>Transportation of materials and waste</p> <p>Please provide an update on any further discussions/agreement in respect of using river transportation for the delivery of materials and removal of waste? In responding, please provide information in respect of:</p> <ul style="list-style-type: none"> • How river transportation could be maximised where it is appropriate; and • Where other transportation would be more efficient given the linear nature of the project? <p>As a result of the responses provided on these points, are there any updates to the Code of Construction Practice (or other control documents) that should be made?</p>

ExQ2	Question to:	Question:
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The Council is not aware that any progress has been made in agreeing further marine or rail transportation and the Applicant has stated in its Written Statement to ISH4 that any further commitment would be neither 'sensible or deliverable' (Paragraph E.2.5 of the Post-event submission of oral comments for ISH5 (REP4-181)).</p> <p>It is the Council's opinion that the 'Baseline Commitment' in the oMHP has insufficient definition and should be supplemented by other binding commitments and that the 'Better than Baseline Commitment' does not represent a 'commitment'.</p> <p>Mechanisms for the transportation of cement are stated as being under review by the applicant within (applicant's response to the Council's LIR – refer to the five parts of the Applicant's responses: REP2-062 – REP2-066) and yet no commitment or incentivisation to the contractor is given.</p> <p>The applicant has referred to the absence of current detail on the construction programme as a reason for not being able to commit to certain movements but it avoids assigning aspirations within the frameworks of the oMHP, oSWMP and CoCP that the contractors should meet. To allow on-going innovation within the detailed design and construction period a derogation process could then be set to supplement the commitments and allow alternative opportunities to be used if they are found to be better for the environment or acceptably further reducing risk.</p> <p>The use of the existing jetties at East Tilbury is dismissed by the applicant but as also noted by the PLA, if those jetties are deemed unsuitable the applicant could have proposed modifications or new jetty provision, if it bought into the benefits of reducing road based transportation. This topic could have been considered early in the project definition if the applicant were minded to capitalise on the marine interface, instead it was convenient to dismiss the aspect and rely instead on road access. The applicant now concludes in its Written Statement that the absence of proximity of most compounds to the river is justification for not proposing to use marine or rail transportation. It could have considered, however, how to resolve the connectivity, such as using the trace later in the project, via the Tilbury Viaduct, once established.</p> <p>In its responses to the questions and evidence raised during the Examination about improving the use of non-road transportation as a proportion of the construction process, the applicant seems to be focused only on the use of facilities at the Port of Tilbury but does not consider the broader use of marine or rail facilities which could reduce materials, plant or equipment mileage. The oMHP recognises only the 'final' mile aspect of a journey, but neglects both the first mile aspect of journeys and also that there are many export movements that should be considered for alternative solutions as well, e.g. exported earthworks or waste materials, including rejected concrete.</p> <p>If the applicant had considered from the start of the project the use of marine and rail as an important aspect of the minimisation of impacts, then an alternative compound strategy could have been adopted at the early planning stage to improve access long the trace and to marine or rail facilities. The</p>		

ExQ2	Question to:	Question:
<p>project has been driven by a road access strategy and this is highlighted by the Applicant not presenting to the Examination the River Transport Strategy that had been proposed earlier in the project development.</p> <p>A number of references are made by the applicant to the project being a Design and Build contract. This is used as a reasoning for the applicant not specifying control mechanisms. The Council does not understand why this should be so and that a suitably stretching guidance framework should be provided to the appointed contractor/designer through the DCO Control Documents. It is not adequate to assume that a broad Rochdale Envelope established by a loose reasonable worst-case appraisal is the right solution. That approach does not match the applicant's assertion that its project is a Pathfinder project, instead the approach adopted uses business-as-usual practices.</p> <p>The applicant has no intention to improve on its current oMHP, oSWMP or CoCP.</p> <p>Summary: the Council has not been able to advance the commitments by the applicant to the movement of materials, plant and equipment, with the Applicant concluding that it is neither 'sensible or deliverable' to commit further to transporting items by marine or rail.</p>		
<p>Q8.1.4</p>	<p>Applicant, Local Authorities and Environment Agency</p>	<p>Excavated materials</p> <p>With regard to the Outline Materials Handling Plan [REP5-051], the Excavated Materials Assessment [APP-435] and the Code of Construction Practice [REP5-049]:</p> <ul style="list-style-type: none"> • Could greater certainty be provided that the quantities of excavated materials would not exceed the estimates? • In the event that quantities did exceed the estimates, what remediation/mitigation could be secured? • Should/could the controls in the Code of Construction Practice be updated to deal with a situation where the quantities were exceeded?
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The Council accepts the applicant's position that the quantification of the excavated materials cannot be refined until the conclusion of the detailed design works to be undertaken by its tunnelling contractor and that therefore the total quantity of excavated material to be generated cannot be identified more accurately. However, the environmental impacts are primarily driven by the excess excavated material exported from the Order Limits, the quantities of excavated materials set out within the Outline Materials Handling Plan [REP5-051], the Excavated Materials Assessment [APP-435] and the Code of Construction Practice [REP5-049] set out the basis on which the environmental assessment of the impact of the scheme is based. The Council therefore</p>		

ExQ2	Question to:	Question:
<p>considers that it is appropriate that this level forms the upper cap of material that can be exported outside of the Order Limits against which it is possible to more accurately define a maximum amount. Setting a tonnage or volume based cap on export would fail to provide effective limitation in the event that the total quantity of excavated material falls below the level set out therefore the drafting should read '<i>The quantity of excavated material removed from the site should not exceed X% of the total arisings and in any instance should not exceed the quantities set out within the Outline Materials Handling Plan [REP5-051], the Excavated Materials Assessment [APP-435] and the Code of Construction Practice [REP5-049] without demonstration that either there is no practicable alternative or that by removing the cap that environmental harm will result.</i>'</p> <p>This drafting would both more accurately define the excavated material arisings and require internal mitigation to be considered and developed by the Contractor at an appropriate time.</p>		
<p>Q8.1.5</p>	<p>Applicant, Local Authorities and Environment Agency</p>	<p>Waste hierarchy Could/should the wording in MW007 of the Code of Construction Practice [REP5-049] be strengthened to provide greater certainty that the waste hierarchy will be followed appropriately? Would the use of individual targets for different materials be an appropriate approach?</p>
<p>Thurrock Council Response: Introduction The Council recognises that the question relates specifically to MW007, however, the Council considers that consideration also needs to be given to the interaction with MW013 and our response below is drafted on that basis.</p> <p>MW007 provides a general statement of compliance with the waste hierarchy, however, it only commits to complying with the waste hierarchy insofar as 'Preference would be given to appropriate reuse, recycling and/or recovery before disposal where feasible and permitted by the design'. Preference being given where feasible and permitted by design is a passive position, where there is no requirement to comply with the intended outcome and no requirement to demonstrate that the waste hierarchy has been considered.</p> <p>The targets within MW013 group reuse, recycling and recovery within a single target to be achieved which actively contradicts the aim of the waste hierarchy by treating every level of the hierarchy except reduction and disposal as a single action. Furthermore, setting overarching weight-based targets within MW013 (70% min and 90% target) for non-hazardous excavated materials and non-hazardous 'Construction and Demolition' wastes does not adequately incentivise performance, as these could be achieved through diversion of a small number of high-weight material streams.</p>		

ExQ2	Question to:	Question:
<p>The Council believe that the DCO commitments to delivering the waste hierarchy can and should be improved through the strengthening of the following REAC commitments:</p> <p>The Council believes a more robust commitment could be made within MW007 along the lines of <i>'All Reasonable Endeavours will be made to ensure that the Works comply with the waste hierarchy and that disposal of waste is reduced, where materials are recovered or disposed of it should be evidenced that no practicable alternative management route was available.'</i></p> <p>Within MW013 the Council believes that the Applicant should set individual, material-level targets for re-use and recycling (combined with the additional MW007 drafting) would more effectively incentivise compliance with the waste hierarchy.</p>		
<p>9. Noise and vibration</p>		
<p>9.1 Noise and vibration: general questions</p>		
<p>Q9.1.1</p>	<p>Local Authorities</p>	<p>Noise Insulation Regulations</p> <p>Do you consider the additional commitment (NV018) in the Code of Construction Practice [REP5-049] would be sufficient to address potential eligibility under the Noise Insulation Regulations 1975? If not, please provide details and any suggested additional wording/commitments that you consider to be necessary.</p>
<p>Thurrock Council Response:</p> <p>The Council welcomes the additional commitment (NV018) in the Code of Construction Practice/REAC. However, given that potentially eligible buildings need to be determined no later than six months after the highway has opened to the public (Section 6, paragraph 3 of the Noise Insulations Regulations 1975), the Council do not agree with the timings proposed in NV018. The Council requires that the timescales for undertaking the assessment are completed within six months of the highway being opened to the public.</p> <p>To avoid ambiguity the Council would also like confirmation that the eligibility assessment will include acoustic remodelling based on up-to-date information relating to, but not limited to traffic flows, road alignment, mitigation measures including earthworks/barriers and road surface corrections.</p>		

ExQ2	Question to:	Question:
<p>Given that the current findings for Noise Insulation Regulations 1975 within the ES are contingent upon the mitigation incorporated into the scheme, particularly the low noise surface correction (paragraphs 12.5.14 and 12.5.15 of APP-150), the Council would expect operational sound surveys to be undertaken. The operational surveys should be undertaken at representative locations to confirm that the noise levels with mitigation measures in place are in line with those reported/determined in the acoustic modelling.</p> <p>Proposed rewording for REAC NV018 is set out below: <i>‘A final assessment and verification of possible eligibility under the Noise Insulation Regulations 1975 will be undertaken within six months of the Project opening. The assessment shall include acoustic remodelling based on up-to-date information relating to, but not limited to traffic flows, road alignment, mitigation measures including earthworks/barriers and road surface corrections. Representative operational sound surveys should be undertaken to confirm that the noise levels with mitigation measures in place are in line with those reported in the ES’.</i></p>		
Q9.1.2	Applicant and Local Planning Authorities	<p>Noise Insulation Regulations</p> <p>Should the commitment in NV018 of the Code of Construction Practice [REP5-049] be updated to provide a positive commitment to secure the provision of noise insulation in the event that any property/ies are found to be eligible?</p>
<p>Thurrock Council Response:</p> <p>The Council agrees that the commitment in NV018 should be updated to provide a positive commitment to secure the provision of noise insulation in the event that any property(ies) that are found eligible.</p> <p>Proposed rewording for REAC NV018 is provided below: <i>‘A final assessment and verification of possible eligibility under the Noise Insulation Regulations 1975 will be undertaken within six months of the Project opening. The assessment shall include acoustic remodelling based on up-to-date information relating to, but not limited to traffic flows, road alignment, mitigation measures including earthworks/barriers and road surface corrections. Representative operational sound surveys should be undertaken to confirm that the noise levels with mitigation measures in place are in line with those reported in the ES’.</i></p>		
Q9.1.3	Local Planning Authorities	<p>Construction</p> <p>Do you consider that the package of commitments is sufficient to monitor and, if necessary, mitigate noise and vibration impacts during the construction phase? If not, please provide details and any suggested additional wording/commitments that you consider to be necessary.</p>

ExQ2	Question to:	Question:
<p>Thurrock Council Response:</p> <p>The commitments provided within the 6.3 Environmental Statement Appendices Appendix 2.2 – Code of Construction Practice, First Iteration of Environmental Management Plan, Version 5 [REP5-049] have been reviewed. Comments have been provided below on each relevant REAC commitment, where changes are considered to be required.</p> <p>NV015</p> <p>In the event of exceedances of noise/vibration limits during the construction phase, NV015 states that these will be investigated by the contractor and best practicable measures will be employed with mitigation put in place. In the event that best practicable measures are not sufficient to attenuate noise/vibration impacts in line with the limits agreed in the Section 61, the Council request that <i>‘a scheme for the installation of noise insulation or the reasonable costs thereof, or a scheme to facilitate temporary rehousing of occupants, as appropriate, will be implemented and included in the REAC’.</i></p> <p>Additional Commitment</p> <p>Major and moderate adverse changes in noise levels due to construction traffic have been determined in the ES. However, no specific noise mitigation measures are presented within the REAC. The Council require a commitment within the REAC that alternative routes for construction traffic will be considered where major or moderate impacts are predicted. Additional assessments with resulting noise levels should be provided for approval by the relevant LPA. It is expected that the assessment would accompany the Outline Traffic Management Plan for Construction (oTMPfC).</p> <p>The Council therefore request that a new and specific REAC is included which states:</p> <p><i>‘As part of the Outline Traffic Management Plan for Construction (oTMPfC), a noise assessment will be undertaken to determine the change in noise levels at noise sensitive receptors. Where impacts are predicted to result in moderate or major changes in noise levels, alternative routes for construction traffic will be considered. The results of the noise assessment and full justification for the preferred routing will be provided for approval to the relevant Local Planning Authority’.</i></p> <p>NV017</p> <p>NV017 covers vibration and specifically mentions piling with additional assessments submitted as part of a Section 61 application. However, the Council requests that, if used, ‘vibratory rollers’ are included as part of any assessments that form part of the Section 61 application.</p> <p>NV017 states a study area of 100 m for piling activity. This study area is agreed. However, NV017 includes reference to Figure 12.1, which highlights representative receptors only. The Council requests that reference to Figure 12.1 is removed and all receptors within 100m are considered as part of REAC NV017.</p>		

ExQ2	Question to:	Question:
<p>NV019 Addressed in response to Q9.1.4 below.</p> <p>Summary: additional measures including mitigation options relating to re-housing/noise insulation are requested to be included. No measures relating to construction traffic are currently included and the Council would expect this to be included. Additional commitments to NV017 and NV019 have been set out above.</p>		
<p>Q9.1.4</p>	<p>Local Authorities</p>	<p>Operational noise and vibration monitoring and mitigation Please provide any comments in respect of the updated/additional commitments in the Code of Construction Practice [REP5-049], such as NV013 and NV019. Do you consider that the package of commitments is sufficient to monitor and, if necessary, mitigate noise and vibration impacts during the operational phase? If not, please provide details and any suggested additional wording/commitments that you consider to be necessary.</p>
<p>Thurrock Council Response: Comments have been provided below on NV019. The Council would also request that an additional commitment is made with regards to operational monitoring. This is also set out below</p> <p>NV019 REAC NV019 details ongoing maintenance requirements in relation to operational mitigation measures. However, no specific programme or timeline is provided. The Council would expect there to be a specific timeline provided with reports produced for agreement with LPA's with certification provided as necessary.</p> <p>Additional Commitment No operational noise and vibration measurements are included in the REAC. The measures are limited to visual inspections and review of installation specifications. It is noted that operational measurements post construction cannot always provide a reliable gauge when comparing to predicted levels due to a number of factors such as assessment based on annual average conditions. However, notwithstanding this, given that the results of the noise assessment for many receptors rely on operational mitigation measures incorporated into the scheme, the efficacy of these measures should be confirmed through operational sound surveys. Representative operational sound surveys should confirm that the operational noise levels with mitigation</p>		

ExQ2	Question to:	Question:
<p>measures in place are in line with those reported in the ES. Monitoring of performance is not only an indication that levels are in line with what has been reported, but also can be used as a baseline for future replacement surfaces so that it can be determined whether the replacement is no worse than what has been laid first time, i.e. the noise emission performance is no worse than that laid for scheme opening.</p> <p>Proposed wording for the additional REAC commitment is provided below. This could form part of NV019: <i>‘Following implementation of mitigation measures including noise barriers and low noise road surface corrections, representative operational sound surveys will be undertaken to confirm that operational noise levels are in accordance with those reported in the ES. If following the surveys there are significant differences between the operational sound survey and those reported in the ES, resulting in increases in noise levels, additional mitigation measures would need to be reviewed. The results and any further mitigation measures will be reported and submitted to the Local Planning Authority for approval’.</i></p> <p>Summary: a review of operational noise mitigation measures has been undertaken. The Council would request that operational sound surveys are included to confirm the efficacy of the measures being incorporated into the scheme. For maintenance measures, as specified in NV019, a timeline and written agreements with LPA’s should be included, as specified above.</p>		
<p>Q9.1.5</p>	<p>Local Authorities</p>	<p>Construction vibration monitoring: heritage assets</p> <p>Are the controls in the dDCO [REP5-024] and the associated controls in the Code of Construction Practice [REP5-049] sufficient to adequately monitor the impact of vibration on heritage assets which could be potentially vulnerable to vibration relating to construction traffic/operations?</p> <ul style="list-style-type: none"> • Please provide details of any heritage assets which you consider need to be specifically considered.
<p>Thurrock Council Response:</p> <p>There is no specific reference within the noise and vibration REAC to heritage assets. The Council would request that the following heritage assets/listed buildings are included for consideration due to potential vibration impacts from HGV movements.</p> <ul style="list-style-type: none"> • Whitecrofts Farmhouse, Stanford Road, Grays, RM16 3JL (Grade II listed, list entry no. 1111566) • Heath Cottage (Grade II, list entry no. 1111574) • Slades Hold Cottages (Grade II, list entry no. 1111608) • The Wilderness (Grade II, list entry no. 1111631) 		

ExQ2	Question to:	Question:
<ul style="list-style-type: none"> • Mill House (Grade II, list entry no. 1111642) • Former Gateway at Groves Barns (Grade II, list entry no. 1147431) • Brook Farm, Linford (Project ID no. 4163) <p>It is suggested that condition reports are completed prior to the commencement of works to establish a baseline from which any potential damage resulting from vibrations by HGV movements can be assessed.</p> <p>Summary: there is no specific reference within the noise and vibration REAC to heritage assets. Specific heritage sites to be included are detailed above.</p>		
<p>10. Road drainage, water environment and flooding</p>		
<p>10.1 Managing surface water</p>		
<p>Q10.1.2</p>	<p>Applicant Lead Local Food Authorities (LLFAs)</p>	<p>Infiltration ponds</p> <p>In the Applicant’s response to ExQ1 Q10.2.3, it is suggested that “<i>the overtopped flows would be guided towards existing (pre-development) exceedance flow paths. Any civil works required to establish the flow paths would be within the Order Limits but overtopped flows would eventually be discharged to areas where existing exceedance flows naturally gather which may be beyond the Order Limits.</i>” Can the Applicant provide further information to demonstrate that the situation ‘outside the Order Limits’ is no worse after implementation of the scheme than is currently the case?</p> <p>Where is this secured in the dDCO and do the LLFAs agree that sufficient provision is secured within the DCO?</p>
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The ExQ1 Q10.2.3 is related to Infiltration Basins and the residual risk of overtopping has been noted in document 6.3 Environmental Statement Appendices Appendix 14.6 - Flood Risk Assessment - Part 6, (APP-465). The applicant has confirmed that Infiltration basins would be designed to</p>		

ExQ2	Question to:	Question:
		<p>accommodate the runoff generated by the 1 in 100-year storm with a 40% climate change allowance, with an additional remaining freeboard. The applicant maintains that the residual risk of overtopping is assessed as being very low and would be in response to an exceptional future storm event.</p> <p>There is one Infiltration Basin and three Infiltration Swales within the Council area. This is described in Part 7 of the Flood Risk Assessment (APP-466) and Sheet 29 of the Drainage Plans Volume C (sheets 21 to 49) v3.0 (Tracked changes) (REP4-081). The contributing catchments are small, and provision is made for infiltration, as the applicant has deemed, that discharge to the neighbouring catchment provisions cannot be readily achieved.</p> <p>Located north of Orsett Heath, the Basin and three Swales are confined within the within the Project junction with A13 and A1013. The Drainage Plans do not make clear where the exceedance route would flow. Assuming the Basins will overflow before upstream contributing ditches, the exceedance route would be confined by the roads and the only apparent option would be for the exceedance route to run along the road.</p> <p>The Council acknowledge the applicant's position, stating the residual risk of overtopping is low and the freeboard provides additional volume to manage some uncertainty in the modelling assumptions. However, as the discharge mechanism is reliant on infiltration, the uncertainty with the ground conditions requires greater consideration of overtopping risk than would be the case for a retention basin. The Council requests that the applicant confirms assumptions about the infiltration rates and whether long term risk factors have been considered, such as deterioration of infiltration rates over time due to compaction or voids within soil becoming blocked by fines and sediment. The applicant should also confirm assumptions about groundwater levels and whether adequate data has been obtained to determine if high groundwater could be a risk and reduce infiltration potential. The Council recommend updating the Drainage Plans Volume C (REP4-081) and the Flood Risk Assessment Part 7 (APP-466) to address these risks and evidence suitable mitigation measures and exceedance routing; flow path and extents for the infiltration basins and swales.</p> <p>Summary: the likely exceedance route is not clear from the drainage plans provided. However, it is possible that exceedance flow would be confined to within the junction or forced onto the roads. The proposed discharge mechanism is reliant on infiltration with inherent uncertainties around ground conditions and long term performance. The Applicant should assess the additional risks of overtopping with Infiltration Basins and also confirm exceedance routing, flow path and extents for this location. This should be evidenced in suitable documents, including Drainage Plans Volume C (REP4-081) and the Flood Risk Assessment Part 7 (APP-466).</p>
10.2	Managing foul water	
10.3	Managing Water Supply	
10.4	Water quality and discharges	

ExQ2	Question to:	Question:
Q10.4.1	Applicant LLFAs IDB	<p>Operational surface water drainage pollution risk assessment</p> <p>The Applicant’s response is noted for question ExQ1 Q10.6.2; however, in relation to the proposed locations of outfalls it is stated that they are “<i>subject to confirmation during the detailed design of operational drainage networks</i>”.</p> <ul style="list-style-type: none"> • How is this flexibility secured within the DCO in order that any changes during the detailed design stage can be accommodated in flood risk terms in addition to the pollution risk on which has been commented? • Are the appropriate Drainage Authorities content with the arrangements?
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The ExQ1 Q10.6.2 question expressed concern that location and number of outfalls is subject to detailed design and seeks assurance that flexibility in the DCO will allow for acceptable variation within the bounds of maintaining agreed flood risk and treatment provisions.</p> <p>The applicant has stated that there is a high confidence that no additional outfalls are expected to be required for the Project, however, this is subject to confirmation during the detailed design of operational drainage networks. However, the applicant has not identified specific areas or catchments where the proposed outfall provision is less certain. Challenges could include catchments with flat topography or possible surcharged outfall conditions. These challenges, when identified at detailed design stage could lead to significant variation from the current drainage strategy. The Council request that these risks are identified along with other Residual Risks in 6.3 Environmental Statement Appendices Appendix 14.6 - Flood Risk Assessment - Part 6, (APP-465).</p> <p>The Council acknowledges the Applicant’s stated position and understands the limitations of design at Outline stage. However, if there are catchments and associated outfalls known by the Applicant to have challenging constraints, these should be highlighted with a description of potential alternative measures that would need to be specified at the detailed design stage.</p> <p>Summary: the Council request that the applicant highlight known constraints for catchments and associated outfalls that may lead to variations to number and location of proposed outfalls. The evidence should be supported with an update to the Residual Risks identified in Flood Risk Assessment - Part 6, (APP-465).</p>		

ExQ2	Question to:	Question:
11. Biodiversity		
11.1 Environmental mitigation		
<p>Q11.1.2</p>	<p>Natural England IPs with an interest in the natural environment Applicant</p>	<p>Monitoring of success</p> <ul style="list-style-type: none"> • Do Natural England and other IPs agree that the proposals suggested in the Applicant’s response to question Q11.5.2 provide a robust method of monitoring the success of species mitigation proposals? • Should aspects of the monitoring of the success of the proposed Green Bridges in relation to the use by the design species be undertaken alongside any monitoring required to meet Licence Applications? • In the document [REP4-182] the Applicant suggests that the oLEMP [REP3-106] refers to monitoring target habitats. Should the oLEMP be more specific in relation to species monitoring? • Over what time period should monitoring and subsequent mitigation and remedial action of different species, take place and are there natural, extreme weather events that justify extensions to the periods of assessment and replacement suggested? Can the Applicant set this information out in a table. • How could such be secured in the documentation?
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The Council agrees that the oLEMP (REP3-106) requires the applicant to appoint a monitoring party to work collaboratively with the LEMP advisory group and monitor the outcomes of the works (paragraph 4.1.8). This approach is supported in principle as the advisory group contains specialists from a range of environment bodies not linked to the applicant.</p>		

ExQ2	Question to:	Question:
<p>Monitoring for protected species mitigation/compensation sites will be secured through the protected species licences. At present, however, there is no clarity regarding what monitoring would be required for other habitat features, including green bridges. This is relevant for the green bridges in Thurrock which are not being provided explicitly for protected species mitigation.</p> <p>There is limited information regarding what size of bridge and habitat mixes are appropriate for green bridges in the UK. It is important therefore for monitoring to be undertaken to help inform future design of green bridges.</p> <p>Monitoring is normally undertaken with greater frequency initially and then reduced once habitats start to establish. Monitoring should be undertaken annually for at least five years before reducing to biennial and the five-year cycles. The applicant will need to be clear what level of monitoring will be undertaken, e.g. will every site be assessed or will it be a sample.</p> <p>Summary: this additional wording should be included into the oLEMP, so that it is part of a ‘Control document’.</p>		
<p>11.2 Structures</p>		
<p>Q11.2.1</p>	<p>Applicant Environmental Statutory Authorities LLFAs</p>	<p>West Tilbury Main Culvert</p> <p>The comment provided within the Applicant’s response to ExQ1 Q10.6.5 is noted; however, Badgers are nocturnal animals who do not require good vision, being dependent on hearing and smell. It has been suggested that species that are more reliant on sight require to see the ‘other’ end of culverts etc, to give them the assurance they require to enter the darker confines. It is recognised that culverting can affect the ecological value of the watercourse, while inhibiting the migration of some species and consequently it is suggested in industry guidance documentation that the length of culverts etc should be as short as possible. While it is acknowledged that within the answer to ExQ1 Q11.6.1 the Applicant is proposing many features to minimise detrimental effects, can the Applicant, and other IP, provide documented evidence that a culvert length of the 46 metres proposed will not act as a migration barrier?</p> <ul style="list-style-type: none"> • If no guidance is available, are there examples where such a length of culvert of similar diameter etc has been proven not to act as a barrier or are there options to further reduce the

ExQ2	Question to:	Question:
		<p>length of culvert? If this is the case, what amendment will be required to be made to the submitted documentation?</p> <ul style="list-style-type: none"> • What is the maximum length of culvert for the diameter proposed that will not act as a barrier to species migration thereby isolating upstream catchments etc? • It is suggested that the number of culverts being highlighted within 7.5 Design Principles Document [REP4-146] as being designed to allow mammal passage and to be as short a length as possible is only one. It is the West Tilbury Main Culvert and is listed in Table 5.5 Clause No. S9.10. Can the Applicant confirm if this is the only location for such mitigation to be introduced?
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The ExQ2 question Q11.2.1 relates to the West Tilbury Main Culvert and seeks confirmation that culvert lengths and diameter will not act as a migration barrier. The ExA also seeks clarification on whether the West Tilbury Main Culvert is the only location where the applicant has been able to reduce the length of the mammal passage, or whether further consideration could be given to reduce other culvert lengths.</p> <p>The Council have concerns about the Culvert length at West Tilbury Main as well as at other locations which have much greater length Culverts proposed. In addition, the Council seek clarification on the potential impact of proposed intake and flow control structures to mammal passage.</p> <p>The Council acknowledge the applicant's response within (REP5-035) Deadline 5 Submission - 5.4.1.1 Statement of Common Ground between (1) National Highways and (2) the Environment Agency v3.0 (Tracked Changes): the EA maintain their position that formal EA policy is to not allow culverts. However, the applicant has responded to say that culverting is avoided where possible and length of culverts has been reduced, i.e. for example, the Tilbury Main culvert, which has been reduced from 83m to 46m.</p> <p>Table 4.10 of 6.3 Environmental Statement Appendix 14.6 - Flood Risk Assessment - Part 10 [APP-477] includes a schedule of proposed culverts. Notably crossing reference X-EFR-2-04 is listed as 178m in length, located to the North of Muckingford Junction. This is a significantly longer than the West Tilbury Main Culvert and raises additional concerns about the length of culverts proposed by the applicant.</p> <p>Table 4.11 6.3 Environmental Statement Appendix 14.6 - Flood Risk Assessment - Part 10 [APP-477] includes a schedule of proposed flow control structures, including flow control structure reference S-EFR-2-01, which is a Notch plate weir on the West Tilbury Main. There is no mention of grills on the inlets and outlets of proposed culverts. The Council would like to see evidence that consideration has been given to reduce the length of all long</p>		

ExQ2	Question to:	Question:
		<p>culverts. Furthermore, confirmation should be given that the proposed intake structures including flow controls and grills (if specified), will not adversely affect the mammal passage.</p> <p>The Environment position on Mammal ledges is described in (REP4-285) Environment Agency Deadline 4 Submission - Responses to ExQ1. 10.6.5, the EA state they are not aware of research on the maximum length of culvert used by mammals, specifically water voles and otters. The EA note that if otters in particular do not use the culvert due to its length, then fencing should be installed to prevent them crossing the carriageways.</p> <p>The Council acknowledge that ecological fencing is shown on 6.2 Environmental Statement Figure 2.4 Environmental Masterplan Section 9 (APP-163) and would like confirmation that the proposed fencing is agreed with the EA.</p> <p>The Council recognise the CIRA Design Guidance: Culvert, screen and outfall manual (C786), does not have any guidance on maximum length of culverts with Mammal Ledges. However, with the Environment Agency, the Council also share concerns about the length of culverts proposed and potential for the length to act as a migration barrier. In the absence on industry design guidance, the Council would like to see evidence of successful case studies of longer length culverts, preferably up to 178m in length to support the applicant’s position that the proposed culverts and associated Mammal Passages will maintain mammal migration patterns.</p> <p>Summary: the Council have concerns about the Culvert length at West Tilbury Main as well as at other locations which have much greater length Culverts proposed, including lengths up to 178m. The Council would like to see evidence that consideration has been given to reduce the length of all long culverts. Furthermore, confirmation should be given that the proposed intake structures including flow controls and grills (if specified), will not adversely affect the mammal passage. The Council would like to see evidence of successful case studies of longer length culverts, preferably up to 178m in length to support the applicant’s position that the proposed culverts and associated Mammal Passages will maintain mammal migration patterns.</p> <p>The Council requires the evidence to be presented in updates to 6.3 Environmental Statement Appendix 14.6 - Flood Risk Assessment - Part 10 (APP-477) as well as in REAC commitments. Where changes to currently proposed culverts are made, the appropriate drawing sets should be updated, including the 6.2 Environmental Statement Figure 2.4 Environmental Masterplan Section 9 (APP-163).</p>
Q11.2.2	Applicant Environment Agency and other IPs with interests in environmental performance and outcomes	<p>Culverting general</p> <p>Table 4.10 Structural form of water crossings in Document 6.3 Environmental Statement - Appendix 14.6 - Flood Risk Assessment - Part 10 [APP-477] provides a list of various proposed culverts.</p>

ExQ2	Question to:	Question:
		<ul style="list-style-type: none"> • Can the Applicant confirm what are being introduced to prevent these culverts being 'environmental blackspots' through acting as barriers, reducing species movement, migration etc? How are relevant design measures being secured? • Can the Environment Agency, or other IPs, confirm that the proposed culverts listed in Table 4.10, referenced above, alongside the proposed mitigation, will not decrease the ecological value of the watercourses upstream from the culverts or that the Applicant has provided sufficient mitigation or alternative routes that minimises the risk of the upstream catchments becoming disjointed and isolated? • Where there is limited or no opportunity to provide sufficient mitigation or alternative routes that minimises the risk of the upstream catchments becoming disjointed and isolated due to the location of the watercourses to be culverted, can the Applicant explain why the modification of the surface water body should be accepted?
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The ExQ2 question Q11.2.2 is related to Q11.2.1 regarding West Tilbury Main Culvert and maximum length of Culverts proposed. The response to Q11.2.2 will not repeat the position set out in Q11.2.1, however, the points made relating to Culvert length and intake structures apply equally for Q11.2.2. for all proposed culverts specified across the wider Project.</p> <p>The applicant has demonstrated that efforts have been made to minimise the use of culverts whilst providing compensation in the form of de-culverting of existing culverts, and provision of additional open watercourses. However, the Council have identified a number of concerns and issues requiring further information to be provided to understand the proposals for culverts and associated mammal ledges or other forms of passage.</p> <p>The EA have discussed the issue of culverts at length with the Applicant, summarised in the following documents: (REP5-035) Deadline 5 Submission - 5.4.1.1 Statement of Common Ground between (1) National Highways and (2) the Environment Agency v3.0 (Tracked Changes): the EA maintain their position that formal EA policy is to not allow culverts. However, the applicant has responded to say that culverting is avoided where possible and length of culverts has been reduced. The matter is still marked as not agreed with the EA. The EA are pleased that three culverts on the Tilbury Main will be</p>		

ExQ2

Question to:

Question:

removed, and where it is needed, the EA recognise that a culvert is the least damaging option when compared to alternatives. Although the EA does not agree with the loss of WFD habitat, the EA agrees that the freshwater enhancements will provide an overall increase in freshwater habitat.

With reference to ([APP-477](#)) 6.3 Environmental Statement - Appendix 14.6 - Flood Risk Assessment - Part 10: the applicant has asserted that there would be a net increase in length of watercourse channel of approximately 4.9km across the Project and there would be a net increase length of watercourse in culvert of approximately 475m across the Project.

Section 5.8 of the document 6.3 Environmental Statement Appendix 14.6 - Flood Risk Assessment - Part 10 ([APP-477](#)) states that: *'All Culverts would include a mammal ledge (or a dry culvert-overpass). Ledges will be a minimum of 500mm wide, and with 600mm headroom (to soffit of culvert)'*. In addition, document 6.1 Environmental Statement Chapter 8 - Terrestrial Biodiversity [[APP-146](#)] Paragraph 8.5.10 states that *'12 culverts on 8 watercourses will contain mammal ledges'*.

The Council have reviewed the Drainage Plans Volume B ([REP4-078](#)) and C ([REP4-081](#)) in relation to proposed culverts across the whole Project area. Some 22 culverts have been counted in the Drainage Plans. This includes all proposed new culverts relating to both main rivers as well as ordinary watercourses and ditches. This is an apparent discrepancy with the applicant's statement that *All* culverts will have a mammal passage, whilst only 12 have been specified as having a Mammal passage. Therefore, the Council would like confirmation on the total number of culverts proposed and what justification the applicant can provide in the decision to exclude some culverts from Mammal passage provision.

Table 4.10 of 6.3 Environmental Statement Appendix 14.6 - Flood Risk Assessment - Part 10 ([APP-477](#)) lists the different structures related to proposed water crossings (including box culverts, pipe culverts and viaducts). The circular pipe culverts include 1 No. 900mm diameter and also a culvert consisting of 2 No. 300mm diameter Pipes. The applicant should confirm if the proposed 900mm diameter pipes as well as the 300mm diameter pipes are too small to accommodate a mammal ledge with the required parameters and would need the applicant to clarify if an alternative mammal crossing has been allowed for.

It is not clear which culverts will include a mammal ledge and which ones will include a dry culvert overpass. Where a dry overpass is required, the applicant will need to clarify this and confirm if the cover level will be sufficient if the dry overpass is to be raised above the flood levels.

The Council would also like to understand if additional dry overpass mammal passages have been considered that may be beneficial to mammal migration but may not necessarily be associated with a Proposed Watercourse diversion or culvert. In particular, this may be considered as additional capacity or contingency in the event of culvert surcharge of flooding during extreme events.

ExQ2	Question to:	Question:
		<p>The Council recognises that the applicant has sought to reduce the number and length of culverts within the project. The principal mammal species that could use the culverts within Thurrock are Otter and Water Vole. The Council still considers that there is uncertainty regarding which culverts would contain mammal ledges and if none are proposed what options might be available. In addition, it will be necessary for fish and amphibians to be able to use these routes to avoid the creation of unlinked habitat. The Council believes that the EA will be better placed to provide technical commentary on this matter.</p> <p>Summary: the applicant has demonstrated that efforts have been made to minimise the use of culverts whilst providing compensation and net gain of open water courses across the Project. However, further information is required from the Applicant to enable the Council to understand the proposals for culverts and associated mammal passages.</p> <p>The Council would like confirmation on the total number of culverts proposed and what justification the Applicant can provide in the decision to exclude some culverts from Mammal passage provision. Where the proposed culvert is a small diameter and cannot accommodate a mammal ledge, the applicant should make clear which of these culverts will have an alternative dry culvert -overpass.</p> <p>The Council would like the Applicant to confirm if sufficient contingency / additional capacity has been considered for Mammal passage, to account for the residual risk of culvert surcharge or flooding.</p> <p>The Council requests the Applicant to clarify the above points and update Table 4.10 in document 6.3 Environmental Statement Appendix 14.6 - Flood Risk Assessment - Part 10 (APP-477). The Table 4.10 should include specific identification of all culverts with Mammal passage provision and a cross reference to the relevant drawing/figure within 6.2 Environmental Statement Figure 2.4 Environmental Masterplan Section 9 (APP-163).</p>
11.3	Surveys	
11.4	Shorne Woods Country Park	
11.5	Habitats Regulations Assessment (HRA)	
12.	Physical effects of development and operation	
12.1	Historic environment & archaeology	

ExQ2	Question to:	Question:
12.2	Landscape impacts including riverscapes and visual severance	
12.3	Visual Impact	
13. Social, economic and land-use considerations		
13.1 Socio-economics, local impacts and health		
Q13.1.2	Applicant, LPAs	<p>Green Belt: applicability of ‘inappropriate development’ NPSNN paragraph 5.178 addresses development in the Green Belt in the following terms. <i>“When located in the Green Belt national networks infrastructure projects may comprise inappropriate development. Inappropriate development is by definition harmful to the Green Belt and there is a presumption against it except in very special circumstances. The Secretary of State will need to assess whether there are very special circumstances to justify inappropriate development. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In view of the presumption against inappropriate development, the Secretary of State will attach substantial weight to the harm to the Green Belt, when considering any application for such development.”</i></p> <p>Inappropriate development in the Green Belt for the purposes of the NPSNN takes the same meaning as it does in the NPPF (see footnote 108).</p> <p>NPPF paragraph 150 addresses inappropriate development in the Green Belt and makes clear that <i>“[c]ertain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.”</i> Local transport ExQ2: 10 October 2023 Responses due by Deadline 6: Tuesday 31 October 2023] Page 28 of 32 ExQ2 Question to: Question: infrastructure which can demonstrate a requirement for a Green</p>

ExQ2	Question to:	Question:
		<p>Belt location is included within the description of development that is not inappropriate in these terms.</p> <p>It seems that the Applicant’s Green Belt Assessment [APP-500] has accepted that the project as a whole represents ‘inappropriate development’ in the Green Belt, resulting in ‘definitional harm’ to which significant weight should be attached in the planning balance. However, having regard to the NPSNN and NPPF positions set out above, the ExA is not clear that is the case in policy terms.</p> <ul style="list-style-type: none"> • Is the proposed development (or are any relevant elements of it) ‘local transport infrastructure’ which can demonstrate a requirement for a Green Belt location, and if so, • what elements of the projects fall within that definition and what are the policy consequences of that? <p>The Applicant is requested to address this matter at Deadline 6 and the LPAs to respond at Deadline 7.</p>
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>The applicant is proposing to construct LTC, of which some 70% of the route will be within the Council’s area, which takes approximately 10% of Borough’s overall land area and approximately 11% of all of the Green Belt in Thurrock would be lost, if LTC is granted.</p> <p>LTC is designated a National Significant Infrastructure Project (NSIP) and the largest road scheme in the UK. As such, the application is being submitted through the Development Consent Order. LTC is not a ‘local transport infrastructure project’ and no part of LTC is ‘local transport infrastructure’, as it would become part of the Strategic Road Network (SRN). The Green Belt impact for LTC needs to be assessed as a whole and no elements can or should be removed from the assessment.</p> <p>Further considerations</p> <p>The applicant has not provided the Council with a robust Green Belt Assessment within its DCO application for the alternatives assessment or preferred route. The Applicant’s Green Belt Assessment (APP-500) is not a full and robust Green Belt assessment of LTC, as set out in detail in the Council’s LIR (REP1-281 and REP1-293) in Section 15.10 and Appendix L. Therefore, it is unclear how the Green Belt impacts have been assessed correctly. In particular, this does not provide an assessment of openness or other Green Belt purposes and does not clearly identify ‘very special circumstances’.</p>		

ExQ2	Question to:	Question:
		<p>Green Belt policy in the NPSNN is included under 'Land use including open space, green infrastructure and Green Belt'. Paragraph 5.164 states that: <i>'The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. For further information on the purposes and protection of Green Belt, see the National Planning Policy Framework'</i>. The NPSNN makes no reference to the split in local and strategic transport infrastructure.</p> <p>Paragraph 5.170 of the NPSNN sets out that there is a general presumption against inappropriate development in the Green Belt and <i>'...such development should not be approved except in very special circumstances. Applicants should therefore determine whether their proposal, or any part of it, is within an established Green Belt and, if so, whether their proposal may be considered inappropriate development within the meaning of Green Belt policy'</i>.</p> <p>It has been determined, in the applicant's Green Belt Assessment (APP-500), that LTC would involve inappropriate development in the Green Belt, paragraph 5.178 of the NPSNN sets out the decision-making policy:</p> <p><i>'When located in the Green Belt national networks infrastructure projects may comprise inappropriate development. Inappropriate development is by definition harmful to the Green Belt and there is a presumption against it except in very special circumstances. The Secretary of State will need to assess whether there are very special circumstances to justify inappropriate development. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In view of the presumption against inappropriate development, the Secretary of State will attach substantial weight to the harm to the Green Belt, when considering any application for such development.'</i></p> <p>Paragraph 6.5.277 of the Planning Statement (APP-500) concludes that: <i>'Appendix E to this Statement provides a detailed assessment of the case for the Project within the Green Belt in order to show that very special circumstances exist sufficient to justify the location of the development in the Green Belt and so demonstrate accordance with the relevant requirements of the NPSNN and Energy NPSs, and as far as this may be relevant, consistency with other relevant national and local Green Belt policies.'</i></p> <p>Following review of LTC DCO documents (full list of relevant Green Belt DCO documents produced by the Applicant and reviewed by the Council is set out in LIR Appendix L, Annex 1 (REP1-293)), the Council concludes:</p> <ul style="list-style-type: none">• LTC is 'inappropriate development' in the Green Belt and this is confirmed by the Applicant in Planning Statement (APP-500) paragraph E.1.4; and,• 'Very special circumstances' have <u>not</u> been demonstrated by NH for LTC (see LIR Appendix L, Annex 1 (REP1-293) for further detail), because:• The Applicant has not undertaken a robust Green Belt assessment for LTC, against the purposes of the Green Belt and impact on openness set out in the NPPF, which would robustly set out the harm in any location and for project as a whole;

ExQ2	Question to:	Question:
		<ul style="list-style-type: none">• The Applicant has not properly identified or clearly set out the level of harm to the Green Belt, including to its openness and the purposes of the Green Belt, to inform the selection of alternatives (at a strategic level) or for the preferred option design (at a detailed level, e.g. for the A13/A1089/LTC junction) or for the construction sites, such as construction compounds;• In terms of ‘any other harm’, the impacts of LTC in Thurrock on air quality, biodiversity, climate change, geology and soils, health, heritage, landscape, noise, socio economics, transport (such as PRow, public transport, wider network impacts), water, etc., is significant; and,• In terms of ‘other considerations’, the Applicant’s evidence for the need for LTC has not been properly demonstrated); the level of benefits of LTC has been overestimated and there is a lack of proper assessment of alternatives. <p>Therefore, the applicant, through the LTC DCO application has not demonstrated ‘very special circumstances’. The potential harm to the Green Belt by reason of inappropriateness, and any other harm, is not clearly outweighed by other considerations. Therefore, the applicant cannot demonstrate and the ExA cannot conclude that the DCO submission complies with NSPNN Paragraphs 5.164, 5.171 and 5.178 and National Planning Policy Framework (NPPF).</p> <p>The Council would request that the ExA ask the Applicant the following questions, as appropriate:</p> <ul style="list-style-type: none">• Has the applicant set out a clear and robust methodology for assessing the impact of LTC based on the NPPF purposes of the Green Belt?• Has the applicant demonstrated a robust assessment of the level of ‘harm’ to the Green Belt? Is the level of ‘harm’ underestimated? Has the Applicant undertaken a robust Green Belt assessment of LTC based on the purposes of the Green Belt and clearly set out the harm to the Green Belt?• Has the applicant undertaken a robust Green Belt assessment, against both openness and purposes of the Green Belt and if so, please demonstrate how this has been undertaken? In particular, to inform the design of the scheme, e.g. A13/Orsett Cock junction and other locations along the LTC route.• Does the Green Belt assessment include a robust Strategic assessment relating to alternative routes and a Detailed Green Belt assessment relating to the preferred route design and construction sites?• Where has the applicant demonstrated very special circumstances? Has ‘very special circumstances’ been demonstrated with appropriate analysis and evidence?• Where has the applicant demonstrated they have minimised the impact on Green Belt?• Is the SoS able to make a judgement to whether there are ‘very special circumstances’, as to whether the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations?• Have all the elements of ‘Any other harm’ of LTC been underestimated by the applicant, including impacts on air quality, noise, health, geology and soils, heritage, water, landscape, transport (wider network impacts), climate change etc, been properly included in the balance?

ExQ2	Question to:	Question:
<ul style="list-style-type: none"> Have all the elements of ‘other considerations’ of LTC been overestimated by the applicant, relating to need of LTC, the level of benefits and assessment of alternatives? <p>Summary: LTC takes approximately 10% of Borough’s overall land area, which is within the Green Belt. LTC is designated a NSIP and the largest road scheme in the UK, hence is being submitted through the DCO process. LTC is not a ‘local transport infrastructure project’ and no part of LTC is ‘local transport infrastructure’. The Green Belt impact for LTC needs to be assessed as a whole and no elements can be removed from the assessment. There are other remaining important questions ExA could ask of the applicant, as set out in the Council’s response above.</p>		
<p>14. The draft Development Consent Order (dDCO), planning obligations, agreements and the adequacy of security for project delivery and mitigation</p>		
<p>There are no questions relating to this topic in ExQ2. The Examination Timetable provides for the publication of an ExA commentary on the dDCO on 14 November 2023.</p>		
<p>15. The acquisition and temporary possession of land and rights (CA & TP)</p>		
<p>15.1 Additional Land or Rights</p>		
<p>16. General and overarching questions</p>		
<p>16.1</p>		
<p>Q16.1.2</p>	<p>Applicant Local Authorities</p>	<p>Environmental Management Plan (EMP) Q2 Paragraph 2.3.9 of Document 6.3, Appendix 2.2 Code of Construction Practice (First iteration of Environmental Management Plan) v5 [REP5-049] states that “<i>The EMP2 will require that construction phasing plans are made available to the local authorities, prior to works commencement.</i>” The ExA acknowledges that Document 6.3, Appendix 2.2 Code of Construction Practice (First iteration of Environmental Management Plan) v5 [REP5-049] includes a communication and community engagement section at Chapter 5, but the ExA seeks the views of the Applicant and the Local Authorities on whether the requirement set out in Paragraph 2.3.9 should have</p>

ExQ2	Question to:	Question:
		<p>an identified lead period so that local authorities can communicate with their residents sufficiently in advance. The ExA considers that building in a lead time for this information to be shared would reduce complaints to a Local Authority and to National Highways when construction starts.</p>
<p>Thurrock Council Response:</p> <p>Introduction</p> <p>It is entirely appropriate that a lead in time is committed to for the preparation of Engagement material and Requirement Discharge and any other associated consents discharge documents and evidence, which allows the Council to respond appropriately prior to the Undertaker seeking authorisation from the Secretary of State. Schedule 2 Part 2 'Procedure for Discharge of Requirements' Articles 18 to 22 give the basis for consulting on the aspects to be discharged and refers to the Register of Requirements, but those articles could go further to stipulate that the Undertaker and its contractors maintain a schedule of applications to be made and their anticipated preparation and presentation dates. This would allow the Council to engage with the Undertaker and contractor/s in advance of receipt of the formal consultation submissions and to mobilise its resources and governance process to ensure it can align with its Council meeting schedules. This approach has been used for other DCOs and has proven a good mechanism to reduce delays in consultation responses and as a consequence reduce delays in submissions to the Secretary of State. The approach would be more collaborative and could be managed through the Traffic Management Forum by providing monthly updated lookaheads for the coming quarter year. A similar system could be employed with the Community Liaison Groups (CLGs), giving a rolling quarterly lookahead containing advance notice of such aspects as major works and changes to construction phases. This should be stipulated within the CoCP and / or the DCO.</p> <p>The Council has put to the applicant that it should include in each of its control documents, including the oTMPfC, the oMHP and the oSWMP, the processes for updating and maintaining the resultant detailed plans that are to be developed post any DCO grant. That process should include commitments by the Undertaker and its contractors to indicate to the Council when updated documents and new documents are programmed to be developed and deposited with the Council. That notification should lookahead for the next quarter and be updated monthly at a minimum.</p> <p>Summary: the Council strongly supports the inclusion in the CoCP or DCO of an identified lead-in period for the provision from the Undertaker of documents and discharge applications and engagement information. The Council suggests a rolling quarterly programme updated monthly at a minimum.</p>		
Q16.1.4	<p>Local Authorities Other Statutory Stakeholders Other Interested Parties</p>	<p>Environmental Management Plan (EMP) Q4</p> <p>Notwithstanding any other questions included in this question set about specific commitments in the Register of Environmental Actions and Commitments Table 7.1 in</p>

ExQ2	Question to:	Question:
		<p>Document 6.3, Appendix 2.2 Code of Construction Practice (First iteration of Environmental Management Plan) v5 [REP5-049], the ExA would like to receive a set of dedicated comments from Local Authorities, other Statutory Stakeholders or any other IP on any specific concerns with any of the measures (or their wording) in the Register of Environmental Actions and Commitments in Table 7.1, or indeed on any of the drafting in Document 6.3, Appendix 2.2 Code of Construction Practice (First iteration of Environmental Management Plan) v5 [REP5-049].</p>
<p>Thurrock Council Response:</p> <p>Air Quality:</p> <p>AQ001: whilst Thurrock welcome the amendment of AQ001 in response to previous comments, the Council consider that it requires further updates to reflect LTC ‘pathfinder’ status for the use of hydrogen as an alternative to diesel in June 2023 (Lower Thames Crossing - Latest news - Lower Thames Crossing to use hydrogen powered construction machinery - National Highways) to ensure these commitments will be secured through the DCO. In particular AQ001 Section 4 (<i>Use low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices where reasonably practicable.</i>) has clearly been superseded by this commitment. The Council would again highlight that AQ001 Section 5 (Use ultra-low sulphur fuels in plant and vehicles where reasonably practicable) is a legal requirement and the Council is not aware of any situation where plant could use any other fuel.</p> <p>AQ007: as per the SoCG, the Council understand that the applicant has agreed to the commitments for a minimum of 6-months baseline monitoring and the EMP and REAC will be updated accordingly.</p> <p>AQ008: the Council consider that the ‘site action level’ should be set in accordance with IAQM guidance (unless more appropriate data becomes available), which is understood to be applied to HS2 and a majority of other construction projects across the UK.</p> <p>AQ008: the Council remain concerned that there is no specific commitment to take the necessary actions to resolve the cause of any exceedance of the air quality action level, only that they will be investigated, recorded and parties informed. As currently worded AQ008 does not preclude the continuation of activities that are causing excessive levels of dust. Therefore, there needs to be a clear commitment to implement the necessary measures at the earliest opportunity to mitigate the impacts, whether this relates to enforcement of the dust control measures in AQ003 – 005, or additional measures including the suspension of the specific activity until appropriate mitigation can be applied and to ensure these are applied for the remainder of the activity.</p>		

ExQ2	Question to:	Question:
Population and Human Health		
PH002 (suggested amended wording): <i>'Worker Healthcare: to ensure that the Integrated Care Partnerships have a consultation and approval role in agreeing the necessary range of medical and occupational healthcare services required to meet the physical and mental health needs of the construction workforce. Where on-site services cannot be offered, funding for greater capacity in the NHS will be provided.'</i>		
Noise		
REAC NV018 (proposed rewording): <i>'A final assessment and verification of possible eligibility under the Noise Insulation Regulations 1975 will be undertaken within six months of the Project opening. In the event that property/ies are found to be eligible, there will be an offer to carry out or make a grant in respect of the cost of carrying out insulation work in or to every eligible room in the building The assessment shall include acoustic remodelling based on up-to-date information relating to, but not limited to traffic flows, road alignment, mitigation measures including earthworks/barriers and road surface corrections. Representative operational sound surveys should be undertaken to confirm that the noise levels with mitigation measures in place are in line with those reported in the ES'.</i>		
REAC NV015 (additional proposed wording): <i>'In the event that best practicable measures are not sufficient to attenuate noise/vibration impacts in line with the limits agreed in the Section 61, the Council request that 'a scheme for the installation of noise insulation or the reasonable costs thereof, or a scheme to facilitate temporary rehousing of occupants, as appropriate, will be implemented and included in the REAC'.</i>		
NV017 (comment): this includes reference to Figure 12.1, which highlights representative receptors only. The Council requests that reference to Figure 12.1 is removed and all receptors within 100m are considered as part of REAC NV017.		
NV017 (comment): covers vibration and specifically mentions piling with additional assessments submitted as part of a Section 61 application. However, the Council requests that, if used, 'vibratory rollers' are included as part of any assessments that form part of the Section 61 application		
Geology and Soils		
The Council has engaged with the applicant and agreed wording for GS001 and GS027. The proposed new commitment for this topic is present below.		
New REAC for reassurance monitoring (asbestos fibre release) - proposed wording: <i>'Reassurance air monitoring will be undertaken to confirm that control measures implemented during ground disturbance works are adequately managing potential asbestos fibre release and demonstrate that the number of asbestos fibres at the works boundary are not increased above the location specific background. The monitoring would be managed by the contractor noting that such monitoring is normally undertaken by a specialist company engaged by and independent of the main contractor'.</i>		
New REAC for River Frontage Protection: the Contractor will undertake a baseline condition survey of the river frontage that is within the Order Limits prior to commencement of works, at quarterly intervals and on completion. The surveys are to be undertaken by an independent competent person. Any degradation (reduction in stability resulting in exposure of the landfill waste) assignable to the construction activities (including temporary compounds) is required to be rectified, with the measures to be implemented to be agreed with the relevant local authorities.		

ExQ2	Question to:	Question:
		<p>Materials and Waste</p> <p>The Council believe that the DCO commitments to delivering the waste hierarchy can and should be improved through the strengthening of the REAC commitments relating to Materials and Waste.</p> <p>MW001: the Council would request that the Applicant consider that concrete for reuse is crushed and prepared within the worksite and not taken to an off-site facility for crushing and reimported, potentially financially incentivised by the Applicant.</p> <p>MW007: this provides a general statement of compliance with the waste hierarchy; however, it only commits to complying with the waste hierarchy insofar as 'Preference would be given to appropriate reuse, recycling and/or recovery before disposal where feasible and permitted by the design'. Preference being given where feasible and permitted by design is a passive position where there is no requirement to comply with the intended outcome and no requirement to demonstrate that the waste hierarchy has been considered. The Council believes a more robust commitment could be made within MW007 along the lines of 'All Reasonable Endeavours will be made to ensure that the Works comply with the waste hierarchy and that disposal of waste is reduced, where materials are recovered or disposed of it should be evidenced that no practicable alternative management route was available.'</p> <p>MW013: the targets within MW013 group reuse, recycling and recovery within a single target to be achieved which actively contradicts the aim of the waste hierarchy by treating every level of the hierarchy except reduction and disposal as a single action. Furthermore, setting overarching weight-based targets within MW013 (70% min and 90% target) for non-hazardous excavated materials and non-hazardous C&D wastes does not adequately incentivise performance as these could be achieved through diversion of a small number of high-weight material streams. Within MW013 the Council believes that the Applicant should set individual, material-level targets for re-use and recycling (combined with the additional MW007 drafting) would more effectively incentivise compliance with the waste hierarchy.</p>
		<p>Cultural Heritage</p> <p>CH004: this REAC should include a commitment to secure the Level 3 Building Recording of the settings of Baker Street Windmill (LB57) and Whitecrofts Farmhouse (LB37). Both are Grade II listed buildings, which will experience a high degree of change within their settings resulting in less than substantial harm. The recording of Baker Street Windmill is noted in table 9.3 of the Archaeological Mitigation Strategy [APP-367], but reference is not made to Whitecrofts or the specific need to record their settings rather than the buildings themselves.</p>
		<p>Road Drainage and Water Environment</p> <p>RDWE029 Flood Protection North Portal: this is to provide protection around the North Portal to protect the tunnel from flooding. This issue is discussed in D6 Appendix B - Response to the applicant's Compliance to draft NPS. The Council have concerns that Contingency Measures to cover the residual risks of flooding within the North Portal have not been fully considered. In particular, the management of flood risk to the north portal is reliant on a pump at the base of the ramp. Contingency plans are needed to manage the residual risk of pump failure resulting in increased flood risk to</p>

ExQ2	Question to:	Question:
		<p>the tunnel. Specific emergency planning for the tunnel should also be included, including safe escape routes and operational closures in the event of flooding of the tunnel.</p> <p>Summary: the reliance on a pumped system to prevent flooding at the North Portal presents residual risks to be managed. This REAC commitment should include reference to contingency plans and emergency planning for the tunnel, including safe escape routes and operational closures in the event of flooding of the tunnel.</p> <p>RDWE034 Operational drainage – infiltration basins: the commitment includes: ‘Overland flow paths shall be established to manage exceedance flows from infiltration basins.’ This issue is picked up in the Council’s response to ExQ2. Q10.1.2 above: there is one Infiltration Basin and three Infiltration Swales within the Thurrock Council area. Located north of Orsett Heath, the Basin and three Swales are confined within the within the Project junction with A13 and A1013. It is not clear where the exceedance route would flow. Assuming the Basins will overflow before upstream contributing ditches, the exceedance route would be confined by the roads, and the only apparent option would be for the exceedance route to run along the road.</p> <p>However, as the discharge mechanism is reliant on infiltration, the uncertainty with the ground conditions such as deterioration of infiltration rates over time due to compaction or voids within soil becoming blocked by fines and sediment. The applicant should also confirm assumptions about groundwater levels, and whether adequate data has been obtained to determine high groundwater could be a risk and reduce infiltration potential. may require greater consideration than would be the case for a retention basin.</p> <p>Summary: the likely exceedance route is not clear. The Council requests that the applicant confirms assumptions about the infiltration rates and whether long term risk factors have been considered. The applicant should also confirm exceedance routing, flow path and extents for this location. This risk along with a new REAC statement should be added, specific to the Infiltration Basins at the Project junction with A13 and A1013.</p> <p>RDWE037 Compensatory flood storage areas: this includes provision of Compensatory Flood Storage Areas for the Operational Phase. The Council have identified that Compensatory Flood Storage has been calculated based on operational phase parameters. Therefore, the required volume and land take requirements cannot be assumed for the Construction Phase. There is a risk that land take requirements would be not reasonably accommodated within the Order Limits at an appropriate location. This issue is a Matter Under Discussion within the Statement of Common Ground (Item 2.1.261).</p> <p>Summary: an additional REAC item is recommended to cover Compensatory Flood Storage Area calculations specific to the Construction Phase. This REAC commitment should be to calculate an approximate CFSA land take and volume at detailed design stage and identify the location that the CFSA would be required to compensate for loss of flood plain storage during the construction phase.</p>

ExQ2: 10 October 2023

Responses due by Deadline 6: Tuesday 31 October 2023]

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Lower Thames Crossing

**The Examining Authority's Written Questions and Requests for Information (ExQ2) –
Thurrock Council Responses
Appendix 1: Future Planned Development A128**

31 October 2023

Thurrock Council



The Examining Authority's Written Questions and Requests for Information (ExQ2) – Thurrock Council Responses: Appendix 1: Future Planned Development A128
 Lower Thames Crossing

Document Control Sheet

Project Name: Lower Thames Crossing

Report Title: The Examining Authority's Written Questions and Requests for Information (ExQ2) – Thurrock Council Responses: Appendix 1: Future Planned Development A128

Doc Ref: -

Date: 31 October 2023

	Name	Position	Signature	Date
Prepared by:	Various			31/10/2023
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The Examining Authority's Written Questions and Requests for Information (ExQ2) – Thurrock Council Responses: Appendix 1: Future Planned Development A128
Lower Thames Crossing

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Appendix 1: Future Planned Development A128

The Examining Authority's Written Questions and Requests for Information (ExQ2) – Thurrock Council Responses: Appendix 1: Future Planned Development A128
Lower Thames Crossing

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ID	Reference	Significant applications that effect traffic impacts	Address	WARD	Date of Application	Decision Status	Decision	Shape_Area (sq m)
17	18/01830/OUT	Outline planning permission with all matters (except for access) reserved for development comprising 116 residential units with associated amenity space and parking, three retail units, public house, strategic landscaping and noise attenuation buffer	Land Adjacent Bulphan By-Pass And Church Road Bulphan Essex	Orsett	24/12/2018 00:00	Application Received	Application Received	71330
27	22/00276/OUT	Application for outline planning permission with all matters reserved: Proposed crematorium with ancillary parking, landscaping and accociated access.	Land Adjacent Bulgenen House And Wick Place Cottage Brentwood Road Bulphan Essex	Orsett	02/03/2022 00:00	Previously Invalid	Previously Invalid	107349
48	21/00508/OUT	Application for outline planning permission (with matters of appearance and landscaping reserved for subsequent approval): Proposed erection of a crematorium (Sui-Generis), private hospital, GP surgery, specialist care facility (Use Class C2) and revised	Land Adjacent Bulgenen House And Wick Place Cottage Brentwood Road Bulphan Essex	Orsett	27/03/2021 00:00	Application Received	Application Received	57437
69	19/00281/FUL	Erection of 6 detached dwellings with associated amenity space, vehicular parking/access roads and strategic landscaping including the demolition of outbuildings	Land Adjacent Prospect Brentwood Road Southover And Peartree Cottage Peartree Lane Bulphan Essex	Orsett	21/02/2019 00:00	Application Received	Application Received	3173
91	23/01232/FUL	Retrospective Planning Application to Regularise Earth Bund, Change of Use to Expand Road Planning Depot and Car Park	Sims Environmental And Recycling Services Ltd Burrows Farm Brentwood Road Bulphan Essex RM14 3TL	Orsett	11/10/2023 00:00	Application Received		36332
170	22/00212/NMA	Application for a non-material amendment to change to the housetype of Plot 19 of planning permission ref 16/00630/REM (Reserved matters application for residential development of land for 19 units including access, appearance, landscaping, layout and sc	Pieris Place Brentwood Road Bulphan Essex	Orsett	18/02/2022 00:00	Application Permitted	Application Permitted	31565
184	23/01255/OUT	Proposed erection of a crematorium with indicative highway adjustment to be a carbon neutral development including planting and wetland sequestration area.	Land Adjacent Bulgenen House And Wick Place Cottage Brentwood Road Bulphan Essex	Orsett	17/10/2023 00:00	Application Received		107349
194	19/00287/FUL	Erection of 8 detached dwellings with associated amenity space, vehicular parking/access roads and strategic landscaping including the demolition of outbuildings	Land To Rear Of Conifers Brentwood Road And Adjacent Orchard House Peartree Lane Bulphan Essex	Orsett	22/02/2019 00:00	Application Received	Application Received	4335
307	19/01556/OUT	Application for outline planning permission with all matters reserved apart from access: Proposed mixed use development comprising up to 750 no. residential dwellings, medical facility, retail and commercial units.	Kings Farm Parkers Farm Road Orsett Essex RM16 3HX	Orsett	15/10/2019 00:00	Pending Decision		312952
ID	Reference	Minor applications with limited effects on traffic impacts	Address	WARD	Date of Application	Decision Status	Decision	Shape_Area (sq m)
1	18/01303/REM	Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) following outline approval ref. 15/00487/OUT (For five dwellings with access from Brentwood Road)	Portland Lodge Brentwood Road Bulphan Essex RM14 3TJ	Orsett	07/09/2018 00:00	Application Permitted	Application Permitted	1970
2	18/01043/TPO	T1 Ash - Remove a self-seeded common ash.	The Barns High Road Orsett Essex RM16 3ER	Orsett	23/07/2018 00:00	Application withdrawn	Application withdrawn	457
3	18/00988/HHA	Two storey front extension, single storey side extensions, alterations to roof, basement & single storey garage block with associated hardstanding following the demolition of existing side extension and outbuilding.	The Manor House Brentwood Road Bulphan Essex RM14 3TJ	Orsett	10/07/2018 00:00	Application Permitted	Application Permitted	13836
4	18/01068/CLEUD	Use of converted stables as an independent dwelling unit	Annexe 2 Portland Lodge Brentwood Road Bulphan Essex RM14 3TJ	Orsett	28/07/2018 00:00	Application Received	Application Received	117
5	18/00334/CLOPUD	Two storey rear extension	Lyndfield Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	01/03/2018 00:00	Application Permitted	Application Permitted	5113
6	18/01137/CLOPUD	Side extension on both sides	Blackbush Farm Orsett Road Horndon On The Hill Essex SS17 8PN	Orsett	09/08/2018 00:00	Application Permitted	Application Permitted	23446
7	18/01759/FUL	Conversion of existing House back to two semi-detached 3 bedroomed dwellings with a new cross over access.	Martins Farmhouse 93 Church Lane Bulphan Essex RM14 3TS	Orsett	07/12/2018 00:00	Previously Invalid	Previously Invalid	2813
8	18/01582/NMA	Application for a proposed non-material amendment of approved plans of planning permission ref. 16/00697/FUL (Extension to the Village Hall to create a new shop unit (Convenience Store) to reduce the footprint of the proposed shop and add high level wind	Bulphan Village Hall Church Road Bulphan Essex RM14 3RU	Orsett	31/10/2018 00:00	Application Permitted	Application Permitted	20668
9	18/01377/CLEUD	Continued occupation of dwelling by persons not employed or last employed in agriculture (occupation not in accordance with condition 5 of approved planning application THU/209/89 (89/00209/FUL))	Orsett Fruit Farm Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	19/09/2018 00:00	Application Permitted	Application Permitted	11842
10	18/00958/CV	Removal of condition no. 13 and 14 of planning permission THU/839/90 (New detached 2 storey 3 bed chalet. Conversion of existing bungalow to garage/workshop/staff facilities and erection of 4 stables)	Brooklyn Kennels Black Bush Lane Horndon On The Hill Essex SS17 8PT	Orsett	05/07/2018 00:00	Application Permitted	Application Permitted	11167
11	20/01151/HHA	Partial conversion of existing garages to habitable accommodation and external material/finish changes.	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	03/09/2020 00:00	Application Permitted	Application Permitted	2063
12	20/00503/HHA	Single storey rear and side extension, front porch garage conversion, roof alternation and loft conversion for additional bedroom.	Pennhurst Penn Close Orsett Essex RM16 3ED	Orsett	29/04/2020 00:00	Application Permitted	Application Permitted	374
13	19/01223/HHA	Part two storey/part single storey extension to the rear and single storey extensions to the sides of the main property; new main pitched roof; pitched roof dormers to front and rear; form terrace over existing porch; extension to garage, including a new	Fen House Conways Road Orsett Essex RM16 3EL	Orsett	08/08/2019 00:00	Application Permitted	Application Permitted	3614
14	18/00147/HHA	Rear extensions to ground, 1st floor and 2nd floor, loft conversion with front and rear dormer and increase in ridge height.	64 Church Lane Bulphan Essex RM14 3TT	Orsett	26/01/2018 00:00	Previously Invalid	Previously Invalid	4218
15	18/01302/HHA	Side and rear extension	The Lodge Fen Lane Bulphan Essex RM14 3RL	Orsett	07/09/2018 00:00	Application Received	Application Received	2492
16	18/00075/HHA	Single storey rear extension with roof lantern and roof lights	Marley Cottage Maltng Lane Orsett Essex RM16 3HJ	Orsett	16/01/2018 00:00	Application Permitted	Application Permitted	314
18	18/01764/FUL	The removal of 40 containers and 8 lorry bodies currently used for commercial storage purposes and their replacement with an L-shaped single storey barn-style structure to store the applicant's car collection.	Home Farm Brentwood Road Orsett Essex RM16 3HU	Orsett	08/12/2018 00:00	Previously Invalid	Previously Invalid	28187
19	20/00266/CV	Application for the removal of conditions no 6 (Enclosure) and 7 (Extensions) of planning permission ref 14/01351/FUL (Proposed conversion of existing barn to single dwelling house.)	Blossom Barn Peartree Lane Bulphan Essex RM14 3SP	Orsett	03/03/2020 00:00	Application Received	Application Received	8838
20	20/00926/HHA	Part single part two storey rear extension with one Juliet balcony	62 Church Lane Bulphan Essex RM14 3TT	Orsett	22/07/2020 00:00	Application Permitted	Application Permitted	4324
21	20/00618/PNAF	Agricultural Barn	Land Adjacent Portland Lodge And Brentwood Road Bulphan Essex	Orsett	27/05/2020 00:00	Prior Approval Refused	Prior Approval Refused	8418
22	19/00585/CLEUD	Access road located in the rear garden of Glenfield has been there since the summer of 2011.	Glenfield Brentwood Road Bulphan Essex RM14 3SL	Orsett	16/04/2019 00:00	Application Permitted	Application Permitted	6689
23	21/00435/CLOPUD	Single storey outbuilding garden store	Fen House Conways Road Orsett Essex RM16 3EL	Orsett	17/03/2021 00:00	Application Permitted	Application Permitted	3614
24	21/01141/HHA	Single storey rear extension	Mills Haven Stanley Road Bulphan Essex RM14 3RX	Orsett	29/06/2021 00:00	Application Permitted	Application Permitted	422
25	19/01605/LBC	Roof works, including structural works to roof structure, localised areas of repointing and replacement of 3No bay windows	The Larches Rectory Road Orsett Essex RM16 3EH	Orsett	28/10/2019 00:00	Application Permitted	Application Permitted	506
26	22/00155/CLOPUD	Single storey side extensions to house which are both less than half the width of the original house	Manor House Cottage Doesgate Lane Bulphan Essex RM14 3SX	Orsett	08/02/2022 00:00	Application Permitted	Application Permitted	1814
28	22/01035/HHA	Garage conversion.	Conifers Maltng Lane Orsett Essex RM16 3HJ	Orsett	22/07/2022 00:00	Application Permitted	Application Permitted	417
29	23/01129/HHA	Part single storey rear extension.	Redberry Rectory Road Orsett Essex RM16 3JU	Orsett	13/09/2023 00:00	Pending Consideration		1176
30	23/01242/CLEUD	The use of the land edged red on the site location plan for the occupation of a dwelling without compliance with an agricultural occupancy condition. The relevant condition is condition 3 on planning permission reference THU/282/82 which states: "The occ	Orsett Park Farm Prince Charles Avenue Orsett Essex	Orsett	13/10/2023 00:00	Application Received		151371
31	20/01439/HHA	Single storey side and rear extension, loft conversion with rear rooflight, solar panels, and two additional windows to the side elevation. Erection of boundary wall, railings and electric sliding gates. Provision of an underground car lift with extend	19 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	22/10/2020 00:00	Application Permitted	Application Permitted	2434
32	20/01463/FUL	Retrospective A3 building.	Layby Adjacent Loft Hall And North Of Orsett Cock Roundabout Brentwood Road Orsett Essex	Orsett	27/10/2020 00:00	Previously Invalid	Previously Invalid	286
33	20/00797/HHA	Retrospective application for the existing pool, plunge pool and spa	14 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	26/06/2020 00:00	Application Permitted	Application Permitted	1634
34	20/00633/CLOPUD	Outbuilding incidental to the main dwelling	Glenfield Brentwood Road Bulphan Essex RM14 3SL	Orsett	29/05/2020 00:00	Application Received	Application Received	6689
35	21/01286/TPOCA	T1 = TO FELL 1 X PLUM TREE IS GROWING TO CLOSE TO THE WALL CLIENT WILL REPLANT WITH A REPLACEMENT TREE	Rozen House Rectory Road Orsett Essex RM16 3EH	Orsett	21/07/2021 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	666
36	21/00916/FUL	Proposed extension and conversion of existing garage to an annex, including a pitch roof.	13 Penn Close Orsett Essex RM16 3ED	Orsett	27/05/2021 00:00	Application Permitted	Application Permitted	694
37	20/00186/SCO	Request for an Environmental Impact Assessment (EIA) Scoping Oopinion: Proposed application for outline planning permission with all matters reserved apart from access for a mixed use development comprising 750 no. residential dwellings, medical facilit	Kings Farm Parkers Farm Road Orsett Essex RM16 3HX	Orsett	10/02/2020 00:00	Advice Given	Advice Given	312952
38	20/00447/CLOPUD	Loft conversion with rear dormer with front roof light	Roadside View Orsett Road Horndon On The Hill Essex	Orsett	15/04/2020 00:00	Application Received	Application Received	573
39	19/01260/HHA	Single storey rear extension and second floor window.	14 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	15/08/2019 00:00	Application Permitted	Application Permitted	323
40	21/01126/FUL	Demolition of storage building/yard, stable, mobile home, containers and construction of 2 x chalet bungalows with associated parking and amenity areas (resubmission of 20/00745/FUL)	Linsteads Orsett Road Horndon On The Hill Essex SS17 8PW	Orsett	28/06/2021 00:00	Application Received	Application Received	9455
41	19/01706/TPOCA	T1 Weeping Ash Tree - Crown Lift to 4.0Mtrs, Reduce by 1.5Mtrs and Remove Deadwood.General MaintenanceLight Access	5 The Paddocks Rectory Road Orsett Essex RM16 3AE	Orsett	18/11/2019 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	151
42	21/02006/CLOPUD	Hip to gable loft conversion with rear dormer, two front rooflight, addition of side windows and new front door position	63 Church Lane Bulphan Essex RM14 3TR	Orsett	22/11/2021 00:00	Application Permitted	Application Permitted	403
43	22/00206/DVOB	Application to amend Schedules 3 and 4 the s106 Legal Agreement (dated 27.08.15) agreed under planning approval ref: 14/01406/OUT (Residential development of land for 19 units (Outline Application with all matters reserved) including strategic landscape/	Pieris Place Brentwood Road Bulphan Essex	Orsett	16/02/2022 00:00	Pending Consideration		31565
44	22/00268/HHA	Loft conversion with four rear roof lights.	5 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	01/03/2022 00:00	Application Permitted	Application Permitted	1214
45	22/00269/HHA	Detached garden summer house including games room, cloak room and garden shed	5 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	01/03/2022 00:00	Application Permitted	Application Permitted	1214
46	21/01674/HHA	Front porch, changes to patio doors to existing single storey rear extension and two front dormers	Hazelmere Orsett Road Horndon On The Hill Essex SS17 8PN	Orsett	29/09/2021 00:00	Application Permitted	Application Permitted	521
47	21/02146/HHA	Single storey rear extension	87 Church Lane Bulphan Essex RM14 3TR	Orsett	17/12/2021 00:00	Application Received	Application Received	746
49	21/01575/CLOPUD	Installation of Air Source Heat Pump	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	11/09/2021 00:00	Application Permitted	Application Permitted	2093
50	21/02095/HHA	Garage conversion, single storey front and rear extension and first floor rear extension	Pennhurst Penn Close Orsett Essex RM16 3ED	Orsett	07/12/2021 00:00	Application Permitted	Application Permitted	374
51	22/01086/CONDC	Application for the approval of details reserved by Condition no. 3 (Materials), 6 (Demolition of Building Structures), 7 (Boundary Screening), 8 (Soft and Hard Landscaping), 9 (Flood Warning Evacuation Plan) of planning permission ref. 21/01609/FUL (Dem	The Paddocks Parkers Farm Road Orsett Essex RM16 3HX	Orsett	05/08/2022 00:00	Advice Given	Advice Given	6103

ID	Reference	Significant applications that effect traffic impacts	Address	WARD	Date of Application	Decision Status	Decision	Shape_Area (sq m)
52	22/00560/HHA	Installation of 3 sets of access gates measuring a maximum of 2ms in height, with 1.81m high boundary walling including a hedgerow infill between gates.	Manor House Cottage Doesgate Lane Bulphan Essex RM14 3SX	Orsett	22/04/2022 00:00	Application Received	Application Received	1837
53	22/00618/HHA	Outdoor swimming pool and underground rain water harvesting tank	Blossom Barn Peartree Lane Bulphan Essex RM14 3SP	Orsett	06/05/2022 00:00	Application Permitted	Application Permitted	6700
54	22/00853/CLEUD	Continued use of the outbuilding as a commercial office (E (c)(i)) for a period in excess of 10 years	Linsteads Orsett Road Horndon On The Hill Essex SS17 8PW	Orsett	20/06/2022 00:00	Application Permitted	Application Permitted	82
55	22/01382/CLEUD	Certificate of Lawfulness for the independent C3 dwelling use of the property.	Brooklyn Kennels Black Bush Lane Horndon On The Hill Essex SS17 8PT	Orsett	10/10/2022 00:00	Application Received	Application Received	453
56	22/01643/PNTC	Application to determine whether the Council's prior approval is required for: - erection of 1no. 20.5m monopole supporting 6no. antennas, 1no. 600mm dish, and 1no. 300mm dish-- installation of 3no. cabinets and associated ancillary works-- rection of	Orsett Show Ground Ltd Orsett Showground Rectory Road Orsett Essex	Orsett	07/12/2022 00:00	Application withdrawn	Application withdrawn	48
57	23/00296/FUL	Demolition of storage building/yard, stable, mobile home, containers and construction of 2 x chalet bungalows with associated parking and amenity areas (resubmission of 21/01126/FUL)	Linsteads Orsett Road Horndon On The Hill Essex SS17 8PW	Orsett	14/03/2023 00:00	Application Permitted	Application Permitted	4482
58	23/00409/NMA	Application for a non-material amendment to single storey rear extension to now have a flat roof instead of a pitched roof. Overall height reduction to the rear extension of planning ref 22/01400/HHA (Two storey side extension, single storey rear extensi	Two Hoots Herga Hyll Orsett Essex RM16 3JA	Orsett	06/04/2023 00:00	Application Permitted	Application Permitted	362
59	23/00560/NMA	Application for a proposed non-material amendment to add another temporary structure as a storage unit at the rear of the approved structure, materials will be the same and the structure is erected at an angle which is not harmful to the existing scheme	5 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	09/05/2023 00:00	Application withdrawn	Application withdrawn	1214
60	23/01013/FUL	Erection of a single storey two bedroom dwelling, associated landscaping and vehicular access- and demolition of existing outbuilding	Land Adjacent Prospect Brentwood Road Southover And Peartree Cottage Peartree Lane Bulphan Essex	Orsett	14/08/2023 00:00	Pending Consideration		3173
61	19/00678/FUL	Change of use of garage/workshop to one residential dwelling and associated external alterations.	2 Manor Cottages Church Road Bulphan Essex RM14 3SJ	Orsett	02/05/2019 00:00	Application Permitted	Application Permitted	847
62	18/00273/HHA	Two storey side extension, single storey rear extension with a glass balustrade around the perimeter, Juliette balcony, garage alterations, 1st floor front addition and front canopy to front entrance.	Naral Herga Hyll Orsett Essex RM16 3JA	Orsett	20/02/2018 00:00	Application Permitted	Application Permitted	725
63	18/00898/HHA	Orangery and side extension	The Lodge Fen Lane Bulphan Essex RM14 3RL	Orsett	26/06/2018 00:00	Application Received	Application Received	2492
64	18/01634/FUL	Demolition of existing dwelling and construction of replacement dwelling	Linsteads Orsett Road Horndon On The Hill Essex SS17 8PW	Orsett	12/11/2018 00:00	Application Permitted	Application Permitted	20662
65	18/00530/HHA	Front, rear and side extension with a garage conversion	The Willows Stanley Road Bulphan Essex RM14 3RX	Orsett	13/04/2018 00:00	Application Permitted	Application Permitted	647
66	18/00738/HHA	Two storey and part single storey rear extension, loft conversion, flank second floor window and roof lights.	Marley Cottage Malting Lane Orsett Essex RM16 3HJ	Orsett	25/05/2018 00:00	Application Permitted	Application Permitted	336
67	18/01078/HHA	Single storey extension	Tangmere Albert Road Bulphan Essex RM14 3SB	Orsett	30/07/2018 00:00	Application Permitted	Application Permitted	396
68	19/00587/CLEUD	Use of a mobile caravan as a residence	Glenfield Brentwood Road Bulphan Essex RM14 3SL	Orsett	16/04/2019 00:00	Application Permitted	Application Permitted	6689
70	18/01743/FUL	Proposed new store room to existing village hall	Bulphan Village Hall Church Road Bulphan Essex RM14 3RU	Orsett	04/12/2018 00:00	Application Permitted	Application Permitted	1826
71	21/00305/FUL	Demolition of existing buildings and construction of 4no new dwellings	Bulphan Service Station Elmdale Brentwood Road Bulphan Essex RM14 3SS	Orsett	24/02/2021 00:00	Application Received	Application Received	5454
72	19/01283/LBC	Roof works, including structural works to roof structure, localised areas of repointing and replacement of 3No bay windows	The Larches Rectory Road Orsett Essex RM16 3EH	Orsett	21/08/2019 00:00	Previously Invalid	Previously Invalid	506
73	20/00927/FUL	Application for Demolition of Existing Outbuildings, Conversion of Former Smithy to Create New Dwelling and Erection of New Dwelling	Wick Place Cottage Brentwood Road Bulphan Essex RM14 3TJ	Orsett	23/07/2020 00:00	Application withdrawn	Application withdrawn	2725
74	21/00907/CLOPUD	Lawful Development Certificate for the siting of a mobile home, to be used as ancillary residential accommodation.	Loft Hall Farm Brentwood Road Orsett Essex RM16 3BD	Orsett	26/05/2021 00:00	Application Permitted	Application Permitted	2998
75	20/00811/CLOPUD	Hip to gable and rear dormer loft conversion with two front roof lights.	33 Church Lane Bulphan Essex RM14 3TP	Orsett	29/06/2020 00:00	Application Permitted	Application Permitted	510
76	22/00525/HHA	Single storey rear extension	13 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	19/04/2022 00:00	Application Permitted	Application Permitted	1163
77	18/00959/DVOB	Application for the discharge of a planning obligation: s106 legal agreement for planning permission ref THU/839/90 3955 (New detached two storey 3 bedroom chalet. Conversion of existing bungalow to garage/workshop/staff facilities and erection of four s	Brooklyn Black Bush Lane Horndon On The Hill Essex SS17 8PT	Orsett	05/07/2018 00:00	Application Permitted	Application Permitted	11079
78	20/00062/FUL	Demolition of existing house, garage and stables and construction of new chalet style property	Fouracres Brentwood Road Bulphan Essex RM14 3TL	Orsett	17/01/2020 00:00	Application Permitted	Application Permitted	13051
79	21/00493/HHA	Construction of outdoor swimming pool and pump room.	Fouracres Brentwood Road Bulphan Essex RM14 3TL	Orsett	25/03/2021 00:00	Application Permitted	Application Permitted	13051
80	21/00109/PNAF	Agricultural Barn	Land Adjacent Portland Lodge And Brentwood Road Bulphan Essex	Orsett	22/01/2021 00:00	Prior Approval Refused	Prior Approval Refused	8418
81	20/01103/SCR	Request for a Screening Opinion under Part 2 (6) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Proposed development comprising the proposed erection of a crematorium, private hospital, GP surgery, care home and revi	Land Adjacent Bulgenen House And Wick Place Cottage Brentwood Road Bulphan Essex	Orsett	24/08/2020 00:00	Environmental Impact Assessment Not Required	Environmental Impact Assessment Not Required	55874
82	19/01084/HHA	Timber framed carport in front garden	Annersley Church Road Bulphan Essex	Orsett	15/07/2019 00:00	Application Received	Application Received	1127
83	19/00728/PHA	Two storey rear extension with a depth of 3 metres from the original rear wall of the property, with a maximum height of 6.7 metres and eaves height of 3.5 metres.	Isfahan Peartree Lane Bulphan Essex	Orsett	10/05/2019 00:00	Previously Invalid	Previously Invalid	529
84	19/01514/FUL	Demolition of listed farmhouse and erection of replacement detached residential dwelling	Cholleys Farm Orsett Road Horndon On The Hill Essex	Orsett	04/10/2019 00:00	Application Received	Application Received	900
85	21/00246/CV	Amendment to the approved plans for planning permission ref 19/01223/HHA (Part two storey/part single storey extension to the rear and single storey extensions to the sides of the main property; new main pitched roof; pitched roof dormers to front and r	Fen House Conways Road Orsett Essex RM16 3EL	Orsett	12/02/2021 00:00	Application Permitted	Application Permitted	1579
86	21/00776/HHA	Garage conversion, demolition of existing conservatory and erection of single storey rear extension and single storey side extension	Mindon Lodge 77 Church Lane Bulphan Essex RM14 3TR	Orsett	08/05/2021 00:00	Application Permitted	Application Permitted	904
87	21/01624/CONDC	Application for the approval of details reserved by condition no 3 (Materials) of planning permission ref. 19/01654/FUL (Demolition of existing buildings and erection of two detached dwellings with associated car parking)	10 Church Road Bulphan Essex RM14 3SJ	Orsett	22/09/2021 00:00	Application Permitted	Application Permitted	386
88	22/00456/FUL	Erection of 1 detached dwelling house with associated amenity space and detached garage, vehicular parking/access roads and strategic landscaping including the demolition of outbuildings	Land To Rear Of Conifers Brentwood Road And Adjacent Orchard House Peartree Lane Bulphan Essex	Orsett	06/04/2022 00:00	Application Permitted	Application Permitted	4367
89	22/01400/HHA	Two storey side extension, single storey rear extension.	Two Hoots Herga Hyll Orsett Essex RM16 3JA	Orsett	12/10/2022 00:00	Application Permitted	Application Permitted	362
90	23/00865/HHA	Loft conversion to habitable space, installation of roof lights and internal modifications.	Orsett Fruit Farm Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	12/07/2023 00:00	Application Permitted	Application Permitted	479
92	23/00479/TPOCA	T3 Tulip Tree - carry out a repeat reduction as has been granted previously.	Norths Rectory Road Orsett Essex RM16 3JU	Orsett	24/04/2023 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	1669
93	23/00692/FUL	Replacement agricultural building due to fire damage (retrospective).	Brewers Farm Brentwood Road Orsett Essex	Orsett	09/06/2023 00:00	Application Permitted	Application Permitted	149
94	18/00788/TPOCA	T1 Common Ash - Remove	The Barns High Road Orsett Essex RM16 3ER	Orsett	06/06/2018 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	542
95	18/00186/CV	Application for the variation of condition no 8 (Removal of Permitted Development Rights) of planning permission ref 17/00402/FUL(Demolition of existing garage and out building, construction of new dwelling)	Hazelmere Orsett Road Horndon On The Hill Essex SS17 8PN	Orsett	20/02/2018 00:00	Application Received	Application Received	1193
96	18/01050/HHA	First floor side extension	Lyndfield Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	25/07/2018 00:00	Application Received	Application Received	5202
97	18/00755/TPO	T1 - Remove bough overhanging neighbours roof. Reduce branches growing toward Paddock House.T2 - Eucalyptus remove to ground level.T3 - Lime reduce branches overhanging Rectory Road plus one overhanging garden.T4 - Reduce north side of YewT5 - Reduce	Paddock House Rectory Road Orsett Essex RM16 3JT	Orsett	31/05/2018 00:00	Works to TPO trees - Approved	Works to TPO trees - Approved	736
98	18/00260/CLEUD	Use of converted containers as an independent dwelling unit.	Portland Lodge Brentwood Road Bulphan Essex RM14 3TJ	Orsett	16/02/2018 00:00	Application Permitted	Application Permitted	351
99	19/00218/PHA	Rear extension with a depth of 3.5 metres from the original rear wall of the property, with a maximum height of 3 metres and eaves height of 2.6 metres.	8 Parkway Orsett Essex RM16 3HA	Orsett	11/02/2019 00:00	Prior Approval Refused	Prior Approval Refused	239
100	19/00212/CLEUD	Use of converted stables as an independent dwelling unit.	Portland Lodge Brentwood Road Bulphan Essex RM14 3TJ	Orsett	11/02/2019 00:00	Application Permitted	Application Permitted	112
101	19/01654/FUL	Demolition of existing buildings and erection of two detached dwellings with associated car parking	10 Church Road Bulphan Essex RM14 3SJ	Orsett	05/11/2019 00:00	Application Permitted	Application Permitted	386
102	19/00635/HHA	Demolition of garage, erection of two storey side extension, two storey rear extension, single storey rear extension and alterations to the roof of the existing building with alterations to the front and rear elevation.	86 Church Lane Bulphan Essex RM14 3TT	Orsett	25/04/2019 00:00	Application Permitted	Application Permitted	452
103	21/00942/HHA	Erection of oak framed building and chalet and installation of swimming pool	13 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	02/06/2021 00:00	Application Received	Application Received	1237
104	20/00046/HHA	Proposed garage roof extension	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	14/01/2020 00:00	Application Permitted	Application Permitted	2193
105	19/00771/HHA	Retrospective single storey rear extension with roof lantern	8 Parkway Orsett Essex RM16 3HA	Orsett	17/05/2019 00:00	Application Permitted	Application Permitted	239
106	19/01342/CLEUD	Confirmation northern part of Orsett Fruit Farm has been used for class B1(c) (light industrial) continuously for over 10 years	Orsett Fruit Farm Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	04/09/2019 00:00	Application withdrawn	Application withdrawn	23022
107	20/01548/HHA	Conversion of flat roof to pitched roof with other external alterations.	Atwal Villa Brentwood Road Bulphan Essex RM14 3ST	Orsett	12/11/2020 00:00	Application withdrawn	Application withdrawn	2294
108	21/00023/CONDC	Application for the approval of details reserved by condition no 3 (Materials), 5 (Access) and 6 (Landscaping)Application for the approval of details reserved by condition. 19/01654/FUL (Demolition of existing buildings and erection of two detached dwell	Flat Above Bulphan Stores Church Road Bulphan Essex RM14 3RU	Orsett	08/01/2021 00:00	Application Permitted	Application Permitted	386
109	19/01421/CLEUD	Restrospective self-contained outbuilding	52 Church Lane Bulphan Essex RM14 3TT	Orsett	16/09/2019 00:00	Previously Invalid	Previously Invalid	207
110	18/01065/FUL	Change of use of ancillary outbuilding to 2 bedroom bungalow (C3) with alterations to fenestration, new vehicular access, associated parking and boundary fence.	Jusooutus Albert Road Bulphan Essex RM14 3SB	Orsett	30/07/2018 00:00	Application Permitted	Application Permitted	782
111	18/01281/PHA	Rear extension with a depth of 6 metres from the original rear wall of the property, with a maximum height of 4 metres and eaves height of 3 metres.	Blackbush Farm Orsett Road Horndon On The Hill Essex SS17 8PN	Orsett	04/09/2018 00:00	Planning Not Required	Planning Not Required	23446
112	18/01501/CLEUD	Mixed use of the site for as a residential dwelling (Class C3), and for purposes of general industry (Class B2) and storage (Class B8).	Fairlawn Brentwood Road Bulphan Essex RM14 3ST	Orsett	15/10/2018 00:00	Application Received	Application Received	2374
113	19/00013/HHA	Single storey side extension	3 Primrose Gate Brentwood Road Bulphan Essex RM14 3SW	Orsett	05/01/2019 00:00	Application Permitted	Application Permitted	1655
114	20/01261/CLOPUD	Single storey side extension	Glebe Cottage Fen Lane Bulphan Essex RM14 3RL	Orsett	24/09/2020 00:00	Application withdrawn	Application withdrawn	87
115	20/00966/CLOPUD	Proposed single storey side extension with two roof lanterns	Bulphan Hall Church Road Bulphan Essex RM14 3RT	Orsett	30/07/2020 00:00	Application Permitted	Application Permitted	7735
116	21/00839/HHA	Single storey rear extension with pitched roof	The Grove Victoria Road Bulphan Essex RM14 3SD	Orsett	18/05/2021 00:00	Application Permitted	Application Permitted	686

ID	Reference	Significant applications that effect traffic impacts	Address	WARD	Date of Application	Decision Status	Decision	Shape_Area (sq m)
117	20/01711/HHA	Garage extension	Greystead Parkers Farm Road Orsett Essex RM16 3HX	Orsett	09/12/2020 00:00	Application withdrawn	Application withdrawn	4617
118	21/00745/CLOPUD	Two single storey side extension and two storey rear extension	Martins Cottages Church Lane Bulphan Essex	Orsett	04/05/2021 00:00	Application Permitted	Application Permitted	1502
119	20/00416/HHA	New boundary wall, gates and fences.	86 Church Lane Bulphan Essex RM14 3TT	Orsett	02/04/2020 00:00	Application Received	Application Received	452
120	20/00774/CLEUD	Retention of cafe building and change of use of land to class A3	Layby Adjacent Loft Hall And North Of Orsett Cock Roundabout Brentwood Road Orsett Essex	Orsett	23/06/2020 00:00	Application withdrawn	Application withdrawn	549
121	19/00952/FUL	Demolition of existing bungalow and erection of 2 two-storey semi-detached houses with loft accommodation and pitched roof, including 2 parking spaces for each property.	Cosy Church Road Bulphan Essex RM14 3RU	Orsett	21/06/2019 00:00	Application Received	Application Received	908
122	20/00239/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 3.5 metres and eaves height of 2.5 metres.	Al Warda Peartree Lane Bulphan Essex RM14 3SP	Orsett	26/02/2020 00:00	Prior Approval Application Refused	Prior Approval Refused	1985
123	21/01116/HHA	Demolish existing conservatory and utility room for single storey rear extension and side extension with part garage conversion	8 Paddock Close Orsett Essex RM16 3DL	Orsett	24/06/2021 00:00	Application Permitted	Application Permitted	482
124	21/00890/NMA	Application for a non-material amendment to include first floor removal and slight internal alterations to the ground floor plan and an addition of a single storey side extension of planning permission ref. 19/00179/HHA	8 Paddock Close Orsett Essex RM16 3DL	Orsett	25/05/2021 00:00	Application withdrawn	Application withdrawn	482
125	21/00229/ELEENQ	Installation of 1 no. dish antenna and associated apparatus and ancillary works	Cherry Orchard Farm Conways Road Orsett Essex RM16 3EL	Orsett	10/02/2021 00:00	Advice Given	Advice Given	442
126	21/01836/LBC	Replacement of two windows.	13 High Road Orsett Essex RM16 3ER	Orsett	25/10/2021 00:00	Application withdrawn	Application withdrawn	672
127	21/02005/HHA	Demolition of existing single storey rear extension and erection of new single storey rear extension. New open porch, front door and utility window	63 Church Lane Bulphan Essex RM14 3TR	Orsett	22/11/2021 00:00	Application Permitted	Application Permitted	403
128	21/01895/HHA	Loft conversion with one roof light and the addition of one front, one rear and four side dormers	Orsett Fruit Farm Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	05/11/2021 00:00	Application withdrawn	Application withdrawn	466
129	21/02092/FUL	Replacement dwelling (plans identical to previously approved design approved under planning application reference 21/00246/CV)	Fen House Conways Road Orsett Essex RM16 3EL	Orsett	07/12/2021 00:00	Application Permitted	Application Permitted	3643
130	21/01584/HHA	Replace conservatory roof, garage conversion to habitable room, infill front porch and erection of outbuilding.	Vintage House 2 The Paddocks Rectory Road Orsett Essex RM16 3AE	Orsett	13/09/2021 00:00	Application Permitted	Application Permitted	791
131	21/02017/FUL	Demolition of existing dwelling and erection of replacement dwelling (incorporating extension approved under the application 21/00745/CLOPUD)	Martins Cottages Church Lane Bulphan Essex	Orsett	24/11/2021 00:00	Application Permitted	Application Permitted	1496
132	21/02139/HHA	Single storey side extension to form orangery	The Gables Prince Charles Avenue Orsett Essex RM16 3HS	Orsett	16/12/2021 00:00	Application Permitted	Application Permitted	2458
133	21/01403/FUL	Demolition of Existing Outbuildings and Replacement of Former Smithy to Create New Dwelling	Wick Place Cottage Brentwood Road Bulphan Essex RM14 3TJ	Orsett	13/08/2021 00:00	Application Permitted	Application Permitted	2725
134	22/00893/HHA	Loft conversion with one roof light and the addition of one front, one rear and four side dormers	Orsett Fruit Farm Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	27/06/2022 00:00	Application Received	Application Received	455
135	22/01332/CLEUD	Claim for a lawful development certificate for the use of the land edged red on the site plan for the occupation of a dwelling without compliance with an agricultural occupancy condition.	Orsett Park Farm Prince Charles Avenue Orsett Essex	Orsett	29/09/2022 00:00	Application Received	Application Received	151371
136	23/00149/HHA	First floor side extension.	Lyndfield Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	08/02/2023 00:00	Application Received	Application Received	6017
137	23/00382/TELENQ	Permitted development notice for telecom site upgrade (GT22786)	Land Adjacent Barnards Farm And Railway Bridge Brentwood Road West Horndon Essex	Orsett	29/03/2023 00:00	Advice Given	Advice Given	31
138	21/00612/NMA	Relocation of boundary wall by approximately 215mm and increase in height of parapet wall by 200mm	19 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	14/04/2021 00:00	Application Received	Application Received	2449
139	22/01574/TELENQ	Proposed telecommunications installation at the Orsett Showground, Rectory Road, Orsett, Essex, RM16 3JU, NGR: (564679, 181507).	Orsett Show Ground Ltd Orsett Showground Rectory Road Orsett Essex	Orsett	22/11/2022 00:00	Advice Given	Advice Given	48
140	22/00764/HHA	Removal of load bearing wall to allow the expansion of existing kitchen.	43 Church Lane Bulphan Essex RM14 3TR	Orsett	30/05/2022 00:00	Application withdrawn	Application withdrawn	466
141	22/01711/HHA	Two single storey rear extensions	9 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	22/12/2022 00:00	Application withdrawn	Application withdrawn	1987
142	22/01546/HHA	Two storey side extension with an extended rear dormer and front dormer	25 The Green Orsett Essex RM16 3EX	Orsett	17/11/2022 00:00	Application Permitted	Application Permitted	309
143	22/01636/FUL	Agricultural storage barn	Lime Kiln Farm Brentwood Road Bulphan Essex	Orsett	06/12/2022 00:00	Application Permitted	Application Permitted	594162
144	23/00557/CLEUD	Claim for Certificate of Lawfulness for the independent C3 dwelling use of the property.	Brooklyn Kennels Black Bush Lane Horndon On The Hill Essex SS17 8PT	Orsett	09/05/2023 00:00	Application Permitted	Application Permitted	486
145	23/01173/HHA	Dropped kerb	16 Church Lane Bulphan Essex RM14 3TU	Orsett	26/09/2023 00:00	Pending Consideration		3247
146	18/00185/CONDC	Application for the approval of details reserved by condition no 3 (Materials), 4 (Hard and Soft Landscaping Plan), 9 (CEMP) and 10 (Highways) of planning permission ref 17/00402/FUL (Demolition of existing garage and out building, construction of new dw	Hazelmere Orsett Road Horndon On The Hill Essex SS17 8PN	Orsett	02/02/2018 00:00	Advice Given	Advice Given	1191
147	18/00077/FUL	Replacement Workshop Building	Sims Environmental And Recycling Services Ltd Burrows Farm Brentwood Road Bulphan Essex RM14 3TL	Orsett	16/01/2018 00:00	Application Permitted	Application Permitted	32726
148	18/00707/TPO	T1-T11, T13 - T28 Crown lifting/reduction T12 - Oak removal of dead tree.	Home Farm Brentwood Road Orsett Essex RM16 3HU	Orsett	18/05/2018 00:00	Works to TPO trees - Approved	Works to TPO trees - Approved	114193
149	18/01662/TPOCA	Tree in rear garden crown raise to 3 metres	15 High Road Orsett Essex RM16 3ER	Orsett	15/11/2018 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	742
150	20/00923/FUL	Retention and completion of menage with hardstanding for associated parking purposes	Land Part Of Portland Lodge Brentwood Road Bulphan Essex	Orsett	22/07/2020 00:00	Application Permitted	Application Permitted	9568
151	19/00179/HHA	Proposed two storey and part single storey rear extension and new porch roof and roof lights.	8 Paddock Close Orsett Essex RM16 3DL	Orsett	05/02/2019 00:00	Application Permitted	Application Permitted	482
152	19/00916/TPO	T1 Lime, high pollard required to remove dead wood T6 & T7 Horsechestnut, remove lowest branches as over road. T13 Oak, rebalance crown to help remove branches from building T16 Oak - remove lowest branches as over the road T20 - Oak - Reduce lowest bra	Bishops Court Rectory Road Orsett Essex	Orsett	16/06/2019 00:00	Works to TPO trees - Approved	Works to TPO trees - Approved	2991
153	20/00745/FUL	Demolition of storage building/yard, stable, mobile home and construction of chalet bungalow and detached garage with associated parking and amenity areas	Linsteads Orsett Road Horndon On The Hill Essex SS17 8PW	Orsett	19/06/2020 00:00	Application Permitted	Application Permitted	9455
154	21/00090/FUL	Retrospective application for cafe building (Class E).	Layby Adjacent Loft Hall And North Of Orsett Cock Roundabout Brentwood Road Orsett Essex	Orsett	20/01/2021 00:00	Pending Consideration		286
155	19/00895/FUL	Use of land for keeping of horses with associated stables and menage. Creation of new access road to the south and the retention of the hardstanding.	Land Part Of Portland Lodge Brentwood Road Bulphan Essex	Orsett	11/06/2019 00:00	Previously Invalid	Previously Invalid	8418
156	20/00224/CONDC	Application for the approval of details reserved by condition no 2 (Drawings that show details of the proposed new windows by section and elevation at scale 1:20 and 1:1) of planning permission ref. 19/01605/LBC (Roof works, including structural works to	The Larches Rectory Road Orsett Essex RM16 3EH	Orsett	21/02/2020 00:00	Application Permitted	Application Permitted	506
157	20/01530/TPOCA	T1 Holly Coppice to ground level T2 Yew - cut back crown from front of house	3 High Road Orsett Essex RM16 3ER	Orsett	06/11/2020 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	1679
158	19/01293/HHA	Garage extension	Greystead Parkers Farm Road Orsett Essex RM16 3HX	Orsett	27/08/2019 00:00	Previously Invalid	Previously Invalid	4617
159	22/01511/HHA	Proposed installation of two sets of access gates including a hedgerow infill between gates	Manor House Cottage Doesgate Lane Bulphan Essex RM14 3SX	Orsett	10/11/2022 00:00	Pending Consideration		2791
160	18/00783/HHA	Single storey extension	Tangmere Albert Road Bulphan Essex RM14 3SB	Orsett	06/06/2018 00:00	Previously Invalid	Previously Invalid	396
161	18/00568/CLOPUD	Single storey side extension and rear dormer with Juliette balcony	Bushwood Peartree Lane Bulphan Essex RM14 3SP	Orsett	23/04/2018 00:00	Application Permitted	Application Permitted	4082
162	18/00740/NMA	Application for a proposed non-material amendment to amend material to facing brickwork, amend door and window positions of planning permission ref 17/00781/FUL (Demolish existing bungalow and erection of 2 No. 3 bedroom dwellings with outbuildings to r	Jusootus Albert Road Bulphan Essex RM14 3SB	Orsett	29/05/2018 00:00	Previously Invalid	Previously Invalid	784
163	19/01690/FUL	Retrospective permission for the formation of hardstandings adjacent to the western and southern boundaries of the site. Proposed stable building adjacent to the southern boundary, retention. Erection of a menage and the formation of a vehicular ac	Land Part Of Portland Lodge Brentwood Road Bulphan Essex	Orsett	13/11/2019 00:00	Application Received	Application Received	8418
164	19/01557/SCR	Environmental Impact Assessment Screening Opinion pursuant to Part 3 (8) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Application for outline planning permission with all matters reserved apart from access for a pr	Kings Farm Parkers Farm Road Orsett Essex RM16 3HX	Orsett	15/10/2019 00:00	Environmental Impact Assessment Required	Environmental Impact Assessment Required	312952
165	21/00243/FUL	Demolition of existing outbuildings, replacement of former smithy to create new dwelling and erection of new dwelling, including associated development and access.	Wick Place Cottage Brentwood Road Bulphan Essex RM14 3TJ	Orsett	11/02/2021 00:00	Application Received	Application Received	2725
166	20/00115/CLOPUD	Two storey rear extension	Bulphan Hall Church Road Bulphan Essex RM14 3RT	Orsett	30/01/2020 00:00	Application Received	Application Received	7735
167	21/00760/HHA	(Retrospective) First floor side extension and alterations to main roof. Addition of brick slips to front elevation and render to swimming pool	Atwal Villa Brentwood Road Bulphan Essex RM14 3ST	Orsett	06/05/2021 00:00	Application Received	Application Received	2410
168	21/00940/CLOPUD	Summer house	4 Primrose Gate Brentwood Road Bulphan Essex RM14 3SW	Orsett	02/06/2021 00:00	Application Received	Application Received	1127
169	21/02194/HHA	(Retrospective) Erection of Outbuildings (Shed & Summerhouse)	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	30/12/2021 00:00	Application Permitted	Application Permitted	2093
171	22/00219/NMA	Application for a non-material amendment for the creation of accommodation within the roofspace of Plots 15-18 of planning permission ref 16/00630/REM (Reserved matters application for residential development of land for 19 units including access, appear	Pieris Place Brentwood Road Bulphan Essex	Orsett	18/02/2022 00:00	Application Permitted	Application Permitted	31565
172	21/01839/CLOPUD	Single storey rear extension, and loft conversion with two rear dormers and three front rooflights	Gouldwells Orsett Road Horndon On The Hill Essex RM16 3BE	Orsett	25/10/2021 00:00	Application Permitted	Application Permitted	970
173	22/00183/NMA	Application for a non-material amendment to condition no. 3 (Matching Materials) of planning permission ref: 20/01403/HHA (Removal of existing detached garage and existing ground floor rear extension. New single storey rear extension with flat roof and r	8 The Spinney Orsett Essex RM16 3EJ	Orsett	14/02/2022 00:00	Application withdrawn	Application withdrawn	343
174	21/02087/HHA	Extension of existing vehicle access to highway	Palmeira Rectory Road Orsett Essex RM16 3EH	Orsett	06/12/2021 00:00	Application Permitted	Application Permitted	438
175	22/01069/CLEUD	Use of first floor and part of ground floor of Portland Lodge as an independent dwelling (resubmission of 20/01807/CLEUD)	Portland Lodge Brentwood Road Bulphan Essex RM14 3TJ	Orsett	27/07/2022 00:00	Application Permitted	Application Permitted	20569
176	22/01280/CLOPUD	Loft conversion with 5 dormers	Orsett Fruit Farm Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	18/09/2022 00:00	Application Received	Application Received	12020
177	22/01188/CLOPUD	Single storey rear extension. Extension to driveway with permeable material.	6 The Spinney Orsett Essex RM16 3EJ	Orsett	31/08/2022 00:00	Application Permitted	Application Permitted	379
178	23/00670/CONDC	Application for the approval of details reserved by condition nos. 3 (Details of Materials) and 5 (Construction Management Plan) of planning permission ref. 22/01241/FUL [Proposed replacement dwelling and relocation of existing swimming pool].	The Hollies Rectory Road Orsett Essex RM16 3EH	Orsett	06/06/2023 00:00	Application Permitted	Application Permitted	3159
179	23/00745/CV	Application for the Variation of Condition 11 (Removal of Permitted Development Rights) of planning permission ref. 21/01403/FUL [Demolition of existing outbuildings and replacement of former Smithy to create new dwelling] to allow for all Permitted Deve	Wick Place Cottage Brentwood Road Bulphan Essex RM14 3TJ	Orsett	20/06/2023 00:00	Application Received	Application Received	2725

ID	Reference	Significant applications that effect traffic impacts	Address	WARD	Date of Application	Decision Status	Decision	Shape_Area (sq m)
180	23/01151/NMA	Application for a Non-Material Amendment of planning permission 00/00775/FUL (Erection of farmhouse (renewal of planning permission THU/710/94)) to adjust roof form, infill recess in front elevation, move gable end from front elevation to rear, include d	New Farmhouse Cherry Orchard Farm Conways Road Orsett Essex	Orsett	20/09/2023 00:00	Pending Consideration		2776
181	21/02079/FUL	Demolition of existing bungalow. Proposed 2 x two storey semi-detached dwellings and 2 parking spaces to front of each property	Cosy Church Road Bulphan Essex RM14 3RU	Orsett	03/12/2021 00:00	Application Permitted	Application Permitted	617
182	21/01327/FUL	Demolition of existing bungalow and erection of 2 x two storey semi-detached dwellings with accommodation in the roof area and 2 parking spaces to front of each property	Cosy Church Road Bulphan Essex RM14 3RU	Orsett	28/07/2021 00:00	Application Received	Application Received	908
183	22/00514/HHA	Single storey rear extension and one front dormer	33 Church Lane Bulphan Essex RM14 3TP	Orsett	14/04/2022 00:00	Application Permitted	Application Permitted	510
185	18/00365/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 3.5 metres and eaves height of 2.4 metres.	Ladysons Farm House Prince Charles Avenue Orsett Essex RM16 3HS	Orsett	08/03/2018 00:00	Application withdrawn	Application withdrawn	8344
186	18/01451/TPOCA	Trim top of Fir tree	Stable Range North Of The Larches Rectory Road Orsett Essex	Orsett	05/10/2018 00:00	Previously Invalid	Previously Invalid	446
187	18/01450/TPOCA	Fell one Silver Birch tree and remove stump located on drive way.	Cornfields Fordhams Row Orsett Essex RM16 3LA	Orsett	05/10/2018 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	288
188	18/00960/CV	Variation of condition nos 4 (fences, walls and gates), 5 (landscaping), 17 (highways details), 18 (junction details), 20 (bin and recycling stores) and 22 (drawing numbers) of planning permission 15/00183/FUL (Demolition of existing buildings and redeve	Manor House Farm Brentwood Road Bulphan Essex RM14 3TJ	Orsett	05/07/2018 00:00	Application Permitted	Application Permitted	6394
189	18/01374/TPOCA	T1 Lawson Conifer remove one third of crown T2 Reduce Cherry tree Laurel Hedge to 12 ftT3+T4 Remove 2 x Elder treesT5+T6 Raise crown on 2 Yews by 6ft	3 High Road Orsett Essex RM16 3ER	Orsett	19/09/2018 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	1679
190	18/01822/HHA	Demolition of conservatory and erection of single storey rear extension	Parkview Church Road Bulphan Essex RM14 3RU	Orsett	21/12/2018 00:00	Application Permitted	Application Permitted	751
191	19/00593/CONDC	Application for the approval of details reserved by condition no. 4 (Construction Environmental Management Plan) in relation to the construction access to the site of planning permission ref. 14/01406/OUT (Residential development of land for 19 units (Ou	Pieris Place Brentwood Road Bulphan Essex	Orsett	16/04/2019 00:00	Advice Given	Advice Given	31565
192	19/00640/CLOPUD	Part single storey rear extension.	Pieris Place Brentwood Road Bulphan Essex	Orsett	26/04/2019 00:00	Application Received	Application Received	2356
193	18/01398/HHA	Demolition of garage and stable and erection of side and part front extension to dwelling.	Fouracres Brentwood Road Bulphan Essex RM14 3TL	Orsett	26/09/2018 00:00	Application Permitted	Application Permitted	13051
195	21/00150/CLOPUD	Construction of a garage	Noke Hall Cottage Doesgate Lane Bulphan Essex RM14 3TA	Orsett	29/01/2021 00:00	Application Permitted	Application Permitted	1028
196	19/01163/HHA	Demolition of existing conservatory and erection of two storey rear extension with rear canopy and first floor balcony	Ladysons Farm House Prince Charles Avenue Orsett Essex RM16 3HS	Orsett	29/07/2019 00:00	Application Received	Application Received	10331
197	21/01906/PHA	Rear extension with a depth of 7.76 metres from the original rear wall of the property, with a maximum height of 3.20 metres and eaves height of 3.0 metres.	Gouldwells Orsett Road Horndon On The Hill Essex RM16 3BE	Orsett	26/10/2021 00:00	Planning Not Required	Planning Not Required	970
198	21/01576/TPO	Two x Sycamore require 30% reduction1 bay tree requires reducing by half	Berrybarn Rectory Road Orsett Essex RM16 3JU	Orsett	11/09/2021 00:00	Works to TPO trees - Approved	Works to TPO trees - Approved	712
199	21/01571/HHA	Outdoor Swimming Pool (Excavated to External Ground Level), Rain Water Harvesting Tank/System (Underground) and Replacement Doors & Windows	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	10/09/2021 00:00	Application Permitted	Application Permitted	2108
200	22/00166/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 3.12 metres and eaves height of 2.90 metres.	Manor House Cottage Doesgate Lane Bulphan Essex RM14 3SX	Orsett	02/02/2022 00:00	Planning Not Required	Planning Not Required	1824
201	22/00778/HHA	Alterations to existing front porch with alterations to ground floor front window.	32 The Green Orsett Essex RM16 3EX	Orsett	06/06/2022 00:00	Application Permitted	Application Permitted	219
202	22/00417/TPO	(T1) Acacia - Reduce crown by 50%.	Orsett Hall Prince Charles Avenue Orsett Essex RM16 3HS	Orsett	29/03/2022 00:00	Works to TPO trees - Approved	Works to TPO trees - Approved	50621
203	22/01230/HHA	Two storey side extension with an extended rear dormer	25 The Green Orsett Essex RM16 3EX	Orsett	07/09/2022 00:00	Application Permitted	Application Permitted	292
204	22/00602/CONDC	Application for the approval of details reserved by condition nos. 3(Materials) and condition 5 (CEMP) of planning permission ref. 21/02017/FUL(Demolition of existing dwelling and erection of replacement dwelling (incorporating extension approved under	Martins Cottages Church Lane Bulphan Essex	Orsett	03/05/2022 00:00	Application Permitted	Application Permitted	1496
205	22/01289/CONDC	Application for the approval of details reserved by condition No.4 (Arboricultural Method Statement by specialists) of planning permission ref. 22/00499/HHA (Single storey rear extension.)	Norths Rectory Road Orsett Essex RM16 3JU	Orsett	21/09/2022 00:00	Application Permitted	Application Permitted	1669
206	22/00614/FUL	Proposed replacement dwelling and relocation of existing swimming pool	The Hollies Rectory Road Orsett Essex RM16 3EH	Orsett	05/05/2022 00:00	Application withdrawn	Application withdrawn	3159
207	18/00192/CV	Application for the variation of condition no 22 (Accordance with Plans) of planning permission ref 15/00183/FUL (Demolition of existing buildings and redevelopment incorporating storage units, stable yard and six residential dwellings)	Manor House Farm Brentwood Road Bulphan Essex RM14 3TJ	Orsett	05/02/2018 00:00	Application Permitted	Application Permitted	6810
208	23/00813/HHA	Garage extension	Greystead Parkers Farm Road Orsett Essex RM16 3HX	Orsett	03/07/2023 00:00	Pending Decision		4617
209	23/00823/FUL	Change of use to events venue, and erection of two marquees between April and October annually.	Orsett Show Ground Ltd Orsett Showground Rectory Road Orsett Essex	Orsett	04/07/2023 00:00	Application withdrawn	Application withdrawn	2155
210	23/00840/FUL	Provision of a single storey rear extension with rooflights to the extended pitch roof. Alterations to the external facade including relocation of the side entrance door.	7 The Spinney Orsett Essex RM16 3EJ	Orsett	06/07/2023 00:00	Application Permitted	Application Permitted	289
211	23/00989/FUL	Erection of nine detached dwellings (replacement of four existing dwellings and erection of a further five dwellings in place of existing commercial premises).	Portland Lodge Brentwood Road Bulphan Essex RM14 3TJ	Orsett	08/08/2023 00:00	Application Received	Application Received	20569
212	18/01458/HHA	Single storey side extension	3 Primrose Gate Brentwood Road Bulphan Essex RM14 3SW	Orsett	08/10/2018 00:00	Application Received	Application Received	1655
213	18/01498/FUL	Erection of a two-storey children's playhouse in the garden.	Blossom Barn Peartree Lane Bulphan Essex RM14 3SP	Orsett	13/10/2018 00:00	Application Permitted	Application Permitted	167
214	19/00433/HHA	Demolition of existing garage, erect a two storey side extension, new hard standing and formation of a new vehicle access to highway	4 Penn Close Orsett Essex RM16 3ED	Orsett	19/03/2019 00:00	Application Permitted	Application Permitted	455
215	19/00539/FUL	Demolition of existing dwelling garage and stable and the replacement of an existing dwelling	Fouracres Brentwood Road Bulphan Essex RM14 3TL	Orsett	07/04/2019 00:00	Application Received	Application Received	13051
216	21/00846/HHA	Single storey front extension with porch canopy, bay window, alterations to windows and redesign of front landscaping	Rivelin Albert Road Bulphan Essex RM14 3SB	Orsett	19/05/2021 00:00	Application Permitted	Application Permitted	1157
217	19/00702/FUL	Demolition of existing buildings to erect 1no. residential property and first floor side extension to existing dwelling.	The Paddocks Parkers Farm Road Orsett Essex RM16 3HX	Orsett	08/05/2019 00:00	Application Permitted	Application Permitted	2713
218	20/00257/HHA	Erection of detached outbuilding to enclose pool and retrospective application for the existing pool and sauna and plant room.	14 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	28/02/2020 00:00	Application Received	Application Received	2207
219	20/00893/HHA	Single storey rear extension and front gable roof extension.	33 Church Lane Bulphan Essex RM14 3TP	Orsett	16/07/2020 00:00	Application Permitted	Application Permitted	510
220	21/01069/HHA	Two storey side, front and part rear extension and single storey rear extension and side extension for use as a garage. Alteration to front, side and rear windows	Manor House Cottage Doesgate Lane Bulphan Essex RM14 3SX	Orsett	20/06/2021 00:00	Application Received	Application Received	1821
221	21/00552/HHA	First floor side extension with a single storey rear infill extension and two rear roof lights.	37 Church Lane Bulphan Essex RM14 3TP	Orsett	07/04/2021 00:00	Application Permitted	Application Permitted	212
222	21/01596/FUL	Beacon to commemorate Her Majesty's Platinum Jubilee	Bulphan Recreation Ground Church Road Bulphan Essex	Orsett	16/09/2021 00:00	Application Permitted	Application Permitted	16454
223	21/01740/HHA	Proposed loft conversion with roof windows.	16 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	11/10/2021 00:00	Application Permitted	Application Permitted	1132
224	23/00068/PNAF	Agricultural grain storage building	Land North Of Peartree Lane And West Of Brentwood Road Bulphan Essex	Orsett	20/01/2023 00:00	Application Received	Application Received	918
225	23/00288/FUL	Erection of building for use as office and storage.	Manor House Farm Brentwood Road Bulphan Essex RM14 3TJ	Orsett	10/03/2023 00:00	Pending Decision		6814
226	23/01085/TPOCA	2 x Sycamores 30% reduction	Berrybarn Rectory Road Orsett Essex RM16 3JU	Orsett	01/09/2023 00:00	Pending Decision		712
227	18/00119/HHA	New Detached Double Garage	Blossom Barn Peartree Lane Bulphan Essex RM14 3SP	Orsett	23/01/2018 00:00	Application withdrawn	Application withdrawn	7152
228	18/00663/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 3.5 metres and eaves height of 2.4 metres.	Ladysons Farm House Prince Charles Avenue Orsett Essex RM16 3HS	Orsett	10/05/2018 00:00	Planning Not Required	Planning Not Required	8344
229	18/01704/HHA	Two storey rear extension and new porch roof	8 Paddock Close Orsett Essex RM16 3DL	Orsett	23/11/2018 00:00	Previously Invalid	Previously Invalid	482
230	18/01523/HHA	Demolition of existing conservatory and side extension and replacement with a single storey side and rear extension.	The Old Police House Rectory Road Orsett Essex RM16 3JU	Orsett	18/10/2018 00:00	Application Permitted	Application Permitted	646
231	18/00335/CLOPUD	Proposed hip to gable and dormers	Lyndfield Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	01/03/2018 00:00	Application Permitted	Application Permitted	5176
232	19/00639/NMA	Application for a non-material amendment to amend Plot 10 (providing gable roof over entrance and rear roof lights) of planning permission ref 16/00630/REM (Reserved matters application for residential development of land for 19 units including access, a	Pieris Place Brentwood Road Bulphan Essex	Orsett	26/04/2019 00:00	Application Permitted	Application Permitted	2356
233	19/00367/HHA	Garage extension	Greystead Parkers Farm Road Orsett Essex RM16 3HX	Orsett	11/03/2019 00:00	Application Received	Application Received	4617
234	18/00248/HHA	New Detached Double Garage	Blossom Barn Peartree Lane Bulphan Essex RM14 3SP	Orsett	14/02/2018 00:00	Application Received	Application Received	7152
235	21/00212/HHA	Demolition of Pergola and Greenhouse and erection of Summerhouse and Shed.	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	09/02/2021 00:00	Application Permitted	Application Permitted	2110
236	18/01181/CONDC	Application for the approval of details reserved by condition no. 15 (Archaeology) of planning permission ref. 15/00183/FUL (Demolition of existing buildings and redevelopment incorporating storage units, stable yard and six residential dwellings).	Manor House Farm Brentwood Road Bulphan Essex RM14 3TJ	Orsett	15/08/2018 00:00	Application Permitted	Application Permitted	6263
237	20/00435/CONDC	Application for the approval of details reserved by conditions no 5 (landscaping) and no 10 (flood evacuation warning plan) of planning permission ref. 19/01676/FUL (Change of use of land for two pitch Gypsy site with associated development (two touring	Land Adjacent Astons Villa And Appletons Brentwood Road Bulphan Essex	Orsett	09/04/2020 00:00	Advice Given	Advice Given	2107
238	21/00397/HHA	New hardstanding and vehicular access to highway	8 Paddock Close Orsett Essex RM16 3DL	Orsett	11/03/2021 00:00	Application withdrawn	Application withdrawn	482
239	21/00394/ADV	Wrought iron signage arch with nameplate over entrance, with illumination	Orsett Masonic Hall Rectory Road Orsett Essex RM16 3EH	Orsett	11/03/2021 00:00	Application Permitted	Application Permitted	559
240	20/00286/FUL	The removal of containers, outbuilding and replace with an L-shaped barn-style structure to store car collection.	Home Farm Brentwood Road Orsett Essex RM16 3HU	Orsett	06/03/2020 00:00	Application Permitted	Application Permitted	28187
241	20/01707/HHA	Two storey rear extension and alterations to windows and front canopy	Martins Cottages Church Lane Bulphan Essex	Orsett	08/12/2020 00:00	Application Received	Application Received	1508
242	19/01153/FUL	Retrospective application for the use of land for keeping of horses with associated stables, menage and creation of new access road to the south. Retention of the hardstanding.	Land Part Of Portland Lodge Brentwood Road Bulphan Essex	Orsett	25/07/2019 00:00	Previously Invalid	Previously Invalid	8418
243	19/01659/NMA	Application for a non-material amendment to amend (Height) of planning permission ref 17/00794/FUL (Demolition of existing buildings and erection of two detached dwellings with associated car parking)	Flat Above Bulphan Stores Church Road Bulphan Essex RM14 3RU	Orsett	06/11/2019 00:00	Application Permitted	Application Permitted	386
244	21/00965/CLOPUD	Garage conversion	4 Parkway Orsett Essex RM16 3HA	Orsett	07/06/2021 00:00	Application Permitted	Application Permitted	217
245	22/01573/TELENQ	Permitted development notice for telecom site upgrade (GT22786)	Land Adjacent Barnards Farm And Railway Bridge Brentwood Road West Horndon Essex	Orsett	21/11/2022 00:00	Advice Given	Advice Given	31
246	21/01759/HHA	Single storey rear extension and installation of solar panels	19 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	13/10/2021 00:00	Application Permitted	Application Permitted	2449

ID	Reference	Significant applications that effect traffic impacts	Address	WARD	Date of Application	Decision Status	Decision	Shape_Area (sq m)
247	22/00638/LBC	Replacement of kitchen window on side of house (not visible from the front of the property) from a Critall single glazed side opening window to be replaced with a hard wood, white finish, single glazed double sash window. The size of the window will stay	The Larches Rectory Road Orsett Essex RM16 3EH	Orsett	10/05/2022 00:00	Application Permitted	Application Permitted	506
248	22/00630/NMA	Application for a non-material amendment to planning application ref: 21/02017/FUL (Demolition of existing dwelling and erection of replacement dwelling (incorporating extension approved under the application 21/00745/CLOPUD)) to relocate the two bay win	Martins Cottages Church Lane Bulphan Essex	Orsett	07/05/2022 00:00	Application Permitted	Application Permitted	1496
249	23/00652/HHA	Part two storey, part single storey rear extension including Juliet balcony and roof top balcony with balustrade. Alteration to garage roof including first floor extension and two pitched roof side dormers. Two storey front gable end extension including	Redberry Rectory Road Orsett Essex RM16 3JU	Orsett	01/06/2023 00:00	Application Permitted	Application Permitted	1176
250	23/00740/HHA	Ground floor infill extension to front elevation, single storey replacement conservatory with roof lanterns, and hip to gable roof extension with alteration of existing and addition of new front dormer and roof lights	O'Cianain Prince Charles Avenue Orsett Essex RM16 3HS	Orsett	20/06/2023 00:00	Pending Consideration		1524
251	18/00444/TPOCA	T1- Field Maple in rear garden adjacent to covered seating area near to house:Re-reduce crown to previous points of reduction and shape (in line with pruning work previously undertaken and not objected to by Thurrock council) Retaining furnishing growth	Church House 5 High Road Orsett Essex RM16 3ER	Orsett	22/03/2018 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	852
252	18/00092/FUL	Convert existing property back to two semi-detached dwellings with identical extensions and garage space	Martins Cottages Church Lane Bulphan Essex	Orsett	18/01/2018 00:00	Application withdrawn	Application withdrawn	2813
253	20/00967/CLOPUD	Loft conversion with three side rooflights and one side and rear dormer	Bulphan Hall Church Road Bulphan Essex RM14 3RT	Orsett	30/07/2020 00:00	Application Permitted	Application Permitted	7735
254	19/00610/CONDC	Application for the approval of details reserved by condition no. 6 (Highways Access) and 8 (Landscaping) of planning appeal ref. APP/M1595/W/17/3189218 (Change of use of land to residential use for Romani Gypsy family and stationing of one caravan and o	Knightlee Lodge Brentwood Road Bulphan Essex RM14 3ST	Orsett	23/04/2019 00:00	Application Permitted	Application Permitted	199
255	23/00137/HHA	Car port in front garden	Hillview Church Road Bulphan Essex RM14 3RU	Orsett	06/02/2023 00:00	Application Received	Application Received	1127
256	20/01403/HHA	Removal of existing detached garage and existing ground floor rear extension. New single storey rear extension with flat roof and roof lantern and new 2 storey rear extension with pitched roofs. New single storey glazed side extension and new 2 storey si	8 The Spinney Orsett Essex RM16 3EJ	Orsett	16/10/2020 00:00	Application Permitted	Application Permitted	343
257	20/00537/HHA	Internal garage conversion and erection of detached garage. Two front dormers and alterations to orangery from hip to flat roof to create first floor balcony space and replacement of windows with patio doors. Alteration to windows and removal of two s	8 Church Lane Bulphan Essex RM14 3TU	Orsett	07/05/2020 00:00	Application Received	Application Received	939
258	19/01049/FUL	Two single storey side extensions at either end of village hall to provide a village shop (at eastern end) and store (at western end) with air source heat pumps	Bulphan Village Hall Church Road Bulphan Essex RM14 3RU	Orsett	10/07/2019 00:00	Application Permitted	Application Permitted	1540
259	21/02042/FUL	Erection of 2 detached dwellings with associated amenity space, vehicular parking/access roads and strategic landscaping including the demolition of outbuildings	Land To Rear Of Conifers Brentwood Road And Adjacent Orchard House Peartree Lane Bulphan Essex	Orsett	29/11/2021 00:00	Application Received	Application Received	4385
260	21/01609/FUL	Demolition of existing buildings and the erection of a new detached dwelling with detached outbuilding and amenity space and parking.	The Paddocks Parkers Farm Road Orsett Essex RM16 3HX	Orsett	17/09/2021 00:00	Application Permitted	Application Permitted	4564
261	22/00683/HHA	Part single storey side extension and construction of swimming pool	Fouracres Brentwood Road Bulphan Essex RM14 3TL	Orsett	17/05/2022 00:00	Application Received	Application Received	13051
262	22/01241/FUL	Proposed replacement dwelling and relocation of existing swimming pool	The Hollies Rectory Road Orsett Essex RM16 3EH	Orsett	08/09/2022 00:00	Application Permitted	Application Permitted	3159
263	23/00562/CONDC	Application for the approval of details reserved by condition nos. 4 (Hard and Soft Landscaping Scheme), 9 (Archaeological Building Recording Programme) and 13 (Boundary Treatments) of planning permission ref: 21/01403FUL [Demolition of Existing Outbuild	Wick Place Cottage Brentwood Road Bulphan Essex RM14 3TJ	Orsett	10/05/2023 00:00	Application Permitted	Application Permitted	2725
264	18/01239/TPOCA	T1- Maple, remove to ground level	5 The Paddocks Rectory Road Orsett Essex RM16 3AE	Orsett	29/08/2018 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	623
265	19/00017/FUL	Demolish and rebuild a pair of semi-detached 3 bedroom houses to the same footprint as existing, plus erecting a detached garage	Martins Farmhouse 93 Church Lane Bulphan Essex RM14 3TS	Orsett	08/01/2019 00:00	Application withdrawn	Application withdrawn	2813
266	19/00658/FUL	L-shaped single storey barn-style structure to store the applicant's car collection following the removal of 40 containers and 8 lorry bodies currently used for commercial storage purposes.	Home Farm Brentwood Road Orsett Essex RM16 3HU	Orsett	29/04/2019 00:00	Application Received	Application Received	28187
267	19/00021/SCR	Environmental Impact Assessment (EIA) screening opinion for development comprising 116 residential units with associated amenity space and parking, three retail units, public house, strategic landscaping and noise attenuation buffer	Land Adjacent Bulphan By-Pass And Church Road Bulphan Essex	Orsett	08/01/2019 00:00	Environmental Impact Assessment Not Required	Environmental Impact Assessment Not Required	71330
268	20/00917/HHA	Internal garage conversion and hardstanding. Two front dormers and alterations to orangery from hip to flat roof to create first floor balcony space and replacement of windows with patio doors. Alteration to windows and removal of two side doors and	8 Church Lane Bulphan Essex RM14 3TU	Orsett	21/07/2020 00:00	Application Permitted	Application Permitted	939
269	20/00813/HHA	Two storey rear extension, alterations to windows and front canopy	Martins Cottages Church Lane Bulphan Essex	Orsett	02/07/2020 00:00	Application Received	Application Received	919
270	19/00754/HHA	Part single storey front extension to create a porch with roof lantern	Dabchick Robinson Road Horndon On The Hill Essex SS17 8PU	Orsett	15/05/2019 00:00	Application Permitted	Application Permitted	2573
271	21/00609/HHA	Installation of solar panels, single storey side and rear extension, loft conversion with rooflight and two additional windows to the side elevation. Erection of boundary wall, railings and electric sliding gates. Provision of an underground car lift wi	19 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	14/04/2021 00:00	Application Permitted	Application Permitted	2449
272	20/01225/CLOPUD	Loft conversion with rear dormer and 2 no. front roof lights and removal of chimney stack	Roadside View Orsett Road Horndon On The Hill Essex	Orsett	16/09/2020 00:00	Application Permitted	Application Permitted	573
273	20/00632/CLOPUD	Construction of garage outbuilding	Glenfield Brentwood Road Bulphan Essex RM14 3SL	Orsett	01/06/2020 00:00	Application Received	Application Received	6689
274	21/01190/HHA	Two storey side extension with three new front dormers and a front porch	Hazelmere Orsett Road Horndon On The Hill Essex SS17 8PN	Orsett	07/07/2021 00:00	Application Received	Application Received	521
275	20/00418/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 3 metres and eaves height of 2.50 metres.	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	02/04/2020 00:00	Prior Approval Application Refused	Prior Approval Refused	2063
276	21/00872/HHA	Garage conversion with pitched roof and changes to the front porch	40 Church Lane Bulphan Essex RM14 3TT	Orsett	21/05/2021 00:00	Application Permitted	Application Permitted	541
277	19/01515/LBC	Demolition of listed farmhouse and erection of replacement detached residential dwelling.	Cholleys Farm Orsett Road Horndon On The Hill Essex	Orsett	04/10/2019 00:00	Application Received	Application Received	900
278	21/00807/HHA	Single storey side extension with solar panels on the roof, loft conversion with rooflights and two additional windows to the side elevation. Raised patio with planters in the garden and retrospective approval for electric gates to the site entrance.	15 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	12/05/2021 00:00	Application Permitted	Application Permitted	1946
279	21/01590/FUL	Demolition of existing dwelling and construction of replacement dwelling (resubmission of 18/01634/FUL)	Linsteads Orsett Road Horndon On The Hill Essex SS17 8PW	Orsett	14/09/2021 00:00	Application Permitted	Application Permitted	19760
280	22/00231/FUL	Erection of additional dwellinghouse and subdivision of plot 19 (following permission granted under ref 16/00630/REM [Reserved matters application for residential development of land for 19 units including access, appearance, landscaping, layout and scal	Pieris Place Brentwood Road Bulphan Essex	Orsett	21/02/2022 00:00	Application Received	Application Received	938
281	22/00092/FUL	Construction of a permanent rural worker's dwelling with hardstanding with shed and cycle storage	Land At Hectorsgate Prince Charles Avenue Orsett Essex	Orsett	24/01/2022 00:00	Application Received	Application Received	1518
282	22/01406/NMA	Application for a Non-Material Amendment of planning permission ref. 16/00630/REM [Reserved matters application for residential development of land for 19 units including access, appearance, landscaping, layout and scale following approval under outline	Pieris Place Brentwood Road Bulphan Essex	Orsett	14/10/2022 00:00	Application Permitted	Application Permitted	31565
283	22/01535/FUL	#NAME?	Brewers Farm Brentwood Road Orsett Essex	Orsett	16/11/2022 00:00	Application Received	Application Received	5337
284	22/01720/CLEUD	Lawful Development Certificate for continued B8 (storage and distribution) use of existing yard.	Selfstor Ltd Yard Two Burrows Farm Brentwood Road Bulphan Essex RM14 3TL	Orsett	23/12/2022 00:00	Application Received	Application Received	3927
285	23/00291/PNAF	Agricultural straw storage building	Land North Of Peartree Lane And West Of Brentwood Road Bulphan Essex	Orsett	13/03/2023 00:00	Application Permitted	Application Permitted	834
286	23/00445/TPOCA	T1 = To Reduce 1 X Oak Tree by 2.0/2.5Mtrs	10 High Road Orsett Essex RM16 3ER	Orsett	17/04/2023 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	329
287	23/00593/HHA	[Retrospective] Erection of two outbuildings within the rear garden- summer house and storage building.	5 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	17/05/2023 00:00	Application Permitted	Application Permitted	1218
288	23/01096/TPOCA	Shorten the twin leaders by approximately 4m and then shorten the other poles as necessary to leave the tree much lower and less susceptible to breakout, but still with a pyramidal shape.	Springfield Rectory Road Orsett Essex RM16 3JU	Orsett	05/09/2023 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	476
289	23/00915/TPOCA	Clear shrubs to the left hand side and trim the front hedge removing part of a bush that is going over the road.T1& T2 dead bushes to be removed.T3 Elm to be movedT4 Bay tree trimmed to lollypop shape.T5 Walnut remove due to poor specimen.Right side	Redberry Rectory Road Orsett Essex RM16 3JU	Orsett	21/07/2023 00:00	Pending Consideration		1176
290	19/01067/CLOPUD	New outbuilding to be built in line with permitted development guidelines.	3 Manor Cottages Church Road Bulphan Essex RM14 3SJ	Orsett	12/07/2019 00:00	Application Permitted	Application Permitted	359
291	20/00404/CLOPUD	Two storey rear extension.	Bulphan Hall Church Road Bulphan Essex RM14 3RT	Orsett	31/03/2020 00:00	Application Permitted	Application Permitted	7735
292	20/01460/TPOCA	T1Beech tree - remove lower limbs	Norths Rectory Road Orsett Essex RM16 3JU	Orsett	25/10/2020 00:00	No Objection - TBC not determining Auth	No Objection - TBC not determining Auth	1669
293	19/01776/PHA	Rear extension with a depth of 6 metres from the original rear wall of the property, with a maximum height of 3.20 metres and eaves height of 2.50.	Gablewood Stanley Road Bulphan Essex RM14 3RU	Orsett	04/12/2019 00:00	Planning Not Required	Planning Not Required	668
294	20/00520/HHA	Outbuilding for incidental use.	9 Church Lane Bulphan Essex RM14 3TP	Orsett	30/04/2020 00:00	Application Permitted	Application Permitted	1057
295	21/01052/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 4 metres and eaves height of 3 metres.	The Croft Church Road Bulphan Essex RM14 3TH	Orsett	17/06/2021 00:00	Application Received	Application Received	9373
296	21/00683/CONDC	Application for the approval of details reserved by condition Condition 3 [Materials] of planning permission ref 17/01209/FUL (Replacement Dwelling)	Glenfield Brentwood Road Bulphan Essex RM14 3SL	Orsett	24/04/2021 00:00	Application Permitted	Application Permitted	6689
297	21/01506/HHA	Single storey side extension.	The Croft Church Road Bulphan Essex RM14 3TH	Orsett	30/08/2021 00:00	Application Received	Application Received	9373
298	18/00824/HHA	Single storey side extension	3 The Paddocks Rectory Road Orsett Essex RM16 3AE	Orsett	13/06/2018 00:00	Application Permitted	Application Permitted	781
299	19/00554/HHA	single storey rear extension	8 Parkway Orsett Essex RM16 3HA	Orsett	09/04/2019 00:00	Previously Invalid	Previously Invalid	239
300	20/00648/HHA	Rear extension	Homeleigh Peartree Lane Bulphan Essex RM14 3SP	Orsett	03/06/2020 00:00	Application Received	Application Received	2063
301	19/00953/OUT	Outline planning application for demolition of existing barns (B1 light industrial use class) and redevelopment of site for residential use with five units (all matters reserved)	Orsett Fruit Farm Orsett Road Horndon On The Hill Essex RM16 3BH	Orsett	21/06/2019 00:00	Application withdrawn	Application withdrawn	6084

ID	Reference	Significant applications that effect traffic impacts	Address	WARD	Date of Application	Decision Status	Decision	Shape_Area (sq m)
302	19/01676/FUL	Change of use of land for two pitch Gypsy site with associated development (two touring caravans, two mobile homes, two utility blocks, hard standing, landscaping and fencing) - part retrospective New application following allowed appeal - ref: 16/015	Land Adjacent Astons Villa And Appletons Brentwood Road Bulphan Essex	Orsett	10/11/2019 00:00	Application Permitted	Application Permitted	2107
303	20/00462/CONDC	Application for the approval of details reserved by condition no 4 (CEMP) of planning permission ref. 20/00062/FUL (Demolition of existing house, garage and stables and construction of new chalet style property)	Uppham Hall Brentwood Road Bulphan Essex	Orsett	18/04/2020 00:00	Application Permitted	Application Permitted	13051
304	21/00913/CLOPUD	Hardstanding and new vehicle access to highway	8 Paddock Close Orsett Essex RM16 3DL	Orsett	27/05/2021 00:00	Application Permitted	Application Permitted	482
305	19/01104/CLEUD	Application for certificate of lawfulness for continued B8 use of part of the premises	Siena Robinson Road Horndon On The Hill Essex	Orsett	19/07/2019 00:00	Application Received	Application Received	824
306	20/00400/CLOPUD	Construction of new garage adjacent to existing garage.	2 Noke Hall Cottages Doesgate Lane Bulphan Essex	Orsett	30/03/2020 00:00	Application Received	Application Received	83
308	20/01807/CLEUD	Use of first floor and part of the ground floor of Portland Lodge as independent dwelling	Portland Lodge Brentwood Road Bulphan Essex RM14 3TJ	Orsett	23/12/2020 00:00	Application Received	Application Received	174
309	20/01613/HHA	New front boundary wall/gate	86 Church Lane Bulphan Essex RM14 3TT	Orsett	19/11/2020 00:00	Application Application Permittedmitted	Application Application Permittedmitted	452
310	21/01825/HHA	Loft conversion with roof lights to the front and rear	17 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	22/10/2021 00:00	Application Permitted	Application Permitted	993
311	21/01526/FUL	Change of use of open Green Belt land to residential curtilage and the erection of a summer house	4 Primrose Gate Brentwood Road Bulphan Essex RM14 3SW	Orsett	02/09/2021 00:00	Application Received	Application Received	1127
312	21/01683/FUL	Proposed dwelling on land adjacent to 2 Manor Cottages	2 Manor Cottages Church Road Bulphan Essex RM14 3SJ	Orsett	30/09/2021 00:00	Application Received	Application Received	347
313	22/00499/HHA	Single storey rear extension.	Norths Rectory Road Orsett Essex RM16 3JU	Orsett	12/04/2022 00:00	Application Permitted	Application Permitted	1669
314	23/00297/TPO	T1 - Ash Tree, side of drive, reduce by 3m back to areas of previous cutting points. T2 - Tree Of Heaven x3 - Roadside Boundary, reduce by 3-4m in height, reduce side branches back to previous cutting points approx 2-3m, giving good clearance to the carri	New Rectory School Lane Orsett Essex RM16 3JS	Orsett	14/03/2023 00:00	Works to TPO trees - Approved	Works to TPO trees - Approved	939
315	23/00282/NMA	Application for a proposed non-material amendment to amend pitched hip on single storey rear extension to have a flat roof, alteration to rear first floor fenestration, velux roof windows to rear to be replaced with two flat glazing panels. Overall heig	Two Hoots Herga Hyll Orsett Essex RM16 3JA	Orsett	10/03/2023 00:00	Application Received	Application Received	362
316	23/00108/FUL	Erection of a dwelling including alterations to house type for Plot 19 to a previously approved scheme at the site (following the granting of permission ref. 16/00630/REM and Non Material Amendment application refs. 22/00212/NMA and 22/01406/NMA).	9 Bonham Grange Church Road Bulphan Essex RM14 3BJ	Orsett	28/01/2023 00:00	Application Permitted	Application Permitted	1987
317	23/01207/TPOCA	Lime trees T1-T8 require pollarding for safety reasons.	St Giles And All Saints Church High Road Orsett Essex RM16 3ER	Orsett	04/10/2023 00:00	Pending Consideration		9008
318	23/01247/FUL	Demolish existing dwelling and construct replacement dwelling.	Orchard House Peartree Lane Bulphan Essex RM14 3SP	Orsett	12/10/2023 00:00	Insufficient Fee		3991
319	18/00957/CLEUD	Use of the bungalow adjacent to the main house at Brooklyn Kennels as a dwelling house. The bungalow is identified on drawing DWD/12768/CLEUD/002 edged in blue.	Brooklyn Kennels Black Bush Lane Horndon On The Hill Essex SS17 8PT	Orsett	05/07/2018 00:00	Application Received	Application Received	11129
320	18/00428/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 4 metres and eaves height of 2.5 metres.	Bushwood Peartree Lane Bulphan Essex RM14 3SP	Orsett	20/03/2018 00:00	No Decision	No Decision	4045
321	19/00528/HHA	Single storey rear extension and first floor side extension above the existing single storey side extension.	The Olives Rectory Road Orsett Essex RM16 3EH	Orsett	05/04/2019 00:00	Application Received	Application Received	459
322	19/00586/FUL	Restrospective permission for temporary use of a garage as a residence	Glenfield Brentwood Road Bulphan Essex RM14 3SL	Orsett	16/04/2019 00:00	Application Permitted	Application Permitted	6689
323	18/01763/HHA	Demolition of attached single storey garage and rear conservatory. Erection of two storey side extension and single storey rear extension. Internal reconfiguration and material change to elevations.	Home Farm Brentwood Road Orsett Essex RM16 3HU	Orsett	08/12/2018 00:00	Application Permitted	Application Permitted	28187
324	18/01760/HHA	Single storey side and rear extension	The Lodge Fen Lane Bulphan Essex RM14 3RL	Orsett	07/12/2018 00:00	Application Permitted	Application Permitted	2492
325	19/01628/HHA	Garage extension	Greystead Parkers Farm Road Orsett Essex RM16 3HX	Orsett	30/10/2019 00:00	Previously Invalid	Previously Invalid	4617
326	19/01695/CLEUD	(Restrospective) self-contained outbuilding	52 Church Lane Bulphan Essex RM14 3TT	Orsett	14/11/2019 00:00	Pending Consideration		22992
327	21/00684/CONDC	Application for the approval of details reserved by Condition 6 (Dust Management Statement) of planning permission ref 17/01209/FUL (Replacement Dwelling)	Glenfield Brentwood Road Bulphan Essex RM14 3SL	Orsett	26/04/2021 00:00	Application Permitted	Application Permitted	6689
328	20/01455/HHA	Two storey side extension, rear single storey extension and alterations to existing rear dormer.	The Willows 10 Church Lane Bulphan Essex RM14 3TU	Orsett	26/10/2020 00:00	Application Permitted	Application Permitted	4526
329	22/01410/TELENQ	Proposed telecommunications base station development at Tilbury Road, West Horndon, CM13 3LU	Land Adjacent Barnards Farm And Railway Bridge Brentwood Road West Horndon Essex	Orsett	13/10/2022 00:00	Advice Given	Advice Given	32
330	21/01505/CLOPUD	Single storey side extensions	The Croft Church Road Bulphan Essex RM14 3TH	Orsett	30/08/2021 00:00	Application Permitted	Application Permitted	9373

The Examining Authority's Written Questions and Requests for Information (ExQ2) – Thurrock Council Responses: Appendix 1: Future Planned Development A128
Lower Thames Crossing
