

National Grid
Cable Tunnel Replacement
Project

Environmental Statement
Volume VI

Appendix 23.1 Cumulative
Assessment Long and Short
List of Other Developments

December 2023



Quality information

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1 Cumulative Assessment Long and Short List of Other Developments

1.1 Introduction

- 1.1.1 This appendix presents the Long and Short List associated with ES Volume V Chapter 23: Cumulative Effects. The assessment methodology takes elements from the Planning Inspectorate in Advice Note Seventeen, which requires a four-stage approach to the assessment of cumulative effects. For full details of the methodology please refer to Section 23.4 of ES Volume V Chapter 23: Cumulative Effects.
- 1.1.2 Table 1 presents the Long List of other developments which has been compiled from searches of online planning portals.
- 1.1.3 Table 2 presents the Short List of other developments which were considered to have the potential to result in significant cumulative effects with the Proposed Development. This has formed the basis upon which the assessment of cumulative effects (in ES Volume V Chapter 23: Cumulative Effects) has been made.

Table 1: Long List of Other Developments

ID	Application Reference	Brief description	Distance from Red Line Boundary	Status	Within cumulative Zone Of Influence?	Does it meet long list criteria?	Progress to Stage 2	Overlap in temporal scope?	Future baseline for EIA?	Scale and nature of development likely to have a significant effect?	Progress to stage 3 / 4?
Nationally Significant Infrastructure Projects											
N.1	Lower Thames Crossing TR010032	Lower Thames Crossing (National Highways). The Lower Thames Crossing is a newly proposed road crossing connecting Kent, Thurrock and Essex.	0 m (Tilbury and Gravesend)	In the examination phase. If consented, construction would commence in early 2025.	Ecology Landscape and Visual Historic Environment Noise and Vibration Air Quality Water Environment	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	The following environmental topics are covered in the other developments ES, so there is potential for cumulative effects with the following environmental topics: Air Quality, Historic Environment, Landscape and Visual, Ecology, Noise and Vibration, Water Environment.	Yes
N.2	Thurrock Flexible Generation Plant EN010092	The Proposed Development comprises the construction and operation of Gas Reciprocating engines with up to 600 MW electrical capacity and Battery Storage with up to 150 MW electrical capacity	0 m (Tilbury)	DCO granted 16 February 2022. Indicative construction period unknown.	Ecology Landscape and Visual Historic Environment Noise and Vibration Air Quality Water Environment	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	The following environmental topics are covered in the other developments ES or other submitted environmental reports, so there is potential for cumulative effects with the following environmental topics: Landscape and Visual, Historic Environment, Ecology, Noise and Vibration, Air Quality, Water Environment.	Yes
N.3	Tilbury2 TR030003	The Proposed Development comprises the construction and operation of Gas Reciprocating engines with up to 600 MW electrical capacity and Battery Storage with up to 150 MW electrical capacity.	0 m (Tilbury)	DCO granted 20 February 2019.	Ecology Landscape and Visual Historic Environment Noise and Vibration Air Quality Water Environment	Yes	Yes	No	No, this developments construction phase has been completed and is therefore considered as part of the baseline within the technical assessments.	No – the development is built and operational and is therefore considered part of the Proposed Development assessment baseline.	No
N.4	Norwich to Tilbury (East Anglia Green Energy Enablement Project) National Grid EN020027	Proposal to reinforce the 400kV high voltage power network in East Anglia to include a new 400kV connection substation in the Tendring district.	0m (Tilbury)	Scoping Opinion Issued. DCO application submission in 2025.	Ecology Landscape and Visual Historic Environment Noise and Vibration Air Quality Water Environment	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	This is the sister National Grid project to the TKRE Cable Tunnel Replacement Project, in the reinforcement of the wider power network. However, as the other development has only submitted an EIA Scoping report and is yet to submit the Environmental Statement there is insufficient environmental assessments available to determine cumulative effects assessment therefore application is not taken forward to the shortlist.	No

ID	Application Reference	Brief description	Distance from Red Line Boundary	Status	Within cumulative Zone Of Influence?	Does it meet long list criteria?	Progress to Stage 2	Overlap in temporal scope?	Future baseline for EIA?	Scale and nature of development likely to have a significant effect?	Progress to stage 3 / 4?
N.5	The London Resort BC080001	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 2020.	Approx 650m	Application withdrawn							
Thurrock Council											
T.1	21/00947/FUL	Replacement surface water outfall at Tilbury Power Station.	0m	Approved (04 November 2022)	TBC	No	No (does not meet long list criteria and determined not to be of a scale to combine with Proposed Development and result in cumulative effects.				
T.2	22/01541/FUL	Application to allow the continued use of the jetty comprising pontoon and access bridge located offshore of Goshems Farm.	670m	Awaiting decision (Validated: 16 November 2022)	TBC	No	No (does not meet long list criteria and the application comprises the continued use of the jetty, which means the Proposed Development assessment would inherently capture these effects within the baseline.				
T.3	22/01461/FUL	Removal of existing structures and buildings, re-grading of the land, laying of a concrete pavement, installation of upgraded drainage, lighting and security fencing and use of the land for port-related storage including haulier parking and/or storage of new motor vehicles and/or storage or port-related product with access from Tilbury2 port.	370 m	Approved (30 March 2023)	Ecology Landscape and Visual Historic Environment Noise and Vibration (operation only) Water Environment	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	The following environmental topics are covered in the other developments submitted environmental reports, so there is potential for cumulative effects with the following environmental topics: Ecology (Ecological Impact Appraisal) and Water Environment (Flood Risk Assessment).	Yes
T.4	23/00220/SCR	Request for Environmental Impact Assessment (EIA) Screening Opinion: Proposed Youth Zone development	1.3km	EIA Not Required (16 Mar 2023)	TBC	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of	No, EIA Screening determined development not an EIA. Due to scale of development unlikely to result in significant cumulative effects. Also insufficient environmental information available to carry out cumulative assessment.	No

ID	Application Reference	Brief description	Distance from Red Line Boundary	Status	Within cumulative Zone Of Influence?	Does it meet long list criteria?	Progress to Stage 2	Overlap in temporal scope?	Future baseline for EIA?	Scale and nature of development likely to have a significant effect?	Progress to stage 3 / 4?
									the Proposed Development.		
T.5	19/01278/DCOAPP	Application by Port of Tilbury London Limited pursuant to Schedule 2, Part 1 (3) of the Port of Tilbury (Expansion) Order 2019 for the approval of details of the external materials to be used in the construction of (a) the proposed ancillary buildings constructed as part of Work No. 3 (d) and (b) the proposed ancillary buildings constructed as part of Work No. 5 (c).	0m	Approved (Validated: 09 October 2019)	TBC	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	Yes	No, the application is considered part of the Tilbury 2 DCO application listed above therefore any potential cumulative effects associated with this development are considered in relation to the DCO application listed above (TR030003)
T.6	15/00576/FUL (original) 21/02098/CONDC (reserved matters) 21/01927/FUL	Extension to substation compound to incorporate new 11kv transformer and new emergency water storage tank, with amended palisade fencing.	0 m	Approved (11 September 2015)	Ecology Landscape and Visual Historic Environment Noise and Vibration Air Quality Water Environment	Yes	Yes	No	Yes, this development has been completed and is considered as part of the environmental baseline.	NA	No
T.7	21/01927/FUL	Use of the land for external storage for a temporary period of no more than 5 years including the storage of HGVs, new motor vehicles and miscellaneous port-related product (Area 1) with associated minor filling of existing concrete slab voids and installation of ramps at kerb edges where necessary using on-site inert material.	0 m	Approved (18 March 2022)	Ecology Landscape and Visual Historic Environment Noise and Vibration Air Quality Water Environment	Yes	Yes	Yes	Yes, this development has been completed and is considered as part of the environmental baseline.	NA	No
T.8	13/00497/FUL (original application) 19/00052/CV (variation of condition to allow extension of time to complete works)	Recovery for beneficial use of pulverised fuel ash deposited on Tilbury Power Station ash disposal site areas A2, A3 and B.	0m	Approved (25 October 2013)	TBC	No	Yes	No, the reserved matters application was approved to allow extension for works to	No, this application is for the recovery of fuel ash which is an ongoing activity and would have	No	No

ID	Application Reference	Brief description	Distance from Red Line Boundary	Status	Within cumulative Zone Of Influence?	Does it meet long list criteria?	Progress to Stage 2	Overlap in temporal scope?	Future baseline for EIA?	Scale and nature of development likely to have a significant effect?	Progress to stage 3 / 4?
								recover for beneficial use pulverised fuel ash deposited on Tilbury Power Station of time to complete works. The agreed date between the companies is that the western area is complete by 2021 and the whole site by 2023.	been considered within the baseline of the environmental assessments.		
T.9	98/00773/MIN (original application) 18/01564/CV (variation of conditions)	Restoration of former waste disposal site by spreading spoil from civil engineering works transported to site via the River Thames and the diversion of footpath no 146 along a new route to be constructed beside river (ESS/20/97/THU).	277m	Approved (25 November 2003)	TBC	Yes	Yes	Yes, the applicant has amended the timescale for completion of the works to 31 October 2026.	No, it is assumed that this development will not be complete before construction of the Proposed Development.	Insufficient environmental assessments available as part of the planning application to determine cumulative effects assessment therefore application is not taken forward to the shortlist.	No
T.10	22/00812/SCR	Request for EIA Screening Opinion with regard to the proposed development of Thurrock Hydrogen Plant, a facility for the production of hydrogen by electrolysis, on land south west of Station Road in Tilbury, Thurrock.	177m	EIA Not Required (01 July 2022)	TBC	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	Insufficient environmental assessments available as part of the planning application to determine cumulative effects assessment therefore application is not taken forward to the shortlist.	No
T.11	15/00288/FUL	Application for the approval of details reserved by condition no. 17 (Community Benefit Fund) of planning permission ref. 15/00288/FUL (Proposed development of solar photovoltaic panels (solar farm) and associated works including string inverters, access tracks, security fencing and CCTV.).	2.1km	Approved (09 August 2018)	TBC	Yes	Yes	No, development is built and therefore considered within the baseline considered inherently within the environmental assessments.	No, this development is built and considered inherently within the existing baseline.	No	No
T.12	21/01108/SCO	Environmental Impact Assessment Screening Opinion pursuant to Part 3 (8) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Application for the variation of	2.5km	Advice Given (29 July 2021)	TBC	Yes	Yes	Yes	No, it is assumed that this development will not be complete before	Insufficient environmental assessments available as part of the planning application to determine cumulative effects assessment therefore application is not taken forward to the shortlist.	No

ID	Application Reference	Brief description	Distance from Red Line Boundary	Status	Within cumulative Zone Of Influence?	Does it meet long list criteria?	Progress to Stage 2	Overlap in temporal scope?	Future baseline for EIA?	Scale and nature of development likely to have a significant effect?	Progress to stage 3 / 4?
		condition No 2 and No 34 of planning permission ref 08/00958/TTGMIN (Continuation use of land for inert waste and soils recycling, primary aggregates extraction, processing and sale together with ancillary facilities and access. Phased restoration to nature conservation and public amenity after uses by the permanent deposit of inert waste.)							construction of the Proposed Development.		
T.13	21/00324/CLOPUD	Remedial repairs to the existing steel sheet pile defence wall including works to the individual metal plates welded to the outer riverside surface of the steel sheet piles above the foreshore level at a number of locations, temporary compound area, over plating of sheet piles, inspection and maintenance of ground anchors and minor works to ladders and railings.	8.23m	Permitted (30 April 2021)	TBC	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	The application falls under permitted development rights and therefore, there is insufficient environmental assessments available as part of the planning application to determine cumulative effects assessment therefore application is not taken forward to the shortlist.	No
T.14	21/01139/OUT	Outline planning permission with all matters reserved for demolition of Calcutta Club and construction of up to 36no. flats, including provision of car parking, community and communal facilities, together with refuse and cycle stores.	1.9km	Awaiting decision	No	No	No				
Gravesham Council											
G.1	20211541	Erection of a new concrete live fire skills house training building (plus abseil frame) with new ancillary support building and associated works.	0m	Permitted (11 February 2022)	Ecology Landscape and Visual Historic Environment Noise and Vibration Air Quality Water Environment	Yes	Yes	Yes	No, it is assumed that this development will not be complete before construction of the Proposed Development.	The following environmental topics are covered in the other developments submitted environmental reports, so there is potential for cumulative effects with the following environmental topics: Water Environment (Flood Risk Assessment)	Yes
G.2	20160314 20180960 (condition approval)	Erection of 3 industrial units (Use Class B1/B2 and B8) with site access, related parking and circulation space.	420 m	Permitted (14 September 2016)	Ecology Landscape and Visual Historic Environment Noise and Vibration (operation only) Water Environment	Yes	Yes	No	Yes, this development has been completed and is considered as part of the environmental baseline.	NA	No
G.3	20210270	Hybrid planning application comprising: Part A - Full planning application for demolition of existing buildings and structures, construction of a	1.4km	Pending Decision	Ecology Landscape and Visual	Yes	Yes	Yes	No, it is assumed that this development will not be complete	The following environmental topics are covered in the other developments submitted environmental statement, so there is potential for	Yes

ID	Application Reference	Brief description	Distance from Red Line Boundary	Status	Within cumulative Zone Of Influence?	Does it meet long list criteria?	Progress to Stage 2	Overlap in temporal scope?	Future baseline for EIA?	Scale and nature of development likely to have a significant effect?	Progress to stage 3 / 4?
		mixed use development comprising C3 and C2 Residential Uses and commercial floorspace (Use Class E), a new river wall, works to Swing Bridge, highway junction improvements at Milton Road and Ordnance Road, associated new public open spaces and public realm improvements, car and cycle parking, landscaping, infrastructure and earthworks and ancillary works; and Part B - Outline planning application with all matters reserved (apart from access) for demolition of all existing buildings and structures and the construction of a mixed use development comprising C3 Uses and commercial floorspace (Use Class E) with associated vehicular access, car parking, landscaping, associated infrastructure and earthworks and ancillary works. (The proposed development would consist of up to 1,500 homes and up to 4,500sqm (GIA) of commercial floorspace).							before construction of the Proposed Development.	cumulative effects with the following environmental topics: Ecology Landscape and Visual	
G.4	20190290	The proposal is for the systematic redevelopment of the existing Nuralite site. This includes the importation of inert materials to cap, and landscape the historic asbestos landfill, thus containing its contamination risk. To demolish the existing buildings of the Nuralite industrial estate, deal with existing contamination, both through capping and removal of areas of hydrocarbon pollution, the laying of new service and utility infrastructure and the construction of 11 new purpose built light industrial type units and a site office.	1.6km	Permitted (23 December 2021)	No	No	No				

Table 2: Short List of Other Developments and Cumulative Assessment

ID	Application or Allocation	Application Reference	Brief description	Distance from Red Line Boundary
Nationally Significant Infrastructure Projects				
N.1	Application	TR010032	Lower Thames Crossing (National Highways). The Lower Thames Crossing will be a new road crossing connecting Kent, Thurrock and Essex.	0m (Tilbury and Gravesend)
N.2	Application	EN010092	Thurrock Flexible Generation Plant - The Proposed Development comprises the construction and operation of Gas Reciprocating engines with up to 600 MW electrical capacity and Battery Storage with up to 150 MW electrical capacity.	0m (Tilbury)
Thurrock Council				
T.3	Application	22/01461/FUL	Land at Marsh Farm Sewage Treatment Plant - Removal of existing structures and buildings, re-grading of the land, laying of a concrete pavement, installation of upgraded drainage, lighting and security fencing and use of the land for port-related storage including haulier parking and/or storage of new motor vehicles and/or storage or port-related product with access from Tilbury2 port.	370m
Gravesham Council				
G.1	Application	20211541	Erection of a new concrete live fire skills house training building (plus abseil frame) with new ancillary support building and associated works.	0m
G.3	Application	20210270	Hybrid planning application known as 'Albion Waterside Development' comprising: Part A - Full planning application for demolition of existing buildings and structures, construction of a mixed use development comprising C3 and C2 Residential Uses and commercial floorspace (Use Class E), a new river wall, works to Swing Bridge, highway junction improvements at Milton Road and Ordnance Road, associated new public open spaces and public realm improvements, car and cycle parking, landscaping, infrastructure and earthworks and ancillary works; and Part B - Outline planning application with all matters reserved (apart from access) for demolition of all existing buildings and structures and the construction of a mixed use development comprising C3 Uses and commercial floorspace (Use Class E) with associated vehicular access, car parking, landscaping, associated infrastructure and earthworks and ancillary works. (The proposed development would consist of up to 1,500 homes and up to 4,500sqm (GIA) of commercial floorspace).	1.4km

