

Annex B

Detailed Site Assessments for Alternative Substations

1.0 Site details

Area of Search:	Barking	LPA:	Barking and Dagenham
Site Reference:			
Site Address:	Barking Power Station, Renwick Road IG11 0GH		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	13.6km (urban dig)		

2.0 High Level Site Risk

Planning and Environmental Risk			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
High risk	Medium Risk	Low Risk	
Electrical Connectivity Risk			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
High risk	Medium Risk	Low Risk	
Gas Connectivity Risk			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
High risk	Medium Risk	Low Risk	
Land Availability Risk			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
High risk	Medium Risk	Low Risk	

3.0 Land Uses within Search Area

The site is located within an industrial area. There are residential properties to the west

4.0 Sensitive Receptors

There is a small nature reserve adjacent to the site. There is school on the other side of the road to the east

5.0 Planning and Environmental Issues

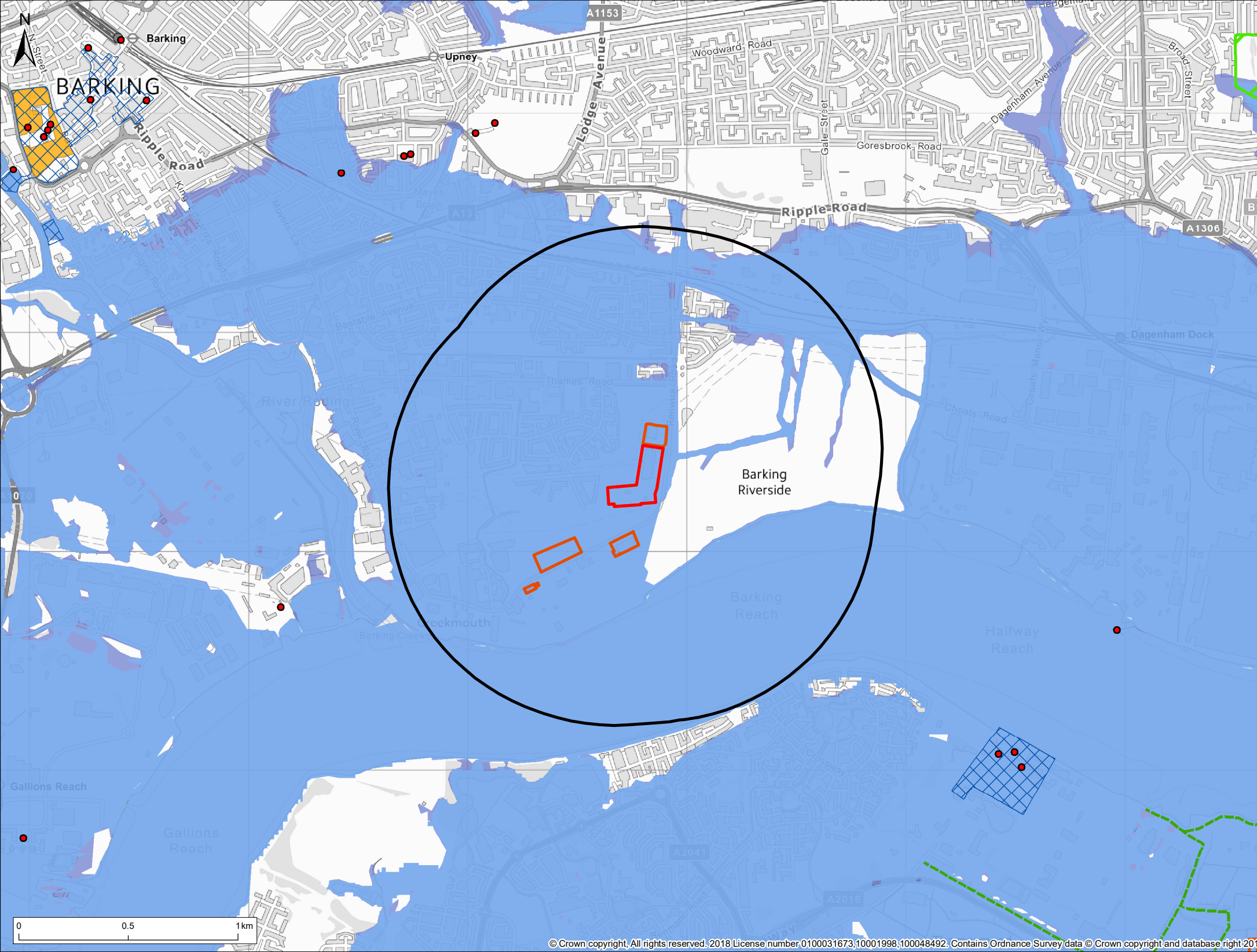
Adjacent to the north side of the site is a small nature reserve. To the east of the site is a large area of currently undeveloped land, however an application has been approved for major redevelopment of this area including 482 dwellings and 405 sqm of retail and commercial floorspace. This site is not in the Green Belt.

6.0 Utility Connectivity Issues

Gas:	National Grid have assessed this site and offered a connection point on MP pipeline adjacent to site with no reinforcement costs.
Outcome:	
Electrical:	Sufficient generation headroom
Outcome:	

7.0 Land Availability

Very little space at site as nearby undeveloped land has since been granted various planning permissions.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Footpath
 - Listed Building
 - Conservation Area
 - Scheduled Monument
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 BARKING 275KV SITE CONSTRAINTS**



1.0 Site details

Area of Search:	Beddington	LPA:	London Borough of Sutton
Site Reference:			
Site Address:	Commerce Way, Croydon, CR0 4YY		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	14km (urban/rural dig)		

2.0 High Level Site Risk

Planning and Environmental Risk

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

Electrical Connectivity Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

Gas Connectivity Risk

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

Land Availability Risk

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

3.0 Land Uses within Search Area

The site is within an industrial estate and there are residential properties adjacent to its southern border. Almost the entire search area is developed with either industrial or residential buildings. There are numerous parks scattered throughout the residential area that makes up the southern part of the search area.

4.0 Sensitive Receptors

Within the search area there are 4 schools these are all in the southern half of the search area. To the northwest of the site is a scheduled monument (site of a roman bath house). To the south and west of the site is designated conservation area. There are also multiple listed buildings in the search area.

5.0 Planning and Environmental Issues

To the north west of the site is a water treatment works. Just south of this water treatment works is the only undeveloped land within the search area, it is the site of a roman bath house and the whole area is designated as a scheduled ancient monument, a site of Importance for Nature Conservation and part of the Wandle Valley Regional Park as well as an Urban Green Space. This site is not in the Green Belt

6.0 Utility Connectivity Issues

Gas: Site is very far from the gas line

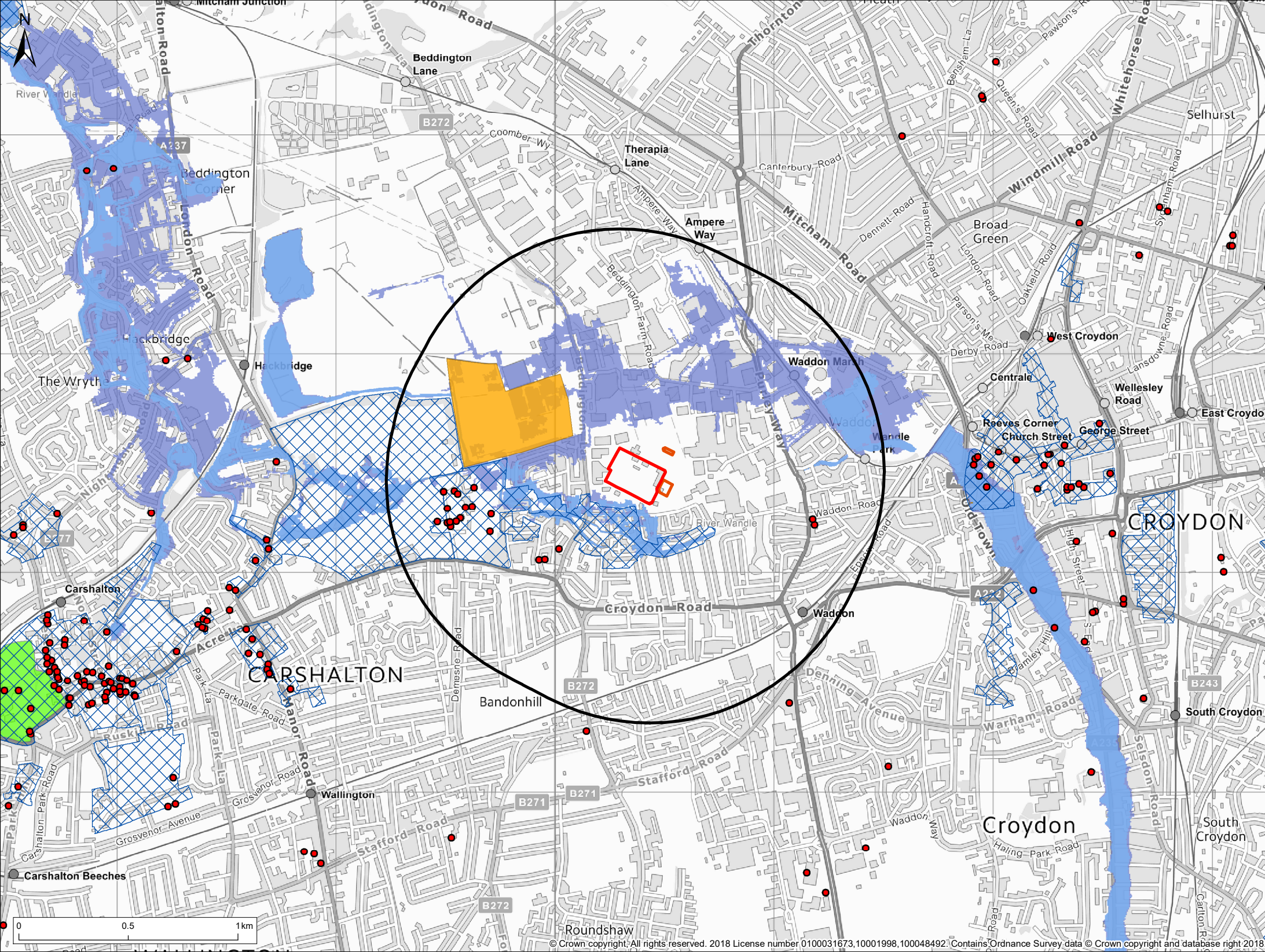
Outcome:

Electrical: Sufficient generation headroom

Outcome:

7.0 Land Availability

The only part of the search area that is not already developed is north west of the site, there is a roman bath house site situated there as well as several land designations.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Listed Building
 - Conservation Area
 - Scheduled Monument
 - Registered Park and Garden
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 BEDDINGTON 275KV SUBSTATION
 CONSTRAINTS**



1.0 Site details

Area of Search: Brimsdown **LPA:** London Borough of Enfield

Site Reference:

Site Address: Bancroft Way, Enfield EN3 7QE

Est Dist. to 275 KV line <1km

Est Dist. to HP Gas Mains 7.5km (urban/rural dig)

2.0 High Level Site Risk

Planning and Environmental Risk

High risk

Medium Risk

Low Risk

Electrical Connectivity Risk

High risk

Medium Risk

Low Risk

Gas Connectivity Risk

High risk

Medium Risk

Low Risk

Land Availability Risk

High risk

Medium Risk

Low Risk

3.0 Land Uses within Search Area

The site is within an industrial estate and adjacent to the Enfield Power Station. Adjacent to the site to the north east is parkland. To the east of the site is the River Lee Navigation and then the King George's Reservoir. Beyond the industrial buildings to the north and west are residential properties. To the east there is Green Belt land.

4.0 Sensitive Receptors

The site itself is not in the Green Belt however and to the north east of the site is a conservation area called The Prince of Wales Open Space. There are also 10 listed buildings within the search area. The reservoir to the south east of the site is designated as a SSSI.

5.0 Planning and Environmental Issues

The River Lee Navigation is to the east of the site. Adjacent to the east edge of the site is an existing power station. Site is in Flood Zone 2. A large proportion of the undeveloped land within the search area is Green Belt.

6.0 Utility Connectivity Issues

Gas: Site is relatively close to gas connection

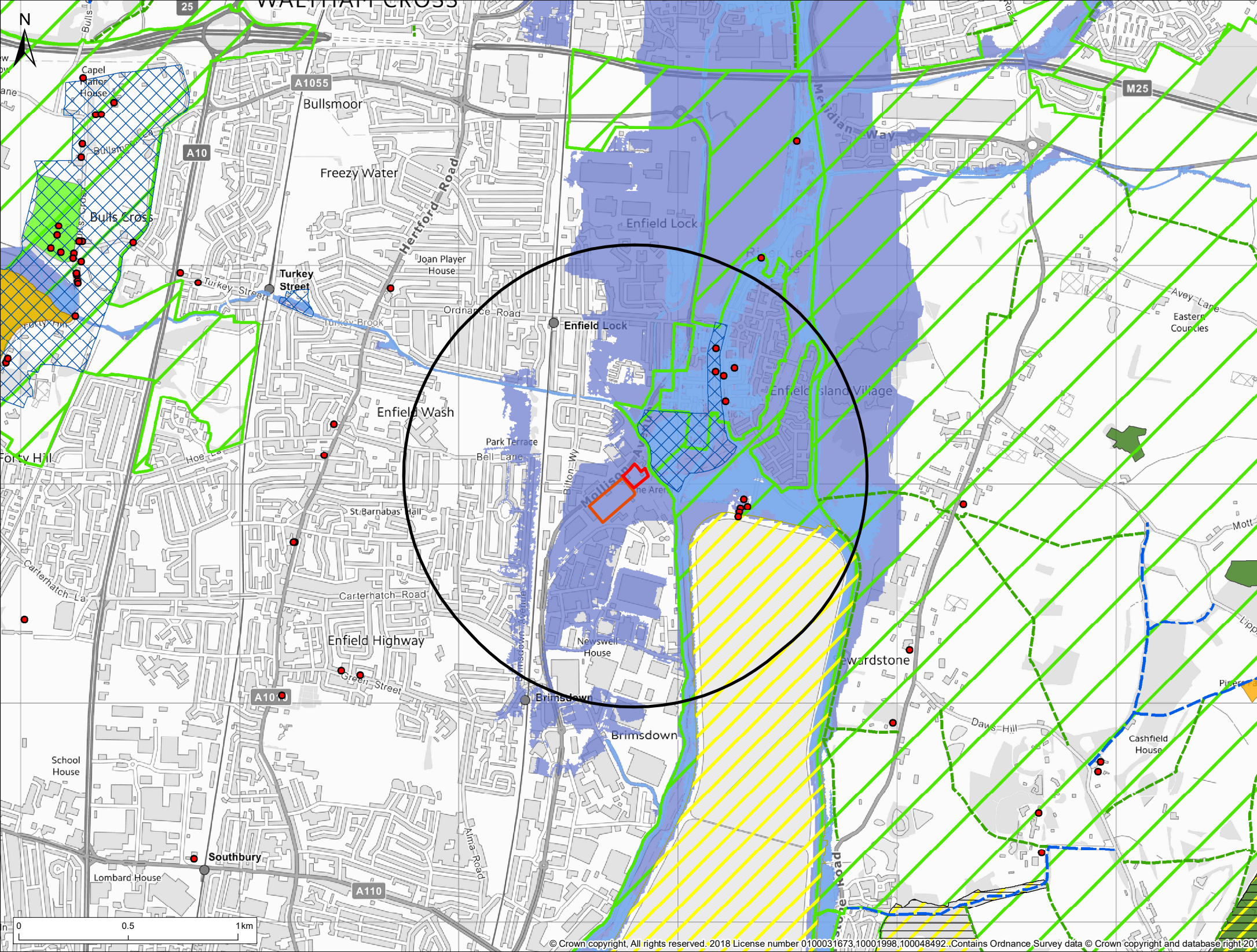
Outcome:

Electrical: Large network reinforcement required

Outcome:

7.0 Land Availability

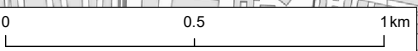
Very limited space at site – bounded by existing development, including a power station and Green Belt land with housing beyond as well as a large reservoir.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Footpath
 - Bridleway
 - Listed Building
 - Special Area of Conservation
 - Site of Special Scientific Interest
 - Conservation Area
 - Ancient Woodland
 - Scheduled Monument
 - Registered Park and Garden
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 BRIMSDOWN 275KV SITE CONSTRAINTS**



1.0 Site details

Area of Search:	Chessington	LPA:	Royal Borough of Kingston upon Thames
Site Reference:			
Site Address:	Fairoak Lane, Chessington, KT9 2NS		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	27km (urban/rural dig)		

2.0 High Level Site Risk

Planning and Environmental Risk

<input checked="" type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
--	---	---

Electrical Connectivity Risk

<input type="checkbox"/> High risk	<input checked="" type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
---------------------------------------	--	---

Gas Connectivity Risk

<input checked="" type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
--	---	---

Land Availability Risk

<input type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
---------------------------------------	---	---

3.0 Land Uses within Search Area

The site is generally within an agricultural setting, a large portion of the search area is forest and to the north of the site is the theme park, Chessington World of Adventures and one of its associated car parks. East of the site is a large garden centre and immediately south of the site, across Fairoak Lane is agricultural land. There is a cluster of residential properties 0.12km from site to the south east. Further east than these properties is more agricultural land.

4.0 Sensitive Receptors

The site is close to a theme park which as quite a unique development and tourist attraction could be deemed sensitive. There is also a large area of ancient woodland to the west of the site as well as a smaller area of ancient woodland to the east.

5.0 Planning and Environmental Issues

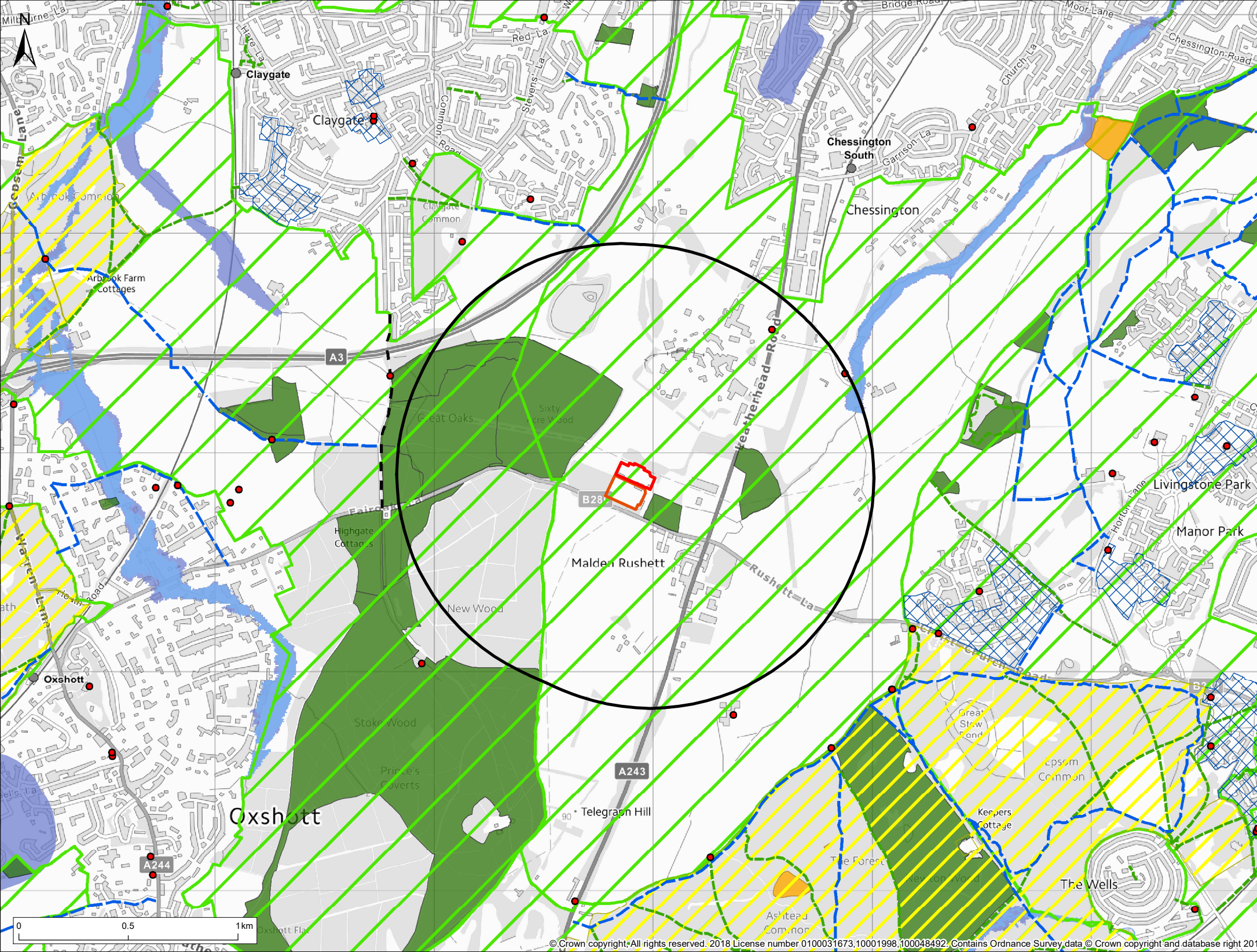
The site is bordered on three sides by trees which currently provide an element of screening from the other nearby developments. There is a large area of agricultural land across the road on which the site is, but this is Green Belt land, as is the whole search area.

6.0 Utility Connectivity Issues

Gas:	Site is very far from the gas line
Outcome:	
Electrical:	Large network reinforcement required
Outcome:	

7.0 Land Availability

Large area of agricultural land immediately south of the site although to the east of this land is housing.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Footpath
 - Bridleway
 - Byway Open to All Traffic
 - Listed Building
 - Site of Special Scientific Interest
 - Conservation Area
 - Ancient Woodland
 - Scheduled Monument
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 CHESSINGTON 275KV SUBSTATION
 CONSTRAINTS**



1.0 Site details

Area of Search: Ealing **LPA:** London Borough of Ealing

Site Reference:

Site Address: 57 Almond Avenue, London, W5 4AD

Est Dist. to 275 KV line <1km

Est Dist. to HP Gas Mains 28km (urban/rural dig)

2.0 High Level Site Risk

Planning and Environmental Risk

High risk

Medium Risk

Low Risk

Electrical Connectivity Risk

High risk

Medium Risk

Low Risk

Gas Connectivity Risk

High risk

Medium Risk

Low Risk

Land Availability Risk

High risk

Medium Risk

Low Risk

3.0 Land Uses within Search Area

The search area is almost entirely residential properties, the only other land use is recreational parkland, namely the large Gunnersbury Park to the south of the site. There are 3 other recreational parks within the search area and allotments to the north west of the site. A railway dissects the site north of the site in and east-west direction.

4.0 Sensitive Receptors

There is a college and a nursery to the east of the site and a hospital to the south. To the south of the site is a large area of registered parkland that is also designated as a conservation area. There are more conservation area designations on land to the north of site as well as multiple listed buildings within the search area.

5.0 Planning and Environmental Issues

The site is surrounded by adjacent housing, the only open land is the parkland to the south. This site is not in the Green Belt.

6.0 Utility Connectivity Issues

Gas: Site is very far from the gas line

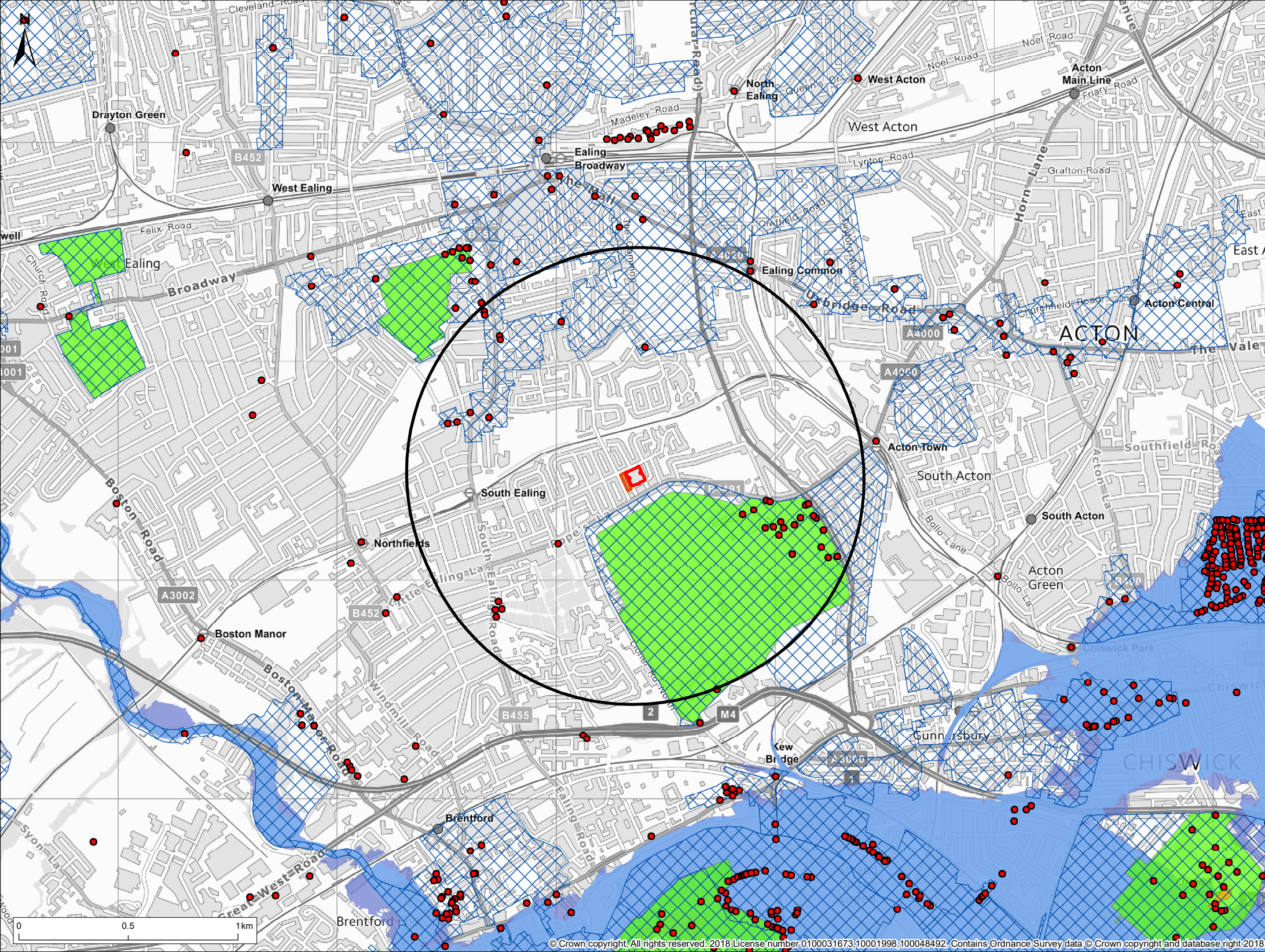
Outcome:

Electrical: Large network reinforcement required

Outcome:

7.0 Land Availability

Large area of land available to the south but it is currently used as recreational parkland and is also surrounded on all sides by housing



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Listed Building
 - Conservation Area
 - Scheduled Monument
 - Registered Park and Garden
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

Thurrock Flexible Generation Plant
 EALING 275KV SUBSTATION CONSTRAINTS



1.0 Site details

Area of Search: Elstree **LPA:** Hertfordshire County Council

Site Reference:

Site Address: Hilfield Lane, Radlett, Watford, WD25 8HF

Est Dist. to 275 KV line <1km

Est Dist. to HP Gas Mains 22km (rural dig)

2.0 High Level Site Risk

Planning and Environmental Risk

High risk

Medium Risk

Low Risk

Electrical Connectivity Risk

High risk

Medium Risk

Low Risk

Gas Connectivity Risk

High risk

Medium Risk

Low Risk

Land Availability Risk

High risk

Medium Risk

Low Risk

3.0 Land Uses within Search Area

The site sits within an agricultural and residential setting. Small clusters of residential settlements are within the search area. Immediately to the south west of the site is the M1. Immediately further south west after the M1 is a gypsy settlement. There is a reservoir to the south east.

4.0 Sensitive Receptors

There are very few sensitive receptors within the search area. The majority of the surrounding land is agricultural. A small part of an aerodrome is within the search area to the south east.

5.0 Planning and Environmental Issues

The whole search area is within the Green Belt. To the north and north east of the site are conservation area, each of which contain several listed buildings. There are also multiple footpaths throughout the search area.

6.0 Utility Connectivity Issues

Gas: Site is very far from gas line

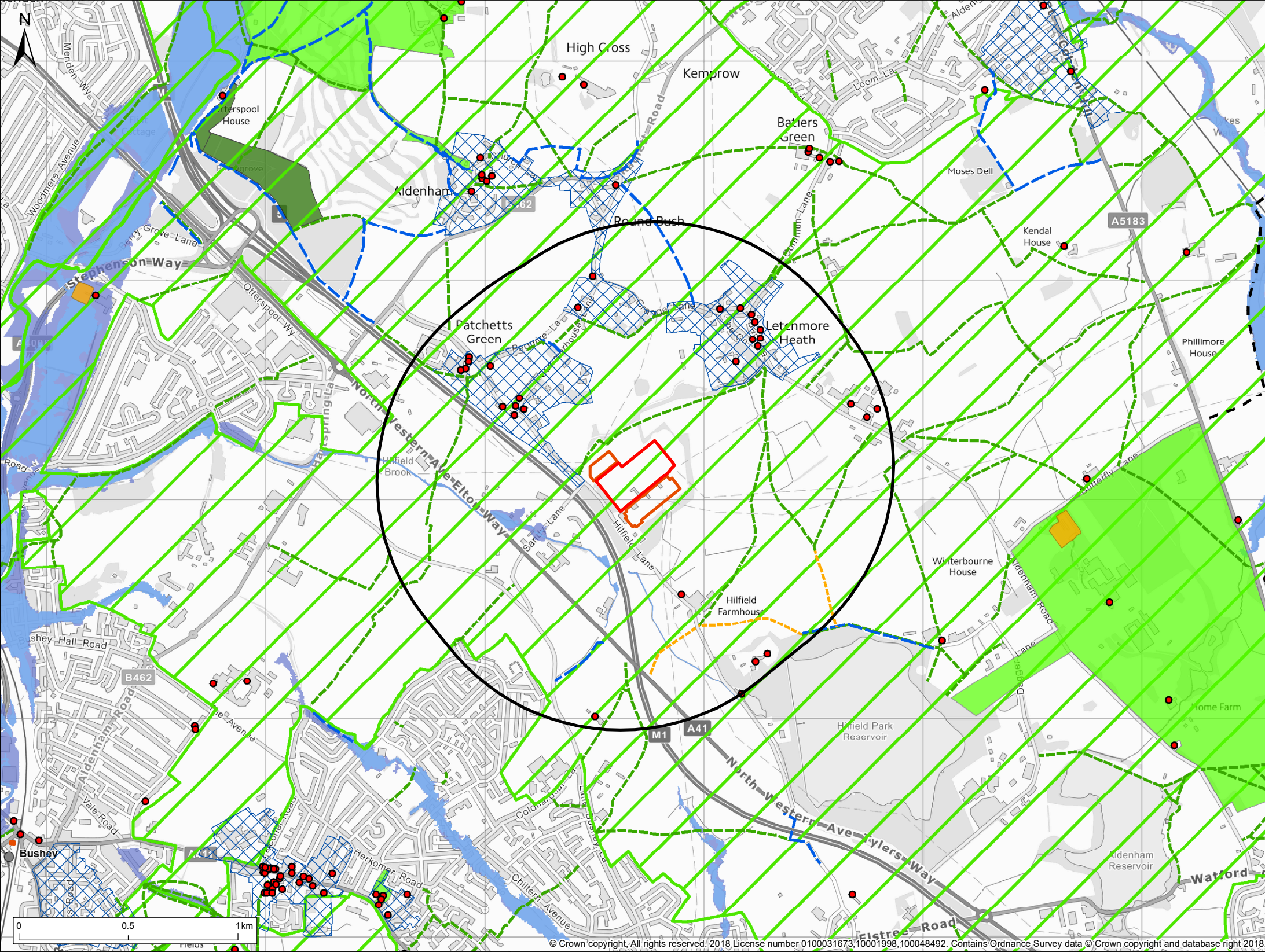
Outcome:

Electrical: Sufficient generation headroom

Outcome:

7.0 Land Availability

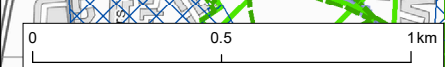
There is a significant amount of land to the east of the site although it is Green Belt classified.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Footpath
 - Bridleway
 - Restricted Byway
 - Byway Open to All Traffic
 - Listed Building
 - Conservation Area
 - Ancient Woodland
 - Scheduled Monument
 - Registered Park and Garden
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 ELSTREE 275KV SITE CONSTRAINTS**



1.0 Site details

Area of Search:	Hackney	LPA:	London Borough of Hackney
Site Reference:			
Site Address:	Off Millfields Road, London, E5 0DD		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	10.5km (urban dig)		

2.0 High Level Site Risk

Planning and Environmental Risk	<input checked="" type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
Electrical Connectivity Risk	<input type="checkbox"/> High risk	<input checked="" type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
Gas Connectivity Risk	<input type="checkbox"/> High risk	<input checked="" type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
Land Availability Risk	<input type="checkbox"/> High risk	<input checked="" type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk

3.0 Land Uses within Search Area

The majority of the search area is residential properties in the south west. The River Lea is adjacent to the site on the east and beyond the river is recreational parkland. In the most north east section of the search area is industrial land. Adjacent to the site on the west and north side is parkland. North of the site and beyond two tributaries of the River Lea is an area of open, previously developed land that appears to be currently used as open-air storage with industrial style buildings.

4.0 Sensitive Receptors

On the other side of the River Lea to the site is a small nature reserve. There are multiple listed buildings within the search area. In the north of the search area is part of a SSSI site. There are 10 schools in the search area.

5.0 Planning and Environmental Issues

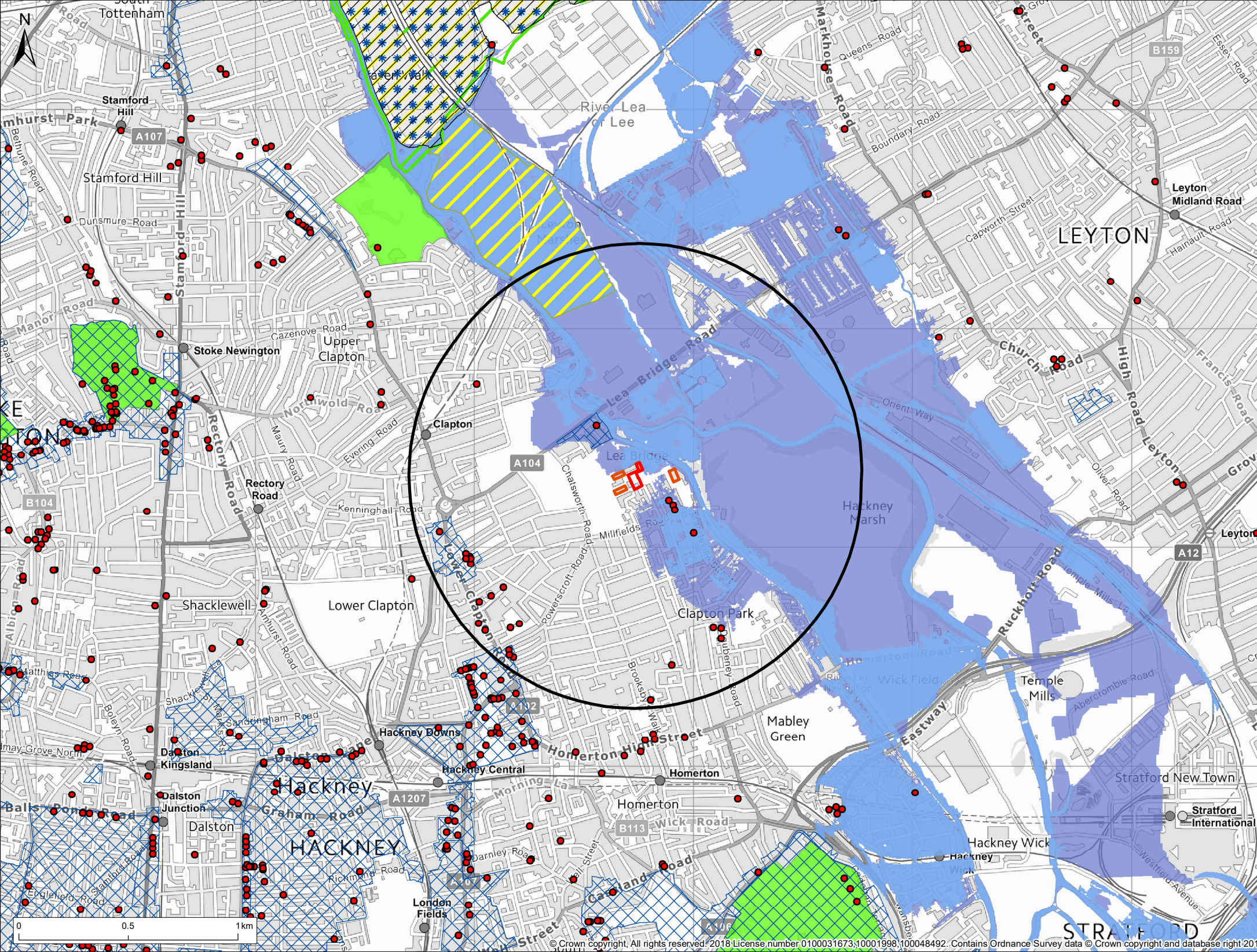
There are two small conservation areas within the search area. The main issue is the proximity of housing and the fact that the areas that are currently not developed have very limited access due to the presence of the River Lea. This site is not in the Green Belt

6.0 Utility Connectivity Issues

Gas:	Disruption to urban areas
Outcome:	
Electrical:	Large network reinforcement required
Outcome:	

7.0 Land Availability

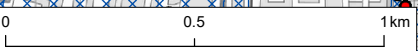
There is a relatively large amount of space within the search area, particularly to the south east at Hackney Marsh. There is also an area to the north of the site called Lammas Meadow.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Listed Building
 - Special Protection Area
 - Ramsar site
 - Site of Special Scientific Interest
 - Conservation Area
 - Registered Park and Garden
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 HACKNEY 275KV SITE CONSTRAINTS**



1.0 Site details

Area of Search:	Hurst	LPA:	London Borough of Bexley
Site Reference:			
Site Address:	Vicarage Road, Bexley, DA5 2AW		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	9.3km (urban-rural dig)		

2.0 High Level Site Risk

Planning and Environmental Risk



Electrical Connectivity Risk



Gas Connectivity Risk



Land Availability Risk



3.0 Land Uses within Search Area

The site sits within a rural setting although there are residential properties to the north and east. There is a large area of ancient woodland in the south of the search area and the remainder of the search area is agricultural land.

4.0 Sensitive Receptors

The woodland to the south of the site is designated ancient woodland. There is a conservation area to the north containing many listed buildings. To the west of the site is bridleway and there is a footpath to the east.

5.0 Planning and Environmental Issues

All of the undeveloped and within the search area is within the Green Belt. Land to the south and west of the site is restricted due to the Ancient Woodland, although this could also provide some beneficial screening to any development adjacent to the site.

6.0 Utility Connectivity Issues

Gas: Site is closely surrounded by sensitive receptors that may be disrupted

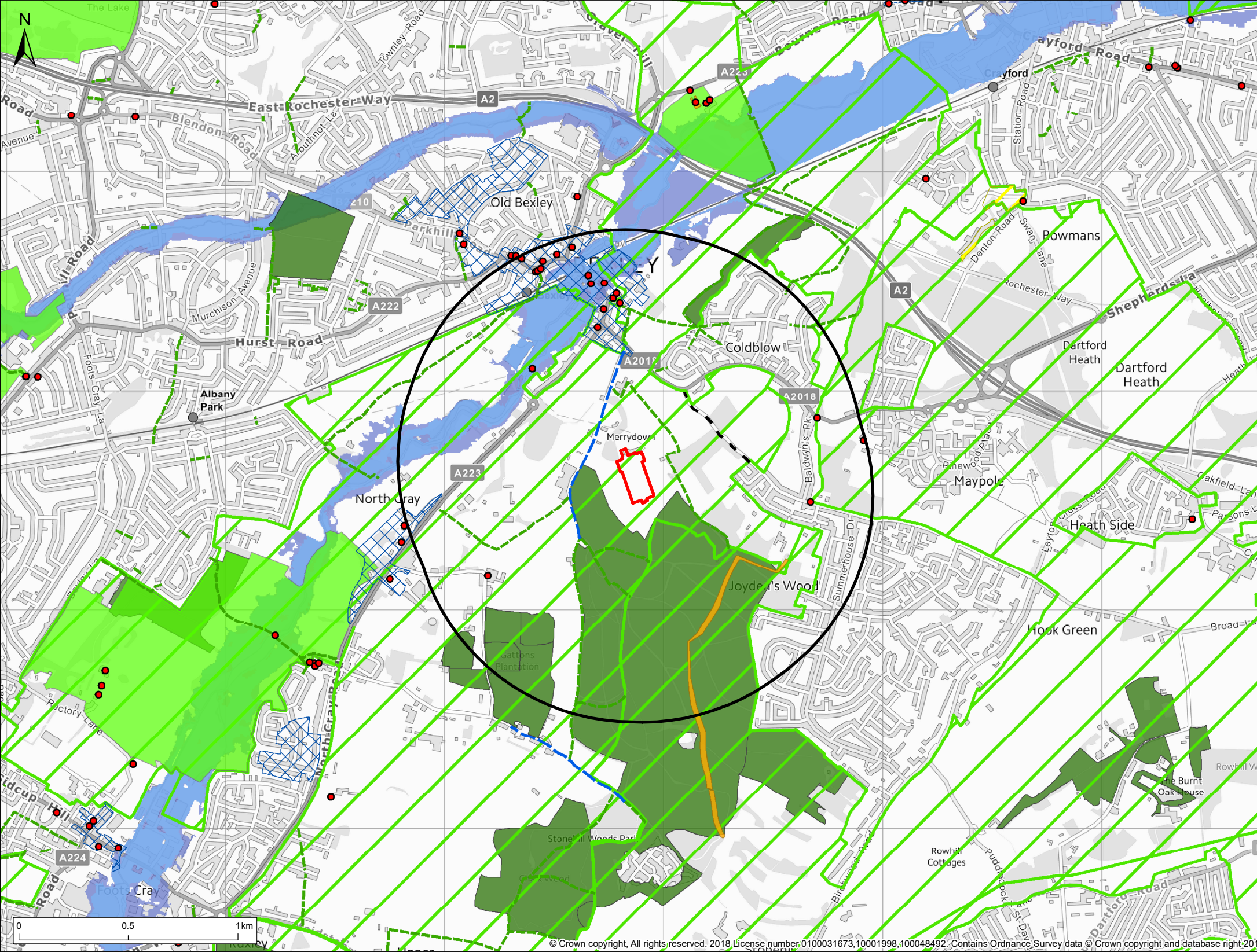
Outcome:

Electrical: Large network reinforcement required

Outcome:

7.0 Land Availability

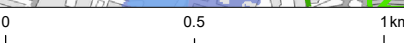
There is open land surrounding the site with woodland beyond it to the south, east and west and housing beyond the open and to the north although it is all Green Belt land.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Footpath
 - Bridleway
 - Byway Open to All Traffic
 - Listed Building
 - Site of Special Scientific Interest
 - Conservation Area
 - Ancient Woodland
 - Scheduled Monument
 - Registered Park and Garden
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 HURST 275KV SUBSTATION CONSTRAINTS**



1.0 Site details

Area of Search:	Iver	LPA:	Buckinghamshire County Council / South Bucks District Council
Site Reference:			
Site Address:	Six Acre Farm, Iver, SL0 0ED		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	17km (urban/rural dig)		

2.0 High Level Site Risk

Planning and Environmental Risk

<input checked="" type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
--	---	---

Electrical Connectivity Risk

<input type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
---------------------------------------	---	---

Gas Connectivity Risk

<input checked="" type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
--	---	---

Land Availability Risk

<input type="checkbox"/> High risk	<input checked="" type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
---------------------------------------	--	---

3.0 Land Uses within Search Area

The search area is made up of agricultural land, industrial areas and also residential properties in the eastern section. A large portion of the north part of the search area is a quarry. The M25 dissects the western part of the search area. There are 3 areas of parkland in the search area. There is a small cluster of residential properties adjacent to the eastern edge of the site.

4.0 Sensitive Receptors

There are three water courses within the search area, one runs through the site. The majority of the search area, including the substation is within a conservation zone. There are 2 small areas of ancient woodland to the south west of the site. There are 9 listed buildings within the search area.

5.0 Planning and Environmental Issues

Large areas of the search area, immediately surrounding and including the site are Flood Zone 3. All of the open land within the search area is within the Green Belt and is also a conservation area.

6.0 Utility Connectivity Issues

Gas: Undeveloped land around site is entirely within a conservation area and gas line is far away.

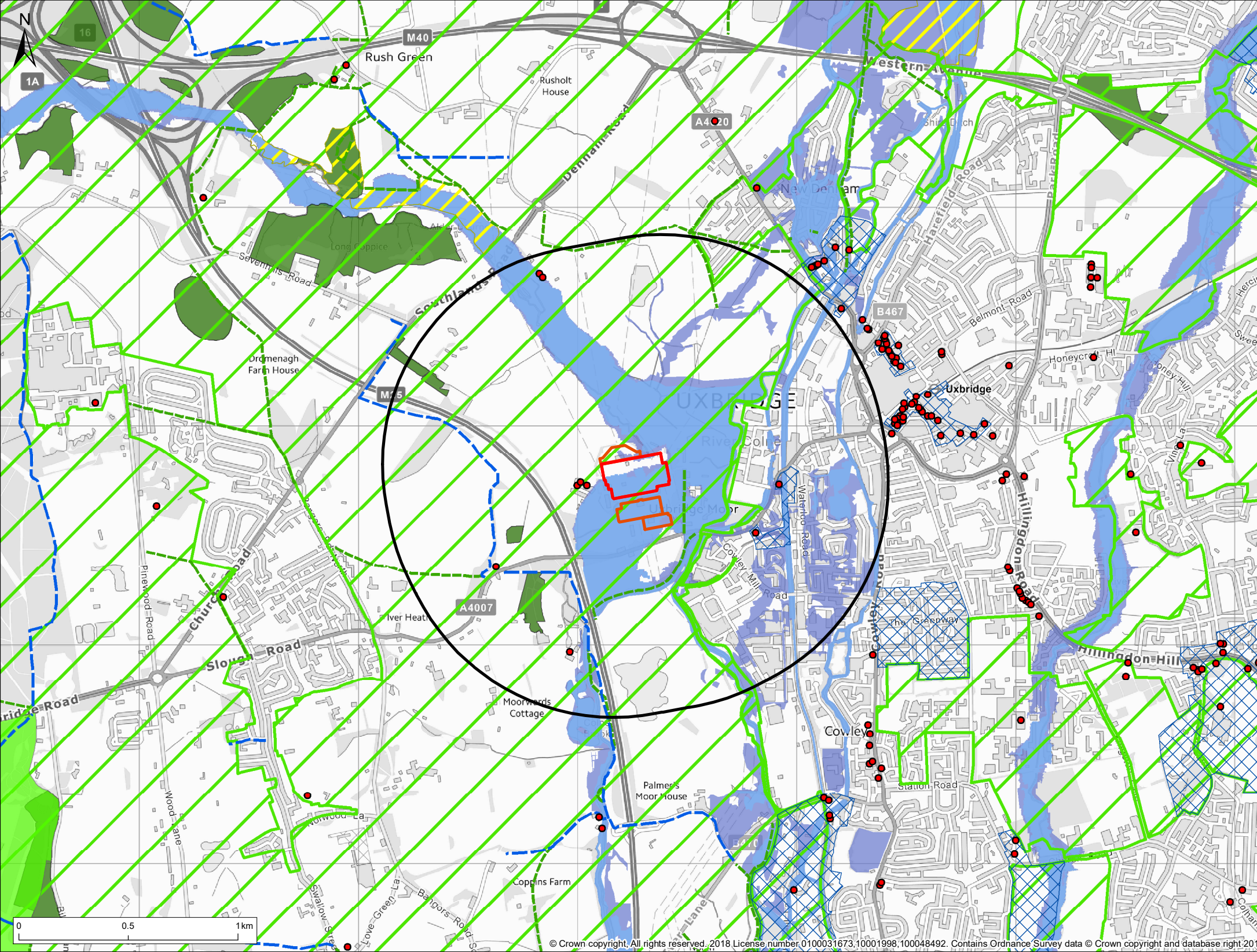
Outcome:

Electrical: Sufficient generation headroom

Outcome:

7.0 Land Availability

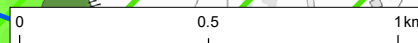
Large area of agricultural land available to the north west of the site although it is a conservation area.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Footpath
 - Bridleway
 - Listed Building
 - Site of Special Scientific Interest
 - Conservation Area
 - Ancient Woodland
 - Registered Park and Garden
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 IVER 275KV SUBSTATION CONSTRAINTS**



1.0 Site details

Area of Search: Laleham **LPA:** Surrey County Council / Spelthorne Borough Council

Site Reference:

Site Address: Off Ashford Road, Ashford, TW15 3SR

Est Dist. to 275 KV line <1km

Est Dist. to HP Gas Mains 15.5km (urban/rural dig)

2.0 High Level Site Risk

Planning and Environmental Risk

High risk

Medium Risk

Low Risk

Electrical Connectivity Risk

High risk

Medium Risk

Low Risk

Gas Connectivity Risk

High risk

Medium Risk

Low Risk

Land Availability Risk

High risk

Medium Risk

Low Risk

3.0 Land Uses within Search Area

The south east section of the search area is taken up entirely by a reservoir; a large portion of the north east section consists of a golf course. A majority of the search area is residential (western half) and to the south west of the site is a quarry. The A308 also runs east west across the search area.

4.0 Sensitive Receptors

The site is adjacent to a reservoir but otherwise is quite well removed from any specific sensitive receptors; but there is a small section of an area of ancient woodland on the very southern edge of the search area and part of a scheduled monument on the western edge of the search area.

5.0 Planning and Environmental Issues

The site is partially within Flood Zone 2. All undeveloped land within the search area is in the Green Belt.

6.0 Utility Connectivity Issues

Gas: Site is far from gas line

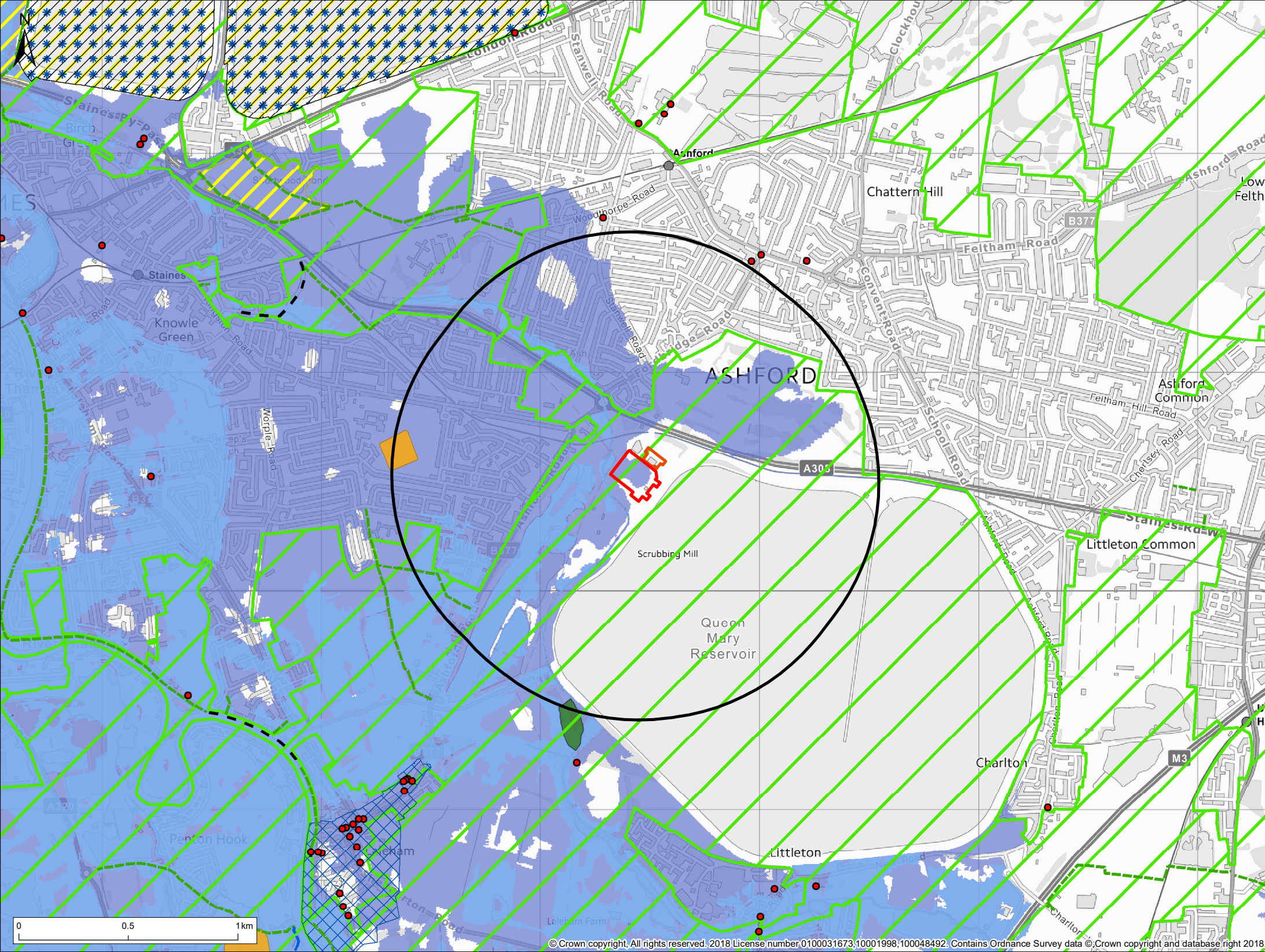
Outcome:

Electrical: Large network reinforcement required

Outcome:

7.0 Land Availability

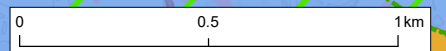
No space at site – site is surrounded by water or pre-existing development.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Footpath
 - Bridleway
 - Byway Open to All Traffic
 - Listed Building
 - Special Protection Area
 - Ramsar site
 - Site of Special Scientific Interest
 - Conservation Area
 - Ancient Woodland
 - Scheduled Monument
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 LALEHAM 275KV SUBSTATION CONSTRAINTS**



1.0 Site details

Area of Search: Mill Hill **LPA:** London Borough of Barnet

Site Reference:

Site Address: Partingdale Lane, London, NW7 1NT

Est Dist. to 275 KV line <1km

Est Dist. to HP Gas Mains 18.8km (urban dig)

2.0 High Level Site Risk

Planning and Environmental Risk

High risk

Medium Risk

Low Risk

Electrical Connectivity Risk

High risk

Medium Risk

Low Risk

Gas Connectivity Risk

High risk

Medium Risk

Low Risk

Land Availability Risk

High risk

Medium Risk

Low Risk

3.0 Land Uses within Search Area

The majority of the search area is made up of agricultural land and pastures (to the west, north and east). There is a cluster of residential properties to the west as well as an area of previously developed land. At the eastern edge of the search area is residential properties. Immediately to the north of the site is the Camden Sports Ground. To the south east of the site is a golf course. The southern section of the search area consists mainly of residential properties, predominantly the newly developed/developing Inglis Barracks.

4.0 Sensitive Receptors

There is a school to the south east of the site there is PRoW running to the east and north of the sight. There are 4 listed buildings within the search area. To the west of the site is a conservation area.

5.0 Planning and Environmental Issues

The site is within the Green Belt. The area is currently experiencing significant redevelopment. Folly Brook is adjacent the site to the east. Access to the site is limited.

6.0 Utility Connectivity Issues

Gas: Site is far from gas line

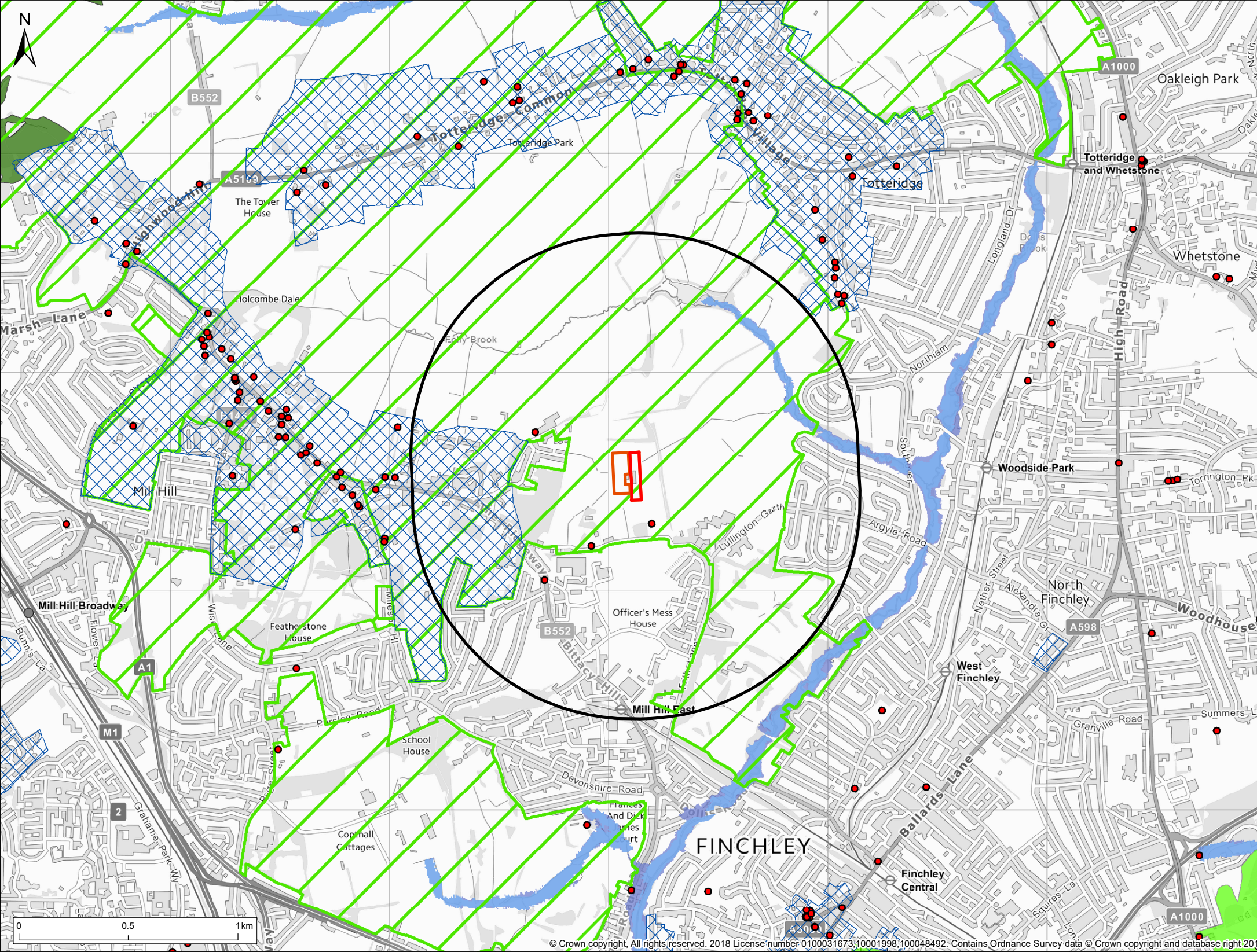
Outcome:

Electrical: Large network reinforcement required

Outcome:

7.0 Land Availability

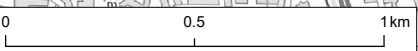
There is a significant amount of land surrounding the site but it is broken up by trees and hedgerows as well as being Green Belt



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Listed Building
 - Conservation Area
 - Ancient Woodland
 - Registered Park and Garden
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 MILL HILL 275KV SITE CONSTRAINTS**



1.0 Site details

Area of Search:	New Cross	LPA:	London Borough of Southwark
Site Reference:			
Site Address:	Sandgate Street, London, SE15 1LR		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	24.5km (urban dig)		

2.0 High Level Site Risk

Planning and Environmental Risk

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

Electrical Connectivity Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

Gas Connectivity Risk

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

Land Availability Risk

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk	Medium Risk	Low Risk

3.0 Land Uses within Search Area

The search area is totally developed through either industrial or residential use. The site is within an industrial area that is then surround by residential properties. The land adjacent the site, to the south is a former gas storage facility as well as a current large-scale reuse and recycling centre. There is a railway line to the north east of the site as well as a football stadium. The northern, eastern and southern part of the search area is residential while there is an industrial estate to the west and in the middle surrounding the site.

4.0 Sensitive Receptors

There are 7 schools within the search area and multiple listed buildings. There are 4 conservation areas to the north west, west, and south east of the site at the edges of the search area. At the northern edge of the search area is a registered park.

5.0 Planning and Environmental Issues

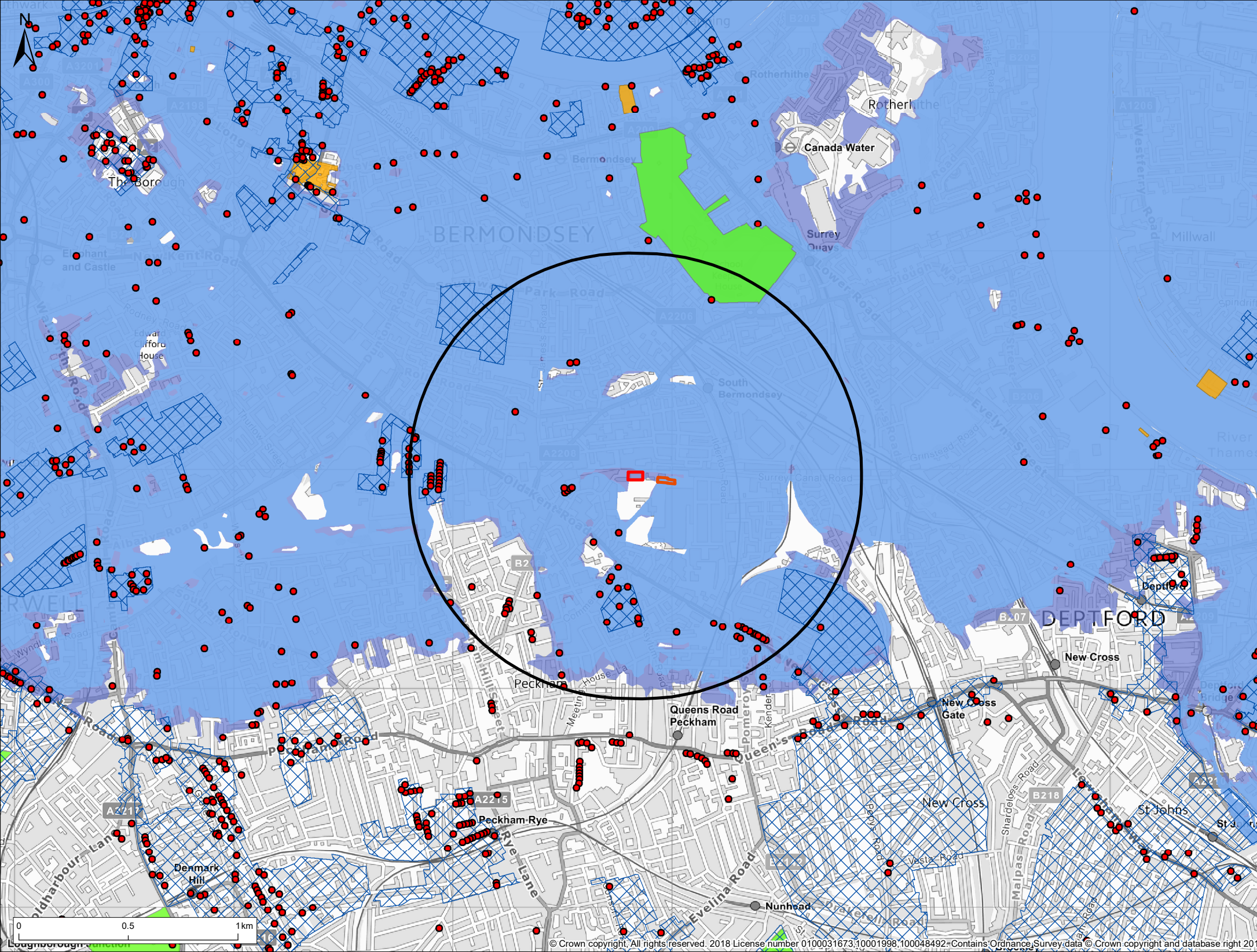
The site is within a Preferred Industrial Location designated area. The largest gas storage tank to the south of the site is a Grade II Listed building. This site is not in the Green Belt

6.0 Utility Connectivity Issues

Gas:	Site is far from gas line
Outcome:	
Electrical:	Sufficient generation headroom
Outcome:	

7.0 Land Availability

There is no space at all around this site.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - Listed Building
 - Conservation Area
 - Scheduled Monument
 - Registered Park and Garden
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 NEWCROSS 275KV SUBSTATION
 CONSTRAINTS**



1.0 Site details

Area of Search:	Redbridge	LPA:	London Borough of Redbridge
Site Reference:			
Site Address:	On Roding Lane South, Woodford, IG8 8EU		
Est Dist. to 275 KV line	<1km		
Est Dist. to HP Gas Mains	3.3km (urban/rural dig)		

2.0 High Level Site Risk

Planning and Environmental Risk

<input checked="" type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
--	---	---

Electrical Connectivity Risk

<input type="checkbox"/> High risk	<input checked="" type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
---------------------------------------	--	---

Gas Connectivity Risk

<input type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
---------------------------------------	---	---

Land Availability Risk

<input checked="" type="checkbox"/> High risk	<input type="checkbox"/> Medium Risk	<input checked="" type="checkbox"/> Low Risk
--	---	---

3.0 Land Uses within Search Area

Most of the search area consists of residential properties, there is also a large parkland area to the west on the other side of the A406. There is a large industrial estate adjacent to the site, to the north. There is a hospital to the south of the site and 6 schools are within the search area. The site sits between two roads – the A406 and the A1400.

4.0 Sensitive Receptors

There is a hospital to the south of the site and a school/special needs centre to the east, immediately across the road. There are a further 5 schools in the search area to give a total of 6. Three of the schools are to the west on the other side of the A406. One of the schools is right on the edge of the search area to the south east the last school is to the east.

5.0 Planning and Environmental Issues

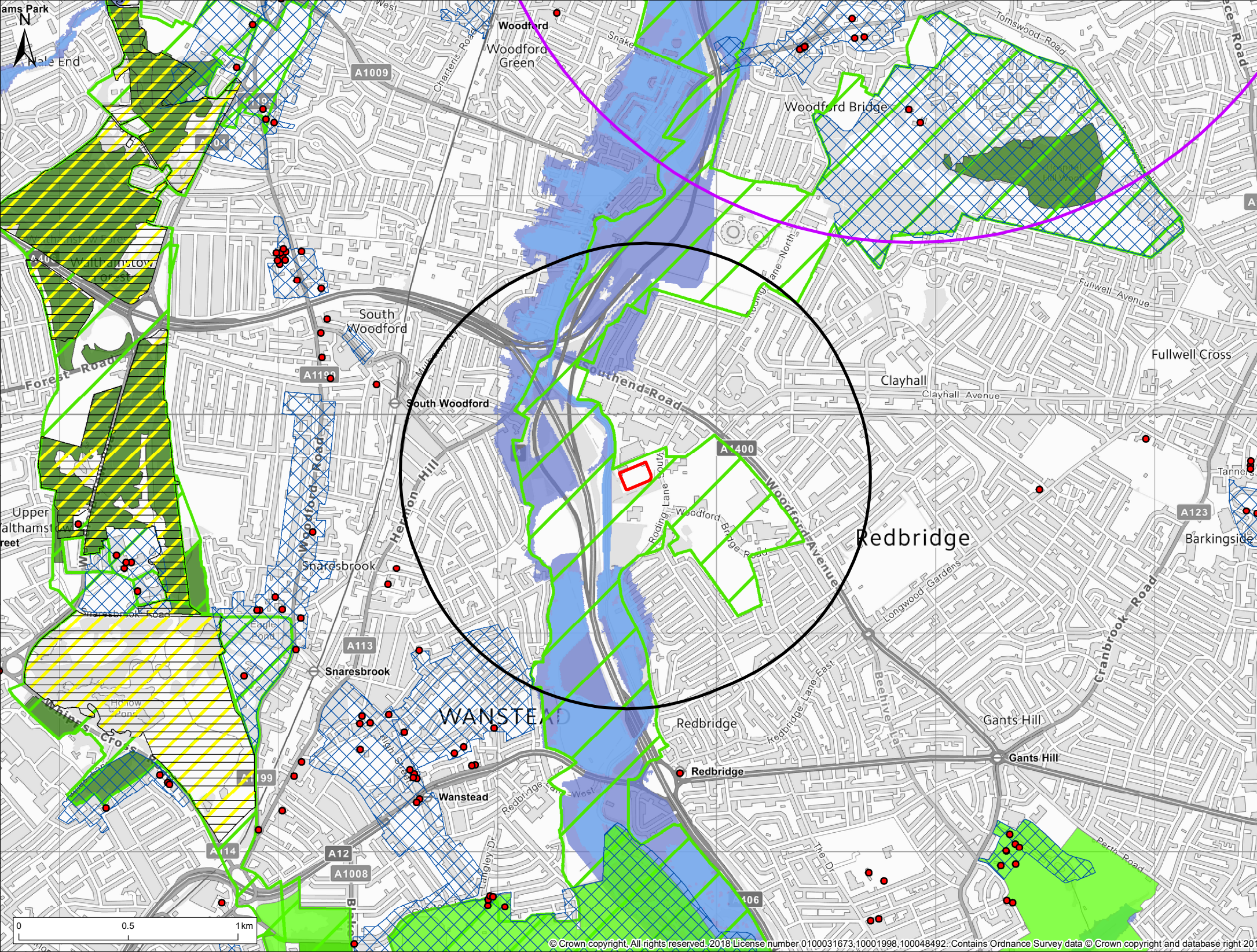
The River Roding is adjacent to the site to the west. There is an industrial estate to the north. Across the road to the east is a school and special needs centre. To the south of the site is a hospital. All undeveloped land in the search area is within the Green Belt

6.0 Utility Connectivity Issues

Gas:	Site is relatively close to gas line
Outcome:	
Electrical:	Large network reinforcement required
Outcome:	

7.0 Land Availability

Very limited space at site – river and then the A406 to the west and development adjacent to the site on all other sides.



- Legend**
- 275KV Substation
 - 1km search area
 - Other substation / related building
 - 2km search area from gas pipe
 - Listed Building
 - Special Area of Conservation
 - Site of Special Scientific Interest
 - Conservation Area
 - Ancient Woodland
 - Registered Park and Garden
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2

Created by: CR Scale: A3@ 1:20,000 Date: 20/02/2020
 Checked by: EN Doc no: 10872-0127-003

**Thurrock Flexible Generation Plant
 REDBRIDGE 275KV SITE CONSTRAINTS**

