

### 1.0 Site details

**Area of Search:** St. Johns Wood **LPA:** City of Westminster

**Site Reference:**

**Site Address:** North Bank, London NW8 8UN

**Est Dist. to 275 KV line** <1km

**Est Dist. to HP Gas Mains** 18.7km (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 search area is almost exclusively residential, to the north of the site is Lords Cricket ground. To the east of the site is Regents Park. There is a canal adjacent to the site to the south.

### 4.0 Sensitive Receptors

There are 4 hospitals/ care centres within the search area and 2 schools. There is a very significant amount of listed buildings within the search area also. To the east of the site is a large area of registered parkland. The majority of the search area is designated conservation area.

### 5.0 Planning and Environmental Issues

The majority of the site is classed as Conservation Area. The surrounding housing means there is no space at all for any further development in the search area. This site is not in the Green Belt

### 6.0 Utility Connectivity Issues

**Gas:** Site is very far from the gas line

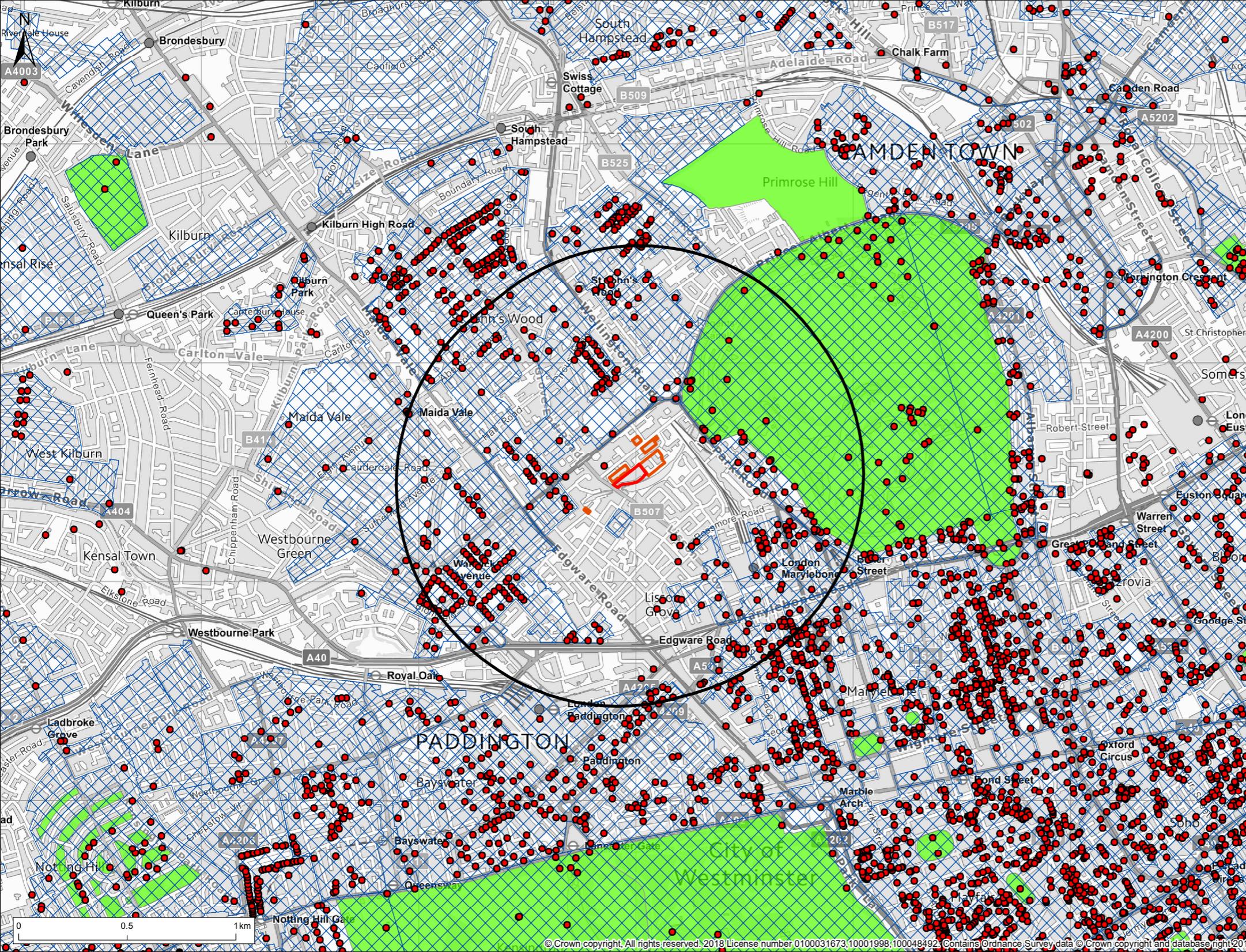
**Outcome:**

**Electrical:** Large network reinforcement required

**Outcome:**

### 7.0 Land Availability

No space at all in search area.



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

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Thurrock Flexible Generation Plant  
 ST JOHNS WOOD 275KV S/S CONSTRAINTS



### 1.0 Site details

**Area of Search:** Tilbury **LPA:** Thurrock Council

**Site Reference:**

**Site Address:** East Tilbury, Tilbury RM18 8UJ

**Est Dist. to 275 KV line** <1km

**Est Dist. to HP Gas Mains** 2.5km (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 located within an industrial area with the site of a former power station and a water treatment plant within the search area. The surrounding land is agricultural and there are residential properties on the very edge of the search area to the west. The River Thames is to the south.

### 4.0 Sensitive Receptors

Generally, well removed from sensitive receptors within an industrial/business area. Part of a scheduled monument within the search area to the south west.

### 5.0 Planning and Environmental Issues

The search area is almost entirely within Flood Zone 3 but benefits from flood defences. The majority of the surrounding open land already has planning permissions granted on it e.g 98/00773/MIN, this means that the area as a whole will have an industrial and developed setting in which a power station would be in keeping with. The open land that makes up the north east part of the search area is Green Belt.

### 6.0 Utility Connectivity Issues

**Gas:** Site is close to gas mains.

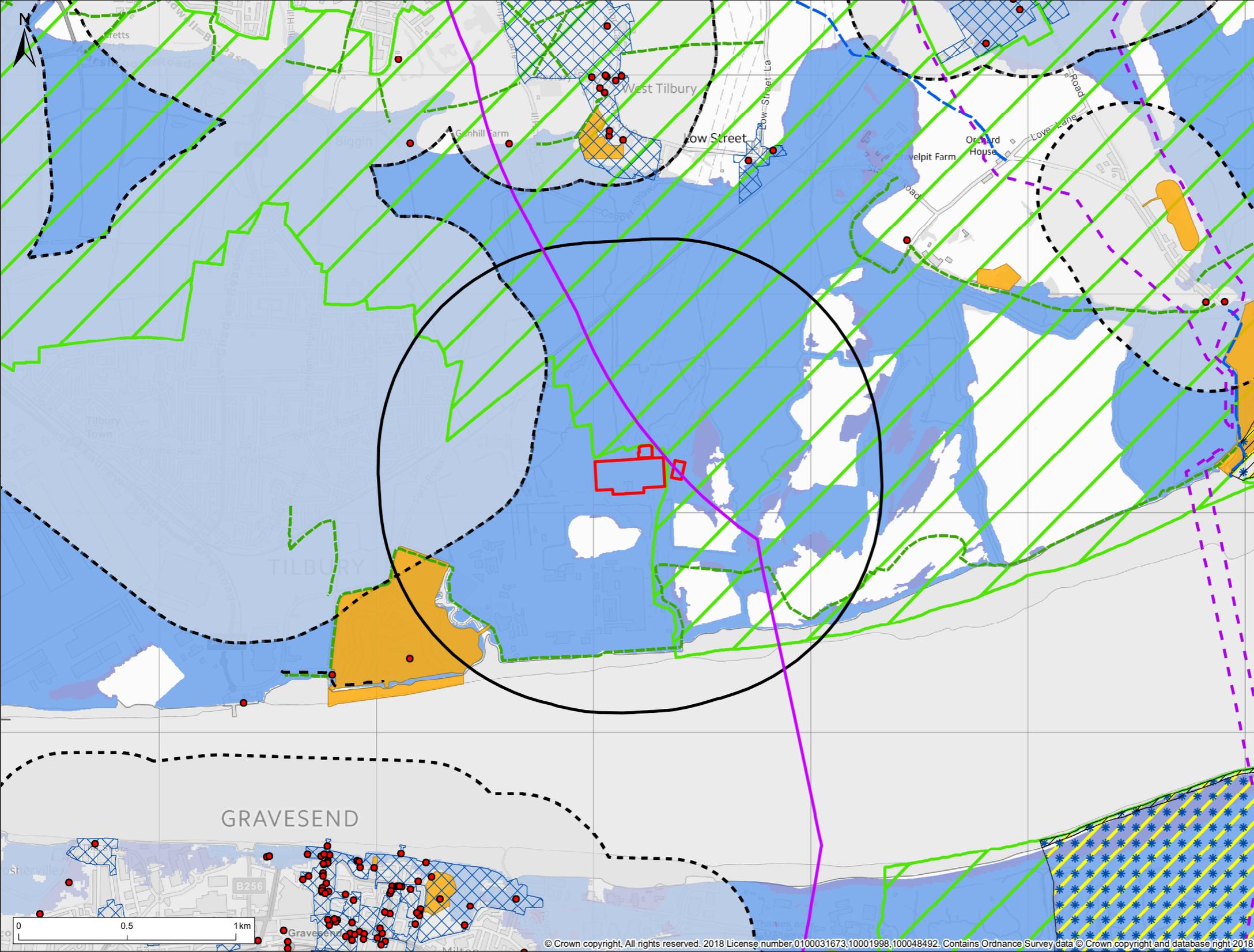
**Outcome:**

**Electrical:** Sufficient generation headroom

**Outcome:**

### 7.0 Land Availability

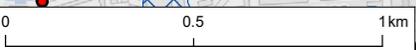
There is a large amount of open land surrounding the site although some of it has extant planning permission on it.



- Legend**
- Tilbury substation
  - 1km search area
  - 400m buffer from residential receptors
  - Gas pipe
  - 2km search area from gas pipe
  - Footpath
  - Bridleway
  - Byway Open to All Traffic
  - Listed Building
  - Special Protection Area
  - Ramsar site
  - Site of Special Scientific Interest
  - Conservation Area
  - Scheduled Monument
  - Green Belt
  - Flood Zone 3
  - Flood Zone 2

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**Thurrock Flexible Generation Plant  
 TILBURY SITE CONSTRAINTS**



## 1.0 Site details

**Area of Search:** Tottenham **LPA:** London Borough of Haringey

**Site Reference:**

**Site Address:** Mowlem Trading Estate, Leaside Road, Tottenham, N17 0QJ

**Est Dist. to 275 KV line** <1km

**Est Dist. to HP Gas Mains** 7.5km (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 site is within an industrial setting and partly encompasses an industrial estate. To the west of the site, beyond the industrial buildings are residential properties. To the east of the site is the adjacent Pymmeses Brook and then an area of undeveloped Green Belt Land. This Green Belt land is also adjacent to the south of the site.

## 4.0 Sensitive Receptors

The site is relatively unintrusive with regard to sensitive receptors – the surrounding features such as green belt land and industrial buildings provide a form of buffer. To the south of the site is a SSSI and Ramsar site.

## 5.0 Planning and Environmental Issues

The Pymmeses Brook is adjacent to the east edge of the site. The substation is in Flood Zone 2 as is the majority of the search area. This site is not in the Green Belt

## 6.0 Utility Connectivity Issues

**Gas:** Relatively close to gas line

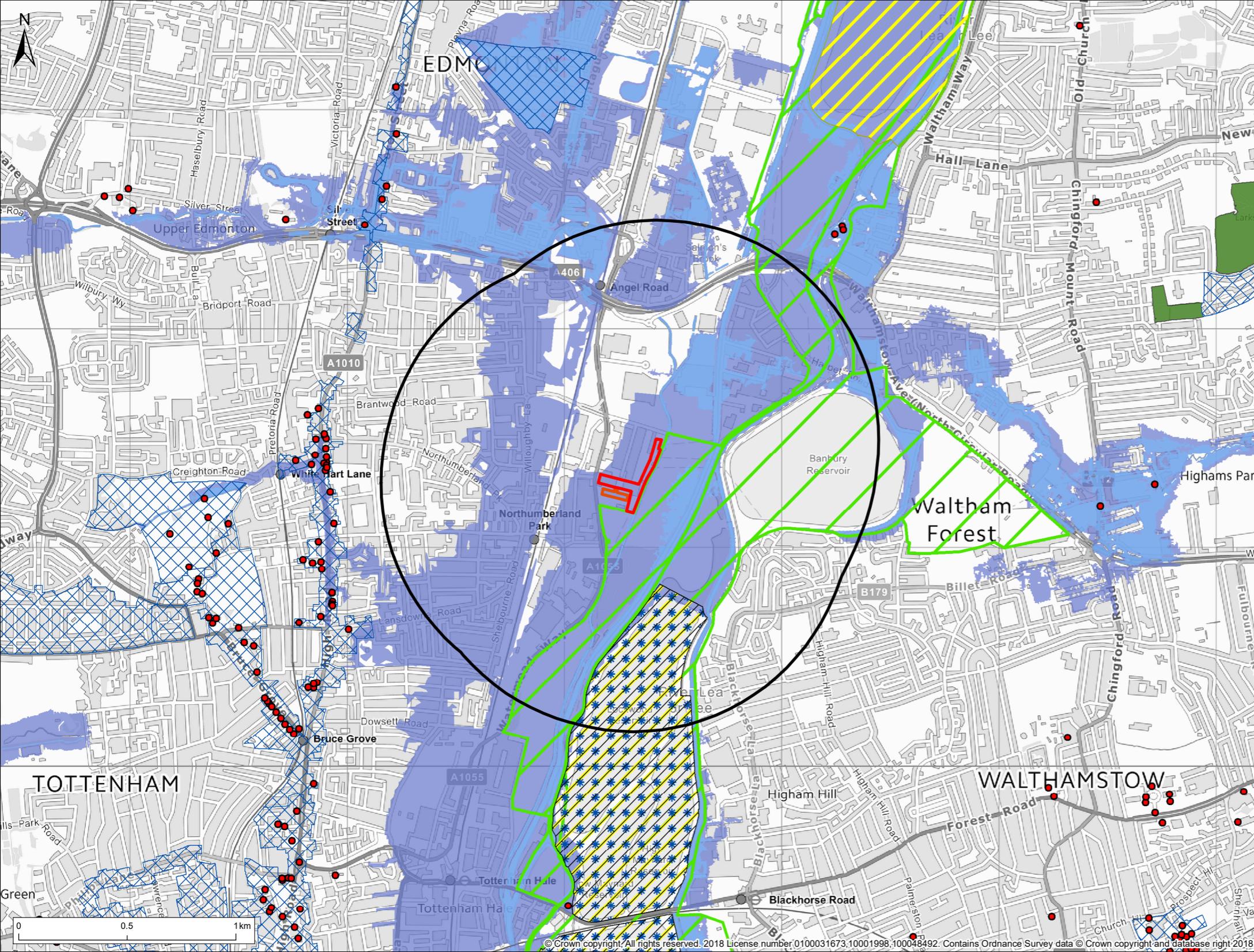
**Outcome:**

**Electrical:** Large network reinforcement required

**Outcome:**

## 7.0 Land Availability

Very limited space at site – bounded by existing development and Green Belt land.



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

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



### 1.0 Site details

|                                  |                                           |             |                            |
|----------------------------------|-------------------------------------------|-------------|----------------------------|
| <b>Area of Search:</b>           | Warley                                    | <b>LPA:</b> | London Borough of Havering |
| <b>Site Reference:</b>           |                                           |             |                            |
| <b>Site Address:</b>             | East of Clay Tye Road, Upminster RM14 3PP |             |                            |
| <b>Est Dist. to 275 KV line</b>  | <1km                                      |             |                            |
| <b>Est Dist. to HP Gas Mains</b> | 1km                                       |             |                            |

### 2.0 High Level Site Risk

#### Planning and Environmental Risk

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

#### Electrical Connectivity Risk

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

#### Gas Connectivity Risk

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

#### Land Availability Risk

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

### 3.0 Land Uses within Search Area

The site is within an agricultural setting, residential properties are to the west and a fishery is top the north. In the north west of the search area is the edge of a solar farm. agricultural buildings are scattered throughout the search area.

### 4.0 Sensitive Receptors

Generally, well removed from sensitive receptors but there is an area of ancient woodland to the north of the site and a single listed building within the search area.

### 5.0 Planning and Environmental Issues

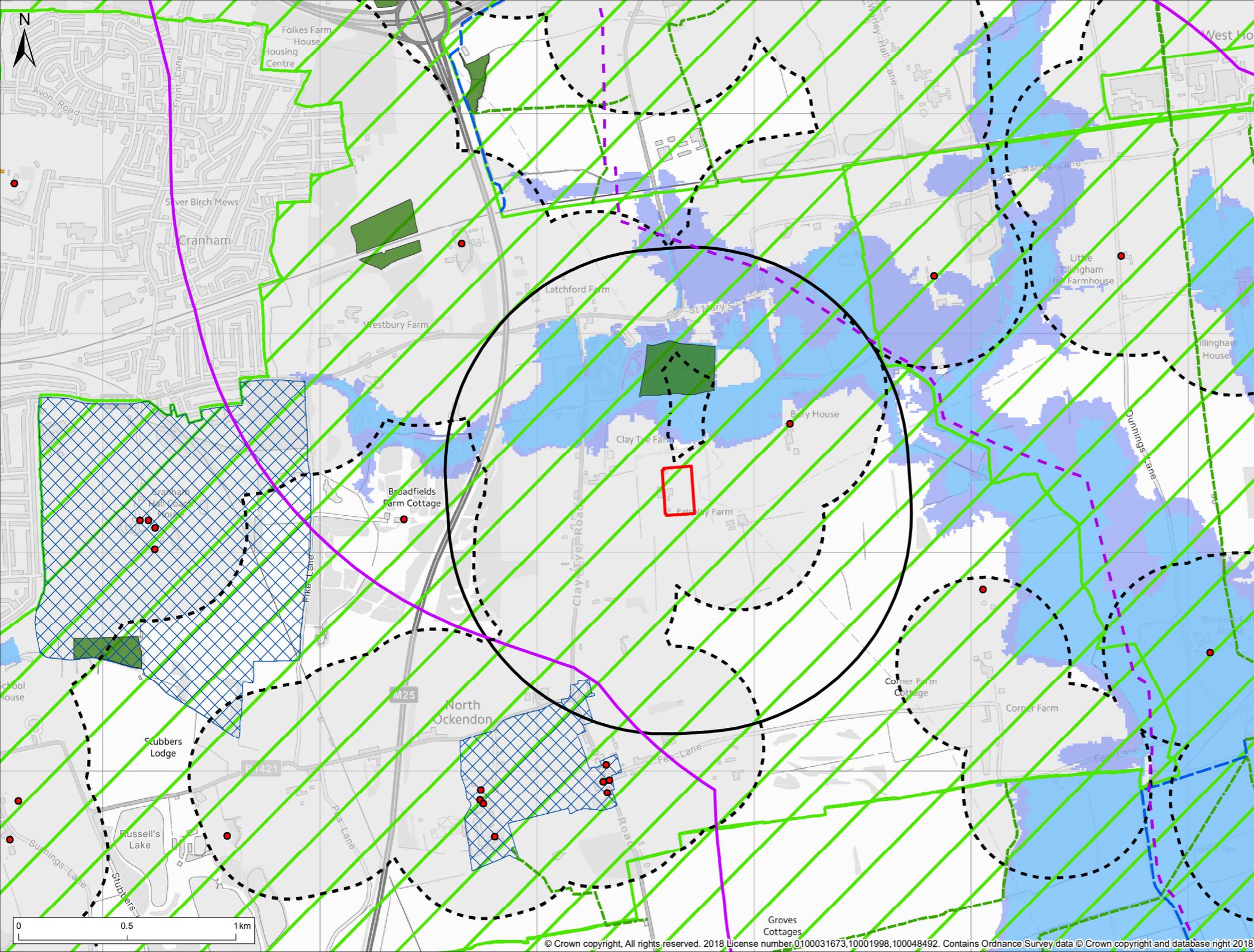
An area of ancient woodland is to the north within the search areas. There is a single listed building within the search area to the north east. A small portion of a conservation area is within the search site to the south west. The entire search area is within the Green Belt.

### 6.0 Utility Connectivity Issues

|                    |                                      |
|--------------------|--------------------------------------|
| <b>Gas:</b>        | Close to gas line                    |
| <b>Outcome:</b>    |                                      |
| <b>Electrical:</b> | Large network reinforcement required |
| <b>Outcome:</b>    |                                      |

### 7.0 Land Availability

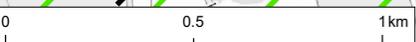
There is a large amount of open land surrounding the site.



- ### Legend
- Warley substation
  - 1km search area
  - 400m search areas around residential properties
  - Gas pipe
  - 2km search area from gas pipe
  - Listed Building
  - Footpath
  - Bridleway
  - Conservation Area
  - Green Belt
  - Ancient Woodland
  - Scheduled Monument
  - Flood Zone 3
  - Flood Zone 2

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**Thurrock Flexible Generation Plant  
 WARLEY SITE CONSTRAINTS**



## 1.0 Site details

**Area of Search:** Watford South **LPA:** Hertfordshire County Council

**Site Reference:**

**Site Address:** Silkmill Road, Watford, WD19 4JY

**Est Dist. to 275 KV line** <1km

**Est Dist. to HP Gas Mains** 24km (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 predominantly residential land, the rest of the search area is flood plain and in Flood Zone 3 area. There are 5 parks within the search zone. Vicarage road stadium is in the northern part of the search area. Cricket club adjacent to the site to the south.

## 4.0 Sensitive Receptors

PRoW north west of the site as well as the River Colne. There are 3 schools within the search area as well as a hospital. There are conservation areas in the north and south of the search area. There are 3 listed buildings in the search area and one scheduled monument to the south.

## 5.0 Planning and Environmental Issues

The open land within the search area is in the Green Belt. The site is within Flood Zone 2 and the only open land adjacent to the site is Flood Zone 3.

## 6.0 Utility Connectivity Issues

**Gas:** Site is very far from gas line

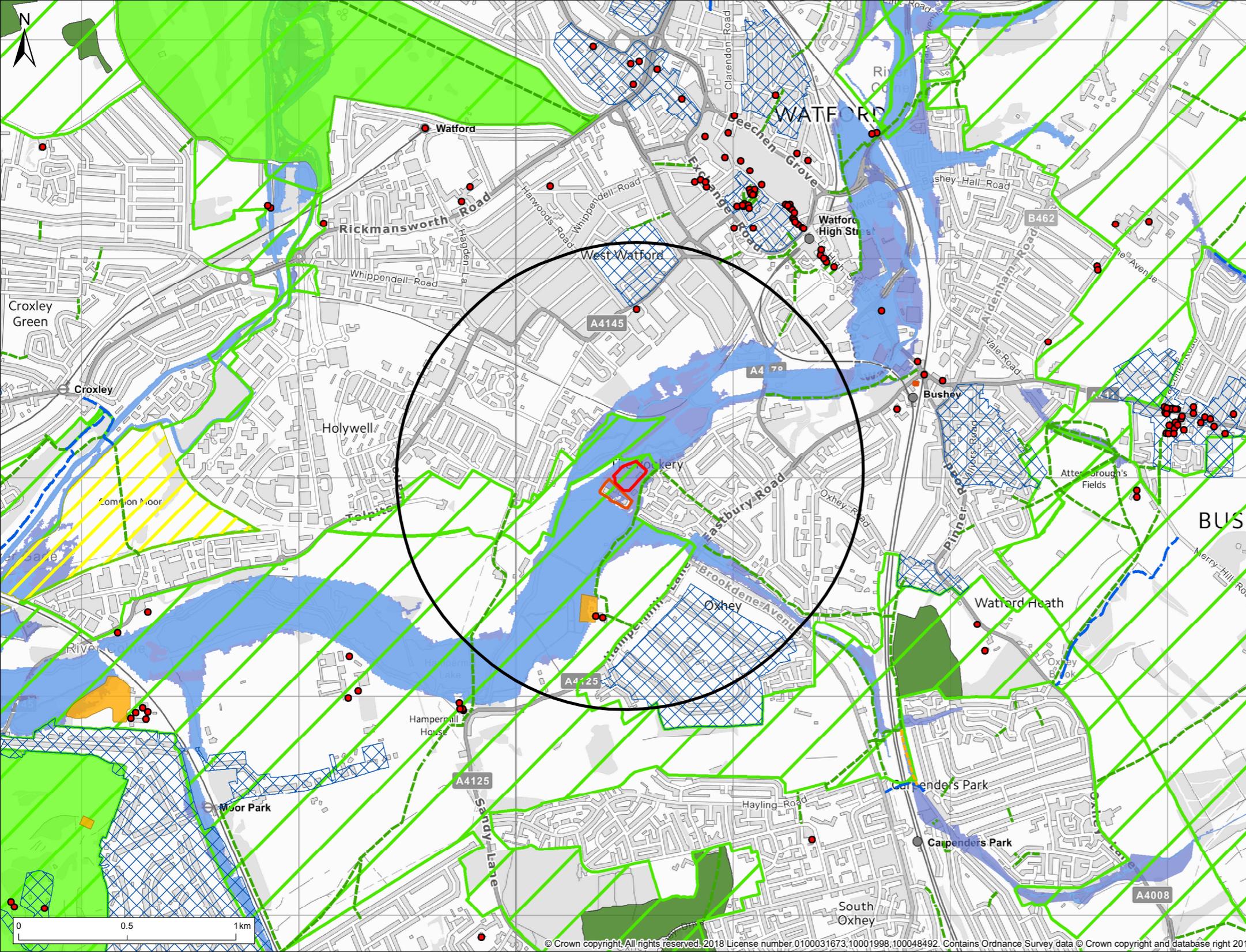
**Outcome:**

**Electrical:** Large network reinforcement required

**Outcome:**

## 7.0 Land Availability

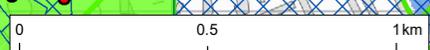
Very little space at site – almost all surrounding land is residential and any nearby open land is Flood Zone 3



- Legend**
- 275KV Substation
  - 1km search area
  - Other substation / related building
  - Footpath
  - Bridleway
  - Restricted Byway
  - 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

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**Thurrock Flexible Generation Plant  
 WATFORD SOUTH 275KV SUBSTATION  
 CONSTRAINTS**



### 1.0 Site details

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

**Site Reference:**

**Site Address:** Acton Lane, London, NW10 6PE

**Est Dist. to 275 KV line** <1km

**Est Dist. to HP Gas Mains** 24km (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 search area is split into industrial and residential uses. There is a railway rack adjacent to the site to the north, all land north of the track is residential, all land south is industrial apart from a small patch of housing amongst the industrial estate. The site is adjacent to a canal to the south and a railway track to the east.

### 4.0 Sensitive Receptors

In the northern section of the search area there are 5 school and a primary care centre. The search area contains conservation areas, including the canal adjacent to the site as well as 7 listed buildings

### 5.0 Planning and Environmental Issues

The sites location in a highly developed area means there are no perceived environmental issues however there is no space at all for further development.

### 6.0 Utility Connectivity Issues

**Gas:** Site is very far from the gas line

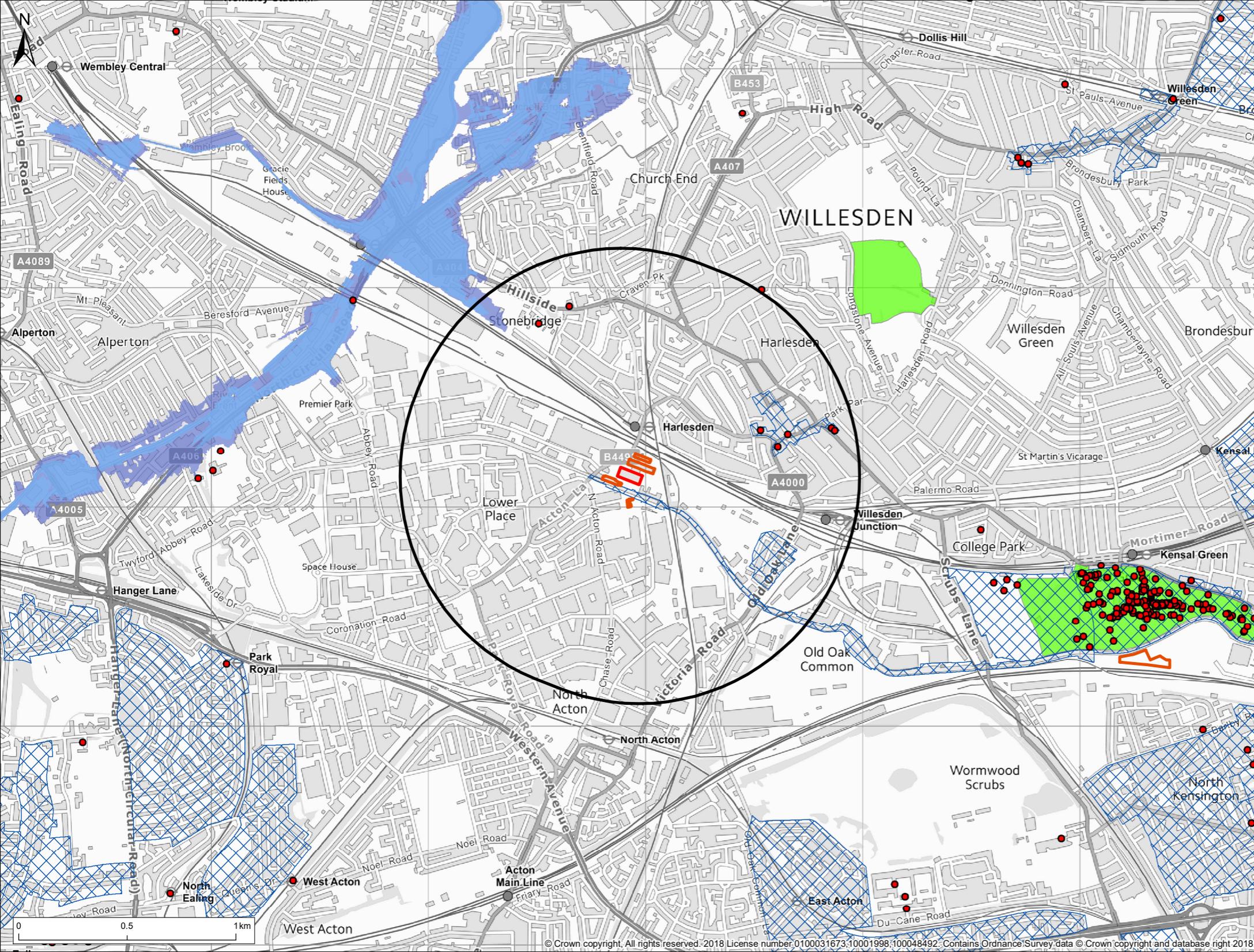
**Outcome:**

**Electrical:** Large network reinforcement required

**Outcome:**

### 7.0 Land Availability

No space at all in search area.



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

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Thurrock Flexible Generation Plant  
 WILLESDEN 275KV SITE CONSTRAINTS



## 1.0 Site details

**Area of Search:** Wimbledon **LPA:** London Borough of Merton

**Site Reference:**

**Site Address:** Plough Lane, London, SW17 0BL

**Est Dist. to 275 KV line** <1km

**Est Dist. to HP Gas Mains** 21.5km (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 search area is heavily developed and mostly residential and industrial. The site sits directly in an industrial area, adjacent to a disused stadium, this industrial area is then surrounded by residential properties with 3 cemeteries also within the search area. To the north west of the site is a railway.

## 4.0 Sensitive Receptors

There are 4 schools within the search area, the River Wandle runs adjacent to the side on the western boundary. The majority of the search area within a conservation area. There are also several listed buildings within the search area.

## 5.0 Planning and Environmental Issues

The site is within an industrial area, the main development is the former greyhound racing track, Wimbledon Stadium. Demolition of the stadium has commenced and there are supposed plans to rebuild a football stadium at the site along with 600 flats. Redevelopment at this industrial site has already commenced with the construction of 93 flats (15/P4798) The site is within Flood Zone 3.

## 6.0 Utility Connectivity Issues

**Gas:** Site is very far from the gas line

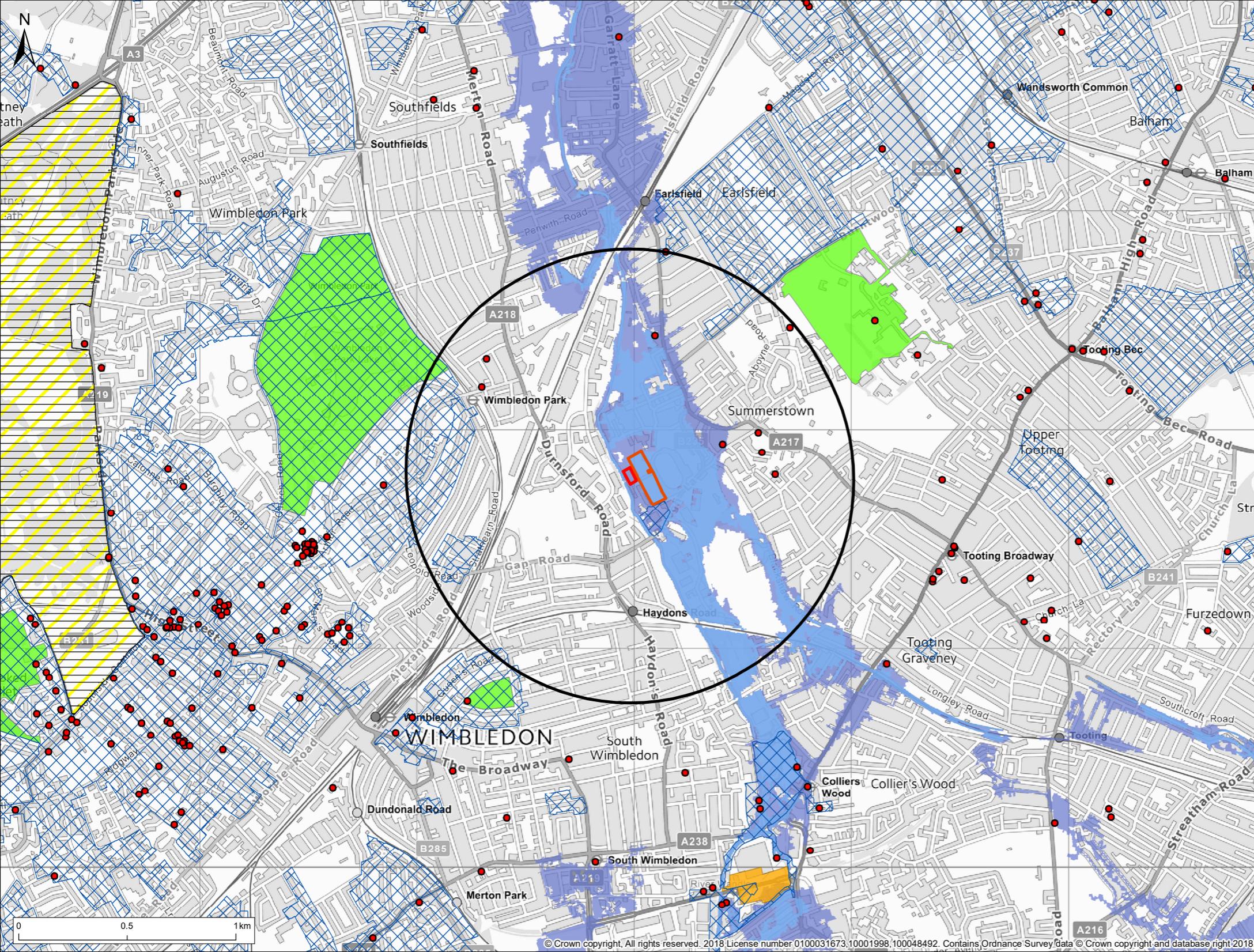
**Outcome:**

**Electrical:** Large network reinforcement required

**Outcome:**

## 7.0 Land Availability

If the plans to redevelop the adjacent stadium the construction of flats in the immediate vicinity continues then there will be no space for any further development



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

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

