



## **Thurrock Flexible Generation Plant**

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**Preliminary Environmental Information Report  
Appendix 4.1: Cumulative Developments and Screening**

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**Date:** September 2018

**Environmental Impact Assessment**  
**Preliminary Environmental Information Report**

**Volume 5**  
**Appendix 4.1**

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Thurrock Power Ltd  
1st Floor  
145 Kensington Church Street  
London W8 7LP

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Prepared by: Tom Dearing

Contributors: Annie Davies

Checked by: -

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## Summary

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

## Qualifications

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

# 1. Introduction and Approach to Long-Listing

## 1.1 Introduction and guidance

1.1.1 Volume 2, Chapter 4: Environmental Impact Assessment Methodology of the Environmental Statement (ES) has set out the need to assess potential cumulative effects arising from impacts of the proposed development in conjunction with impacts of other existing and potential future developments.

1.1.2 The overall approach, as described in Chapter 4, involves:

- establishing a potential zone of influence of the proposed development;
- a desk study of planning applications and other available sources to long-list possibly relevant other developments within the zone of influence;
- screening and shortlisting those developments with potential for cumulative effects;
- gathering further information (such as published environmental studies) about shortlisted developments; and
- assessment of specific cumulative effects.

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

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

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

## 1.2 Desk study

### Information sources

1.2.1 The following sources of information were searched in July 2018 to inform the Preliminary Environmental Information Report (PEIR). This search will be updated prior to completion of the final ES.

- Nationally Significant Infrastructure Projects (NSIPs) listed on the PINS website (<https://infrastructure.planninginspectorate.gov.uk/>).

- Planning applications listed on the Thurrock Borough Council website (<https://regs.thurrock.gov.uk/online-applications/>).
- Planning applications listed on the Gravesham Borough Council website (<https://plan.gravesham.gov.uk/online-applications/>).
- Cumulative developments identified in the Tilbury2 and Tilbury Energy Centre (TEC) EIA documents.

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

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

### Overarching criteria

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

- other developments with the potential for overlap with the proposed development in impacts on sensitive receptors; or
- other developments that introduce new sensitive receptors that could be impacted by the proposed development, where existing receptors assessed are not adequately representative of effects.

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

### Spatial extent – zone of influence

- 1.2.6 The initial long-listing desk study has been undertaken within a zone of influence based on the study areas for possible landscape and visual effects and traffic and transport effects of the proposed development, as these study areas have the largest spatial extent (i.e. all other relevant study areas would fall within this zone of influence).
- 1.2.7 The landscape and visual effects study area is 10 km radius from the main development site (as detailed in Volume 2, Chapter 6: Landscape and Visual Resources). The traffic and transport study area is variable in area, depending on the road links affected by the proposed development but has a similar maximum extent to consider possible effects on the A13 and the junction with the M25. Other environmental topic study areas fall within the 10 km zone and therefore a 10 km zone of influence was adopted .
- 1.2.8 This zone of influence has been used in the desk study to create the long-list and short-list of potential cumulative developments that may be relevant to the ES overall (i.e. for one or more topic area). The individual study areas defined in each ES topic chapter have been used to inform the identification of short-listed developments to be taken forward for assessment on a topic by topic basis.

### Temporal extent

- 1.2.9 All NSIP developments within the zone of influence have been long-listed.
- 1.2.10 The search of local authority planning applications has focused on those with a live application (at any stage of the process) or with permission granted within the last three years, as this is the typical period for expiry of a planning consent if not implemented. Earlier consented developments would be expected to be under construction or completed and to be identified through baseline studies.
- 1.2.11 The long-list of other major developments includes those for which the following criteria apply:
- under construction;
  - permitted application(s), but not yet implemented;
  - submitted application(s), not yet determined;
  - project on the National Infrastructure Planning Portal's Programme of Projects;
  - identified in the relevant development plan (and emerging development plans – with appropriate weight being given as they move closer to adoption) recognising that much information on any relevant proposals will be limited; and/or

- identified in other plans and programmes (as appropriate), which set the framework for future development consent/approvals, where such development is reasonable likely to come forward.

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

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

**Table 1.1: Long-listed potential cumulative developments.**

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

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

ID	Reference	Description	Address	Postcode	Application	Approval
029	15/01483/FUL	Full planning application for development of southern part of London Distribution Park (approved under outline planning permission 14/00487/CV) for new sortation and fulfilment centre comprising warehouse and distribution building (B8) with ancillary offices and yard areas, security and amenity buildings, staff car parking, circulation routes and landscaping, with access from existing roundabout on A1089 and formation of new access from Dock Road.	Land East Of St Andrews Road North Of Gaylor Road And West Of Dock Road Tilbury Essex	RM18 7AN	16/12/15	06/07/16
030	15/01490/FUL	Erection of new two-storey teaching block with new entrance and Assembly/Dining hall. Demolition of existing Junior School Block. Application replaces TC approvals 12/00293/FUL dated 9/7/12 and 13/01214/FUL dated 3/10/14.	Tilbury Pioneer Academy Dickens Avenue Tilbury Essex	RM18 8HJ	17/12/15	31/03/16
031	16/00767/TBC	Residential development of 53 affordable units	Open Space Adjacent Delargy Close Defoe Parade And Brentwood Road Chadwell St Mary Essex	RM16 4DB	28/05/16	24/04/17
032	14/01292/FUL	Demolition of existing church hall and development of 35 flats for assisted living including communal facilities with landscaping and parking	St Joseph's Church Hall Defoe Parade Chadwell St Mary Essex	RM16 4QR	25/11/14	13/01/16
033	12/01070/FUL	Erection of 20 dwellings and provision of new access adjacent to 1 St Johns Road.	Land Adj Coward Industrial Estate Furness Close And Rear Of 1-39 St Johns Road Chadwell St Mary Essex	RM16 4JU	21/11/12	19/02/13
034	15/00379/OUT	Outline application (with all matters reserved for a subsequent application) for proposed residential redevelopment of land between 39 and 41 St John's Road consisting of up to 43 dwellings, landscaping and new access.	Land Adjacent 39 And 41 And To The South Of St Johns Road Chadwell St Mary Essex	RM16 4JU	07/04/15	
035	11/50403/TTGFUL	Demolition and redevelopment for 362 dwellings comprising 12 no 1 bed apartments, 24 no 2 bed apartments, 36 no 2 bed houses, 235 no 3 bed houses, 55 no 4 bed houses, 815 car parking spaces, public open space, temporary car parking, landscaping, access and associated development.	Thurrock And Basildon College Wood View Grays Essex	RM16 2YR	26/10/11	28/03/12
036	16/00458/FUL	Redevelopment of land at the former Treetops School site for 74 dwellings (a mixture of houses and flats) including site accesses on Dell Road, public open space, landscaping and other associated ancillary uses.	Treetops School Dell Road Grays Essex	RM17 5JT	01/04/16	28/09/16
037	15/01036/TBC	Demolition of part of existing building and proposed two storey and single storey extensions and alterations to create a four form entry school and increase in car parking	Thameside Primary School Manor Road Grays Essex	RM17 6EF	28/08/15	27/11/15
038	15/00234/FUL	Proposed development of 93 dwellings consisting of apartments, terraced, semi-detached and detached houses with amenity space and access road.	Land Off And Adjacent To School Manor Road Grays Essex	RM17 6JA	09/03/15	
039	13/00480/FUL	Demolition of the existing fire damaged buildings and the erection of a new build mixed-use development of 41 self contained flats and 4 A1/A3/A5 units on the ground floor level	76 High Street Grays Essex	RM17 6HU	18/05/13	29/08/13
040	16/01035/TBC	Redevelopment of the Tops Social Club site with the erection of one part 5 storey/part storey residential block comprising of 29 dwellings. Repositioning of the existing playground to the north part of the site. Creation of 23 associated parking spaces.	The Tops Social Club Argent Street Grays Essex	RM17 6JU	23/07/16	20/01/17
041	15/00176/FUL	Demolition of the existing building and erection of a part 4/ part 5 storey block containing 21 no. apartments with associated parking, landscaping, bin storage and ancillary infrastructure works.	Pier Lodge Day Nursery Argent Street Grays Essex	RM17 6JE	20/02/15	15/09/15
042	TR030003	Tilbury 2: A new port facility acting alongside the existing Port of Tilbury. This will involve the extension of existing jetty facilities and the dredging of berth pockets in the River Thames, and land works and facilities for: a "Roll-On / Roll-Off" (Ro-Ro) terminal for importing and exporting containers on road trailers; a facility for importing and processing bulk construction materials; and areas of external storage for a variety of goods such as imported cars. The project also involves the construction of road and rail links to the site from adjacent networks.	Site of Tilbury B Power Station, East Tilbury	RM18 8UJ	31/10/17	



ID	Reference	Description	Address	Postcode	Application	Approval
043	14/01406/OUT	Residential development of land for 19 units (Outline Application with all matters reserved) including strategic landscape/noise attenuation buffer	Pieris Place Brentwood Road Bulphan Upminster	RM14 3TL	22/12/14	26/08/15
044	18/00897/SCR	EIA screening request for the construction and operation of up to 32,160sqm of B8 storage and distribution space	Purfleet Commercial Park, Arterial Road, Purfleet	RM19 1TD	26/06/18	18/07/18
045	18/00847/SCR	EIA Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the proposed development of 19,410 square metres (sqm) gross external area (GEA) of storage and distribution uses (Use Class B8) with 2,650sqm (GEA) of ancillary offices (Use Class B1), 695sqm (GEA) of welfare units (Use Class B8), 70sqm (GEA) of gatehouses (Use Class B8), a 100sqm (GEA) pump house and a 6,550sqm (GEA) car park, access, drainage, landscaping	SEGRO Logistics Park, Purfleet Road, Aveley	RM15 4YF	19/06/18	05/07/18
046	EN010089	Tilbury Energy Centre. DCO for a new Combined Cycle Gas Power Station with a generating capacity up to 2500 megawatts (MW), Open Cycle Gas Turbines with a generating capacity up to 300MW and an energy storage facility, all on the Tilbury Power Station site	Site of Tilbury B Power Station, East Tilbury	RM18 8UJ	Q1 2019	
047	18/00200/SCR	Request for an EIA Screening Opinion in relation to emerging proposals for the residential redevelopment of Phase 2, land to east of Euclid Way and south of West Thurrock Way	Land part of Lakeside Autopark, east of Elucid Way, south of West Thurrock Way, West Thurrock, Essex	RM20 3WE	23/02/18	
048	18/00140/SCO	Request for an EIA Scoping opinion. Redevelopment of the Site to provide a mixed-use scheme comprising of circa 2500 new homes plus community facilities, retail, food and drink, car parking and associated access arrangements, public realm works and environmental improvements.	Arena Essex Arterial Road Purfleet Essex	RM19 1AE	09/04/18	
049	17/01023/SCR	Request for EIA Screening Opinion - Proposed construction of a part three / part four-storey, 6-form entry secondary school for 1,150 students (including 250 sixth form pupils) in 8,820 sq.m. new school building.	Smurfit Kappa Lokfast Site London Road Purfleet Essex	RM19 1QY	18/08/17	
050	17/00349/SCR	EIA Screening Opinion - Application for a Certificate of Lawfulness of Proposed Use or Development: Proposed processing of biofuels and other suitable waste derived feedstocks into a manufactured clean gas product (Use Class B2).	Land Part Of Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex	RM18 7NR	03/04/17	
051	17/00251/SCR	Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed installation of a gas powered grid balancing plant with a generating capacity of 20MW and associated ancillary works.	Land Adjacent Sub Station (Major.) Lower Dunton Road, Bulphan, Essex	CM13 3SX	16/03/17	
052	17/00223/SCR	Request for Environmental Impact Assessment (EIA) Screening Opinion: For industrial, storage and distribution and energy and waste uses on land. Thames Enterprise Park (Coryton Site Redevelopment)	Thames Enterprise Park, The Manorway, Coryton, Essex	SS17 9LL	07/03/17	
053	16/01199/SCR	Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed erection and operation of a bitumen products plant, ancillary facilities and access.	Land South Of Burnley Road West Thurrock Essex	RM20 3EF	15/09/16	
054	16/00431/FUL	ROC compliant bio-liquid energy generators and battery storage to provide intermittent energy generation to the National Grid Use of the site as a small scale electricity generation plant	Land north of the London-Purfleet-Grays railway line and west of Manor Road and Stoneness Road, West Thurrock	RM20 4BA	14/04/16	29/07/16
055	15/00620/SCR	Request for EIA Screening Opinion - proposed residential development	Grays Gas Holder Station London Road Grays Essex	RM17 5YB	15/06/15	
056	15/00473/SCR	Request for EIA Screening Opinion - proposed residential development	Land To North Of Rosebery Road Castle Road And Belmont Road Grays Essex	RM17 5YJ	14/05/15	
057	20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road.	Land At Coldharbour Road, Northfleet, Gravesend, Kent	DA11 7HQ	24/12/14	10/01/18
058	TR010032	The Lower Thames Crossing will be a new road crossing connecting Essex and Kent. Located east of Gravesend and Tilbury, this new crossing will offer the improved journeys, new connections and network reliability, and economic benefits that only a new, alternative crossing, away from Dartford, can provide.	East of Gravesend and Tilbury	Q1 2019	Q1 2019	

ID	Reference	Description	Address	Postcode	Application	Approval
059		Leisure and entertainment resort including a theme park, hotels, bars, restaurants, business space, training academy, monorail and associated infrastructure works. The application is anticipated to be submitted to the Planning Inspectorate in 2019.	Swanscombe peninsula	Q3 2019	Q3 2019	

## 2. Screening and Short-Listing

### 2.1 Approach to screening

- 2.1.1 The initial long-list from the desk study of developments within the study area has been screened to create a short-list of those with potential cumulative effects, to be taken forward for assessment in ES topic chapters where relevant.
- 2.1.2 The following criteria have been used in screening developments for inclusion in the short-list. However, these criteria are not exhaustive or wholly prescriptive: expert judgement by the EIA co-ordinator advised by topic specialists has also been applied throughout.
- EIA developments or those where an un-determined EIA screening or scoping request indicated the possibility of significant environmental effects was foreseen.
  - 'Major developments' where identified as such in planning application or decision.
  - Developments whose scale, nature or location suggests potential for particular cumulative impacts – e.g. minerals and waste projects, an industrial or combustion process as a source of air or water pollutant or noise emissions, a potential large traffic generator such as distribution warehouse or retail park, or a development in proximity to designated site or other asset.
  - Completed developments that may not be captured in baseline studies (e.g. due to very recent start of operation).
  - Developments that introduce sensitive receptors for which the assessment of effects on existing sensitive receptors identified through baseline study and included in the assessment of a particular environmental impact would not be representative.
  - All long-listed NSIPs.
- 2.1.3 Developments not meeting these inclusion criteria and/or not considered to have potential for cumulative effects have been screened out. Brief explanations of the relevance of those developments that have been short-listed are given in Table 2.1.

### 2.2 Consultation

- 2.2.1 Planning officers of Thurrock Borough Council were consulted to identify from local knowledge any developments that may have been missed in the desk study, or that should be screened in, or conversely developments that are completed or no longer live prospects and could be screened out.
- 2.2.2 The long-list and short-list of cumulative developments were agreed with Thurrock Borough Council on 31 August 2018, with the recommended addition of the London Resort NSIP development<sup>1</sup> on the Swanscombe peninsula, south of the proposed development.

### 2.3 Further information gathering and assessment

- 2.3.1 Further information has been gathered for short-listed developments from the desk study sources listed in Section 1.2, such as design plans and the results or proposed scope of any environmental studies where available.
- 2.3.2 Each short-listed development has been assigned a tier, based on the PINS guidance, indicating its level of certainty or likelihood of construction and the extent of information available. Tier 1 developments are those with submitted applications, consents, or that are already under construction. Tier 2 developments are those at scoping stage for EIA. Tier 3 developments are those otherwise indicated as a possibility, e.g. through pre-application discussion with PINS or a local planning authority or those identified in relevant local development plans.
- 2.3.3 At tiers 2 and 3 there is typically only limited information available concerning a proposed development's design and potential environmental effects. Assessment of specific cumulative effects is therefore not always possible, but in such cases any possible effects that are foreseeable have been discussed at a high level.
- 2.3.4 Short-listed developments are detailed in Table 2.1 and illustrated in Figure 2.1 (NSIPs) and Figure 2.2 (other developments).
- 2.3.5 Short-listed developments have been taken forward for assessment where relevant for each EIA topic and where sufficient information is available. The assessments of cumulative effects are presented in each topic chapter in ES Volume 3 and a summary of cumulative effects is presented in Volume 4, Chapter 18.

<sup>1</sup> Although several announcements of delays to this development proposal have been made since a Scoping Opinion was issued by the Secretary of State in December 2014 and it had been unclear if an application would be made, the proponents informed PINS in March 2018 that an application for two phases of development was expected to be submitted in 2019.

Table 2.1: Short-listed potential cumulative developments.

ID	Reference	Description	Address	Postcode	Application	Approval	Dist. (m)*	EIA?	Shortlist	Tier
002	GR/17/674 (KCC/GR/016 5/2017)	A new build 2 storey 420 place Primary School with car park, playground, floodlit artificial pitch, and associated landscaping with new access road, footpaths, highway improvements (including the widening of Westcott Avenue and the provision of a footpath link to Lanes Avenue) and service connections	St Georges Church Of England School, Meadow Road, Gravesend, Kent,	DA11 7LS	07/06/2017	07/12/2017	4,243	N	New school receptor	1
005	18/00664/CON DC	Redevelopment of an area of previously developed land towards the southern boundary of Thames Industrial Estate to provide 50 dwellings, together with an associated financial commitment towards the repair, upkeep and stewardship of surrounding former factory buildings (some of which are listed), improved access arrangements and the creation of an area of public open space along the site frontage.	One Big Self Store Ltd Trafalgar House Thames Industrial Park Princess Margaret Road East Tilbury Essex	RM18 8RH	04/12/2013	02/04/2015	1,818	N	Extends residential edge of Linford/East Tilbury closer to proposed development	1
006	18/00458/FUL	The construction of a temporary load out and storage area and access to Station Road to enable removal of Pulverised Fuel Ash	Goshems Farm Station Road East Tilbury Essex	RM18 8QR	26/03/2018	03/07/2018	416	N	Industrial operation, potential cumulative impacts via several pathways	1
009	15/00649/FUL	Engineering works using imported inert materials to construct an Ecology Park including ancillary treatment plant and buildings and the provision of a footway along Buckingham Hill Road.	Tarmac Orsett Quarry Buckingham Hill Road Linford Essex	SS17 0PP	09/06/2015	01/02/2016	3,043	N	Possible introduction of sensitive ecological receptors; possible cumulative traffic	1
011	16/01475/SCR	Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed development of up to 200 dwellings with associated access and open space	Gothards Field Rear Of The George And Dragon East Tilbury Road Linford Essex	SS17 0QT	28/10/2016		2,404	Y	Substantial expansion of Linford and East Tilbury	3
012	16/01232/OUT	Application for outline planning permission with some matters (appearance, landscaping, layout and scale) reserved: Proposed development of up to 1,000 dwellings (Use Class C3), a new local road network including a vehicular / pedestrian railway crossing, a new single form entry primary school, local centre including provision for a maximum of 750 sq.m. Use Class A1 (shops) / Use Class A3 (food and drink) / Use Class D1 (non-residential institutions) floorspace, and new areas of open space, including formal recreation.	Land For Development Muckingford Road Linford Essex	SS17 0RR	07/09/2016		1,268	Y	Substantial expansion of Linford and East Tilbury	1
014	16/00412/OUT	Outline application for proposed residential redevelopment, with all matters reserved apart from principle and access (Indicative layout provided indicates up to 203 dwellings)	Star Industrial Estate Linford Road Chadwell St Mary Essex	RM16 4LR	22/03/2016		1,671	N	Extends residential area closer to potential construction haul route	1

ID	Reference	Description	Address	Postcode	Application	Approval	Dist. (m)*	EIA?	Shortlist	Tier
015	10/50235/TTG OUT	Redevelopment of 15ha area comprising part of existing golf course and agricultural land for up to 350 residential dwellings together with associated infrastructure including: new vehicular accesses onto Butts Lane, on-site vehicular, cycle and footway network, amenity space, landscaping, a community building (Use Class D2- Assembly and Leisure) and Doctors Surgery (Use Class D1 - Non-Residential Institution). Landscaping, including limited re-profiling of land on parts of the 15ha development site, 51.5ha of strategic open space, including formal and informal recreation uses. Change of use of existing golf clubhouse as cafe and/or information centre in connection with the strategic open space. Outline application with all matters reserved for the means of access to the site.	Land West Of Butts Lane Stanford Le Hope Essex	SS17 0NW	19/10/2010	22/03/2012	4,277	Y	Large residential and possible change in landscape character from viewpoints to north	1
016	17/00977/FUL	Retention and completion of waste wood processing plant (Class B2/B8) & fire retained area bounded by concrete push walls, erection of buildings to form associated storage, reception/administration, security, and staff welfare area; formation of impermeable surface to form a lorry parking/waiting area; weighbridge and staff parking area together with associated highways and drainage works	Land Part Of Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex	RM18 7NR	21/07/2017	29/01/2018	527	N	Industrial operation, possible cumulative traffic impacts	1
018	11/50361/TTG ETL	An extension of time limit for implementation of planning permission ref 01.08.04/87C. To construct and operate a Biomass and Energy from waste fuelled generating station for a period of two years to 26 Aug 2014.	Former Cargill Plant Tilbury Freeport Tilbury Essex	RM17 6BQ	05/08/2011	12/01/2012	3,729	Y	Became operational recently, may not be in baseline monitored data for e.g. air quality	1
025	16/00186/DMI	Demolition of Tilbury B power station and all associated buildings and structures (including remaining structures from Tilbury A power station). The Jetty will not be demolished.	National Power PLC Tilbury Power Station Fort Road Tilbury Essex	RM18 8UJ	11/02/2016	15/03/2016	192	N	Ongoing demolition work in close proximity to proposed development	1
034	15/00379/OUT	Outline application (with all matters reserved for a subsequent application) for proposed residential redevelopment of land between 39 and 41 St John's Road consisting of up to 43 dwellings, landscaping and new access.	Land Adjacent 39 And 41 And To The South Of St Johns Road Chadwell St Mary Essex	RM16 4JU	07/04/2015		1,986	N	Extends residential area closer to potential construction haul route	1
042	TR030003	Tilbury 2: A new port facility acting alongside the existing Port of Tilbury. This will involve the extension of existing jetty facilities and the dredging of berth pockets in the River Thames, and land works and facilities for: a "Roll-On / Roll-Off" (Ro-Ro) terminal for importing and exporting containers on road trailers; a facility for importing and processing bulk construction materials; and areas of external storage for a variety of goods such as imported cars.	Site of Tilbury B Power Station, East Tilbury	RM18 8UJ	31/10/2017		0	Y	Adjacent NSIP	1
044	18/00897/SCR	EIA screening request for the construction and operation of up to 32,160sqm of B8 storage and distribution space	Purfleet Commercial Park, Arterial Road, Purfleet	RM19 1TD	26/06/2018	18/07/2018	9,109	N	Possible cumulative contribution of traffic to M25/A13 junction	3

ID	Reference	Description	Address	Postcode	Application	Approval	Dist. (m)*	EIA?	Shortlist	Tier
045	18/00847/SCR	EIA Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the proposed development of 19,410 square metres (sqm) gross external area (GEA) of storage and distribution uses (Use Class B8) with 2,650sqm (GEA) of ancillary offices (Use Class B1), 695sqm (GEA) of welfare units (Use Class B8), 70sqm (GEA) of gatehouses (Use Class B8), a 100sqm (GEA) pump house and a 6,550sqm (GEA) car park, access, drainage, landscaping	SEGRO Logistics Park, Purfleet Road, Avely	RM15 4YF	19/06/2018	05/07/2018	11,182	N	Possible cumulative contribution of traffic to M25/A13 junction	3
046	EN010089	Tilbury Energy Centre. DCO for a new Combined Cycle Gas Power Station with a generating capacity up to 2500 megawatts (MW), Open Cycle Gas Turbines with a generating capacity up to 300MW and an energy storage facility, all on the Tilbury Power Station site	Site of Tilbury B Power Station, East Tilbury	RM18 8UJ	Q1 2019		0	Y	Adjacent NSIP	1
048	18/00140/SCO	Request for an EIA Scoping opinion. Redevelopment of the Site to provide a mixed-use scheme comprising of circa 2500 new homes plus community facilities, retail, food and drink, car parking and associated access arrangements, public realm works and environmental improvements.	Arena Essex Arterial Road Purfleet Essex	RM19 1AE	09/04/2018		7,705	Y	Possible cumulative contribution of traffic to M25/A13 junction	2
050	17/00349/SCR	EIA Screening Opinion - Application for a Certificate of Lawfulness of Proposed Use or Development: Proposed processing of biofuels and other suitable waste derived feedstocks into a manufactured clean gas product(Use Class B2).	Land Part Of Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex	RM18 7NR	03/04/2017		527	N	Relatively close to proposed development. Very little development information available, potential for cumulative effects unclear at screening stage	3
052	17/00223/SCR	Request for Environmental Impact Assessment (EIA) Screening Opinion: For industrial, storage and distribution and energy and waste uses on land. Thames Enterprise Park (Coryton Site Redevelopment)	Thames Enterprise Park, The Manorway, Coryton, Essex	SS17 9LL	07/03/2017		8,521	Y	Energy and waste uses, possible cumulative impact on SSSIs (but very little specific development information available)	3
057	20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road.	Land At Coldharbour Road, Northfleet, Gravesend, Kent	DA11 7HQ	24/12/2014	10/01/2018	4,545	N	Possible visual receptor	1
058	TR010032	The Lower Thames Crossing will be a new road crossing connecting Essex and Kent. Located east of Gravesend and Tilbury, this new crossing will offer the improved journeys, new connections and network reliability, and economic benefits that only a new, alternative crossing, away from Dartford, can provide.	East of Gravesend and Tilbury		Q3 2019		0	Y	Adjacent NSIP	2
059		Leisure and entertainment resort including a theme park, hotels, bars, restaurants, business space, training academy, monorail and associated infrastructure works. The application is anticipated to be submitted to the Planning Inspectorate in 2019.	Swanscombe peninsula		Q1 2019		4,748	Y	Nearby NSIP and recommended for inclusion following consultation with Thurrock Borough Council	2

\*distance from boundary of main development site, zone A

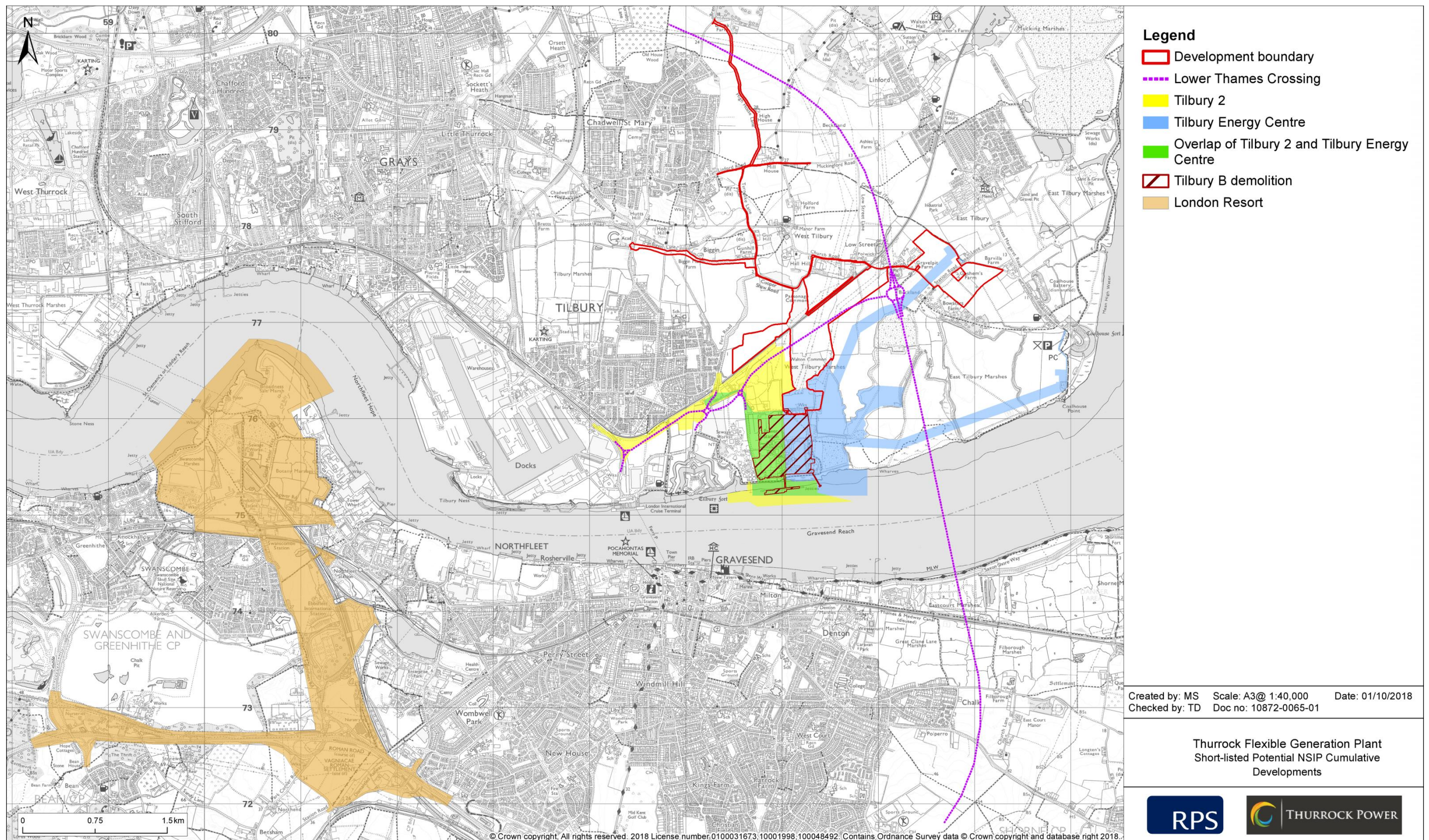


Figure 2.1: Short-listed potential NSIP cumulative developments.

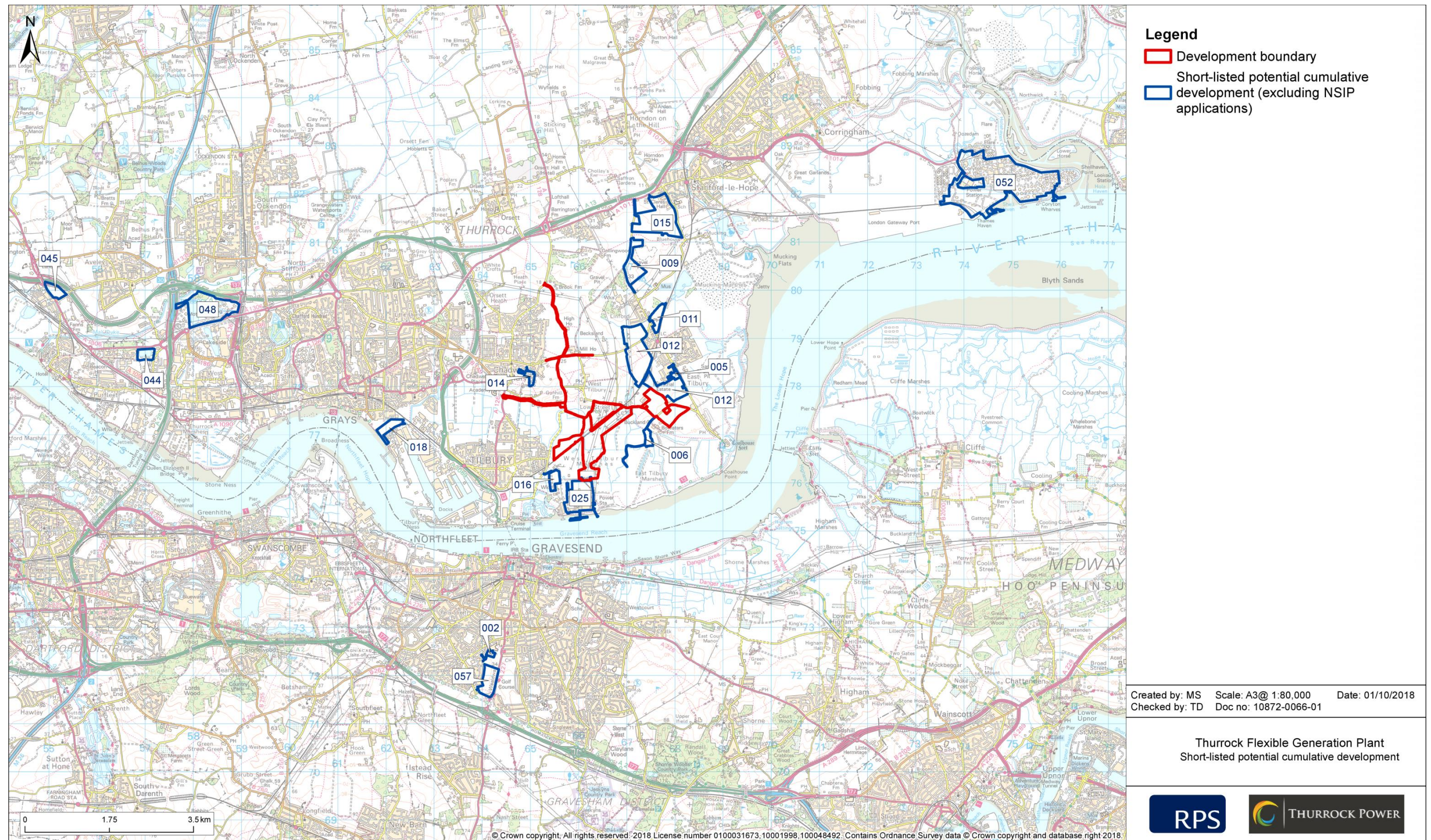


Figure 2.2: Other short-listed potential cumulative developments.



### 3. References

Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework.

Planning Inspectorate (2015) Advice Note Seventeen: Cumulative effects assessment relevant to nationally significant infrastructure projects. Version 1. [Online] Available at: <http://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/12/Advice-note-17V4.pdf> [Accessed 31 August 2018]

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