

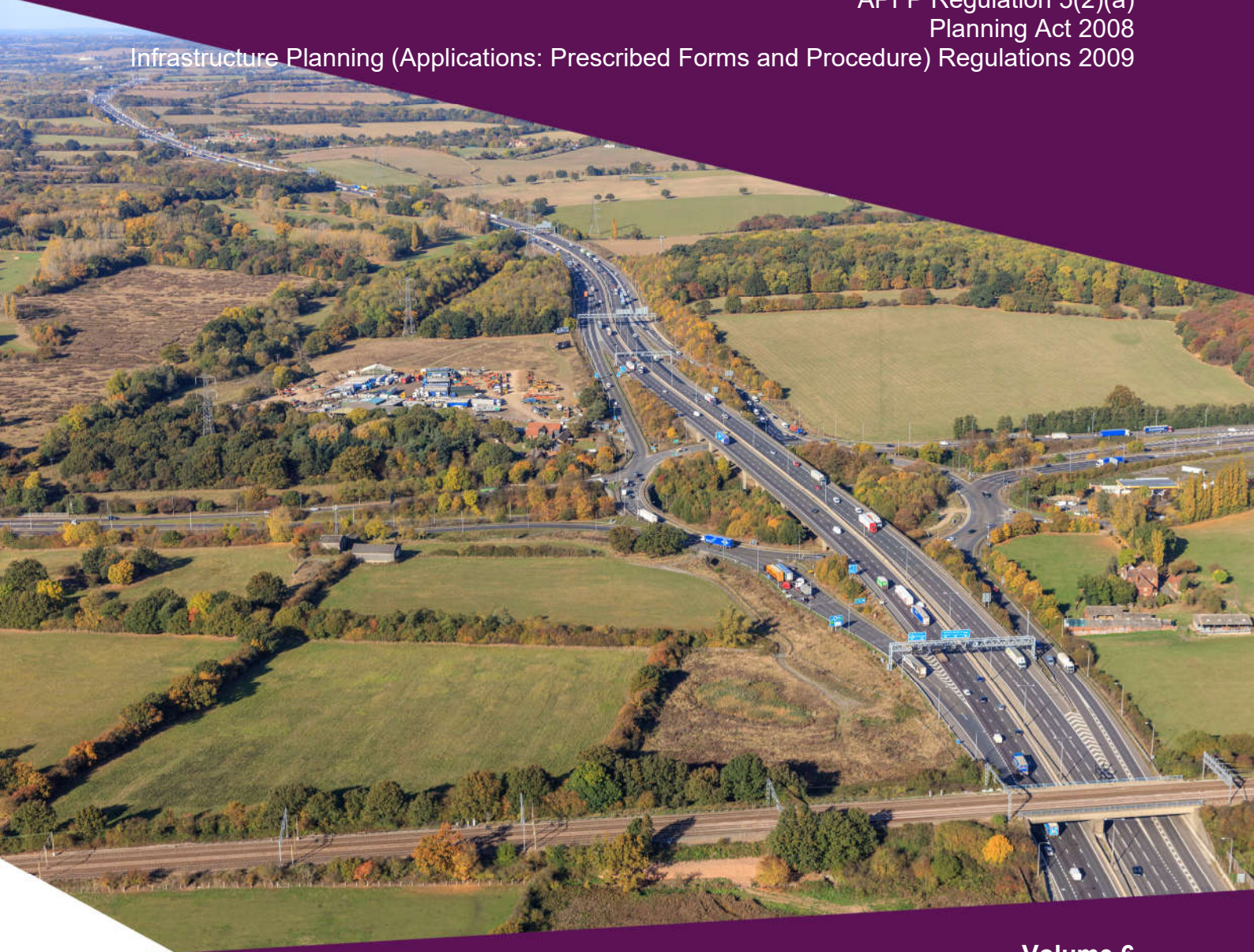
M25 junction 28 improvement scheme TR010029

6.3 Environmental Statement

Appendix 15.1: Assessment of cumulative effects stage 1 long list

APFP Regulation 5(2)(a)
Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

M25 junction 28 scheme Development Consent Order 202[x]

6.3 ENVIRONMENTAL STATEMENT APPENDIX 15.1: ASSESSMENT OF CUMULATIVE EFFECTS STAGE 1 LONG LIST

Regulation Number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference:	TR010029
Application Document Reference:	TR010029/APP/6.3
Author:	M25 junction 28 improvement scheme project team, Highways England

Version	Date	Status of Version
1	May 2020	Application issue

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Appendix 15.1

Assessment of cumulative effects stage 1 long list

15. Assessment of cumulative effects stage 1 long list development schedule

Table 15.1: Long list of developments

Stage 1 Ref	Development	Distance from site (closed point)	Development description				Tier (based on 'current status')	Source of assumption information / notes	Stage 1 ¹		Stage 2 ²		
			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
1	Crossrail	Within site (intersects through site)	n/a	Brentwood & Havering	Rail Improvement Project	n/a	1A	Crossrail Website and Planning Information	All	Yes	No	Development is scheduled to have been completed before construction begins at J28.	No
2	Small, Medium, Large Wind Development Sites	3 allocations within DCO boundary (26 allocations within 2 km of the DCO boundary)	n/a	Havering	Site Allocation	n/a	3B	Proposals Map Changes Booklet 2017 - Wind Development Sites in Gooshays Ward (p85)	All	Yes	Unknown	Several sites allocated as Potential Wind Development Sites in the area including "Small Wind Development Sites" are within the site boundary. The likelihood of the development of these allocations is unclear but would result in potential significant cumulative effects within the Scheme boundary and its surroundings.	Yes
3	Cycleway Proposals	Within site	n/a	Brentwood	Cycling Infrastructure Improvement Project	n/a	3C	Brentwood Borough Cycling Action Plan (p70)	All	Yes	Unknown	Existing designated cycle path exists (Brentwood Borough Cycling Action Plan) crossing the Brook Street Roundabout, and other new cyclepaths are proposed within 500m of the site to the east. The development has potential to interfere with this network and so there are potential cumulative effects.	Yes
4	Lower Thames Crossing	Within site at northern most extent	n/a	Planning Inspectorate	Nationally Significant Infrastructure Project	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	2A	National Infrastructure Planning Website	All	Yes	Yes	Nationally significant infrastructure project providing a new motorway and tunnel under the Thames. Construction is	Yes

¹ Stage 1 refers to the first stage of the Cumulative Effects Assessment methodology, as detailed in paragraph 15.5.7 of the Environmental Statement. Stage 1 involves the compilation of a longlist of potentially relevant 'other development' in proximity to the Scheme.
² Stage 2 refers to the second stage of the Cumulative Effects Assessment methodology, as detailed in paragraph 15.5.7 of the Environmental Statement. Stage 2 applies threshold criteria based on temporal scope, the scale and nature of other development and any other relevant factors to determine the final shortlist of developments to be assessed within the CEA.

Stage 1 Ref	Development	Distance from site (closed point)	Development description				Tier (based on 'current status)	Source of assumption information / notes	Stage 1		Stage 2		
			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
						connections and network reliability, and economic benefits that only a new, alternative crossing, away from Dartford, can provide.						expected to coincide with works at J28, although the phasing of LTC works is still unknown. Northern junction situated ~5km south of boundary for J28. Significant cumulative effects possible in all areas.	
5	Tilbury2	Approx. 16,000 m from site	n/a	Planning Inspectorate	Nationally Significant Infrastructure Project	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.	1B	National Infrastructure Planning Website	ZOI 11-12	Yes	No	Development, at 15.8km from the site boundary, whilst constituting a Nationally Significant Infrastructure Project, falls beyond the 10km boundary to be considered for significant cumulative impact in this case and would not access J28 directly.	No
6	A127 Warley Junction Improvements	Approx. 2,400 m from site	n/a	Essex/Brentwood	Road Improvement Project	The existing 40 mph speed limit will be extended through the junctions in a generally southerly direction to a point approximately 100m south of the junction with Church Lane as an additional means to help reduce collision risk. In order to achieve this, carriageway widening works will be undertaken in addition to installation of permanent traffic signals at both junctions; this will allow for additional lanes to be created on the B186 for the traffic wishing to turn right onto the A127.	1A	Essex County Council Road Improvement Projects information	ZOI 11-12	Yes	No	Development is scheduled to have been completed before construction begins at J28.	No
7	A127 Ardleigh Green Bridge	Approx. 2,500 m from site	n/a	TfL/GLA/Havering	Road Improvement Project	Full replacement of the existing bridge which carries the A127 road over the TfL rail line. Gas, electricity, water and telecommunications have been moved to a separate service bridge. Lanes and footways to be widened, barriers upgraded.	1A	Transport for London Road Improvement Projects information	ZOI 11-12	Yes	No	Development is scheduled to have been completed before construction begins at J28.	No
8	Reconfiguration of Gallows Corner	Approx. 2,650 m from site	n/a	TfL/GLA/Havering	Road Improvement Project	Remodelling of Gallows Corner which will involve taking traffic underneath the junction to address congestion and smooth	3C	Transport for London Road Improvement	ZOI 11-13	Yes	Yes	Development is listed in Submission Local Plan as a key transportation	Yes

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			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
						traffic flows at this busy traffic 'hot spot'. The proposal will enable better links between Harold Hill and Romford. It has the potential to improve the environment and provide scope for further development.		Projects information				proposal in the area and has secured funding. Temporal scope of projects could overlap. Cumulative effects possible, though details of scheme are relatively minimal at this stage.	
9	The Caravan Park, Putwell Bridge, Colchester Road	Within site	4.12 Site Allocation	Havering	Site Allocation	Addition of Gypsy and Traveller Site at The Caravan Park, Putwell Bridge.	3B	Brentwood Draft Local Plan Preferred Site Allocations	All	Yes	Yes	Site is allocated for 2 gypsy/traveller plots in the Submission Local Plan, Proposals Map Changes Booklet 2017, and adjoins the red line boundary of the development site. Potential for localised cumulative effects.	Yes
10	Land north of Highwood Close including St Georges Court, Highwood Close	Approx. 2,100 m from site	001A & 001B	Brentwood	Site Allocation	Proposal for 52 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
11	Sow and Grow Nursery, Ongar Road	Approx. 2,400 m from site boundary	010	Brentwood	Site Allocation	Proposal for 38 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	No	Yes	Development would not meet the criteria for significant regional development.	No
12	Warley Training Centre, Essex Way	Approx. 1,900 m from site	013B	Brentwood	Site Allocation	Proposal for 50 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
13	Land at Honeypt Lane, Honeypt Lane	Approx 900 m from site	022	Brentwood	Site Allocation	Proposal for 200 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	All	No	No	Site allocation has been removed in the Reg 19 Local Plan and is no longer allocated for 200 dwellings.	No
14	Land East of Nags Head Lane, Nags Head Lane	Approx 250 m from site	32	Brentwood	Site Allocation	Proposal for 125 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 2-12	Yes	Yes	Site allocation 032 within Brentwood Draft Local Plan Preferred Site Allocations. 125 dwellings in self-contained urban extension within 250m of site boundary, to be	Yes

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			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
												delivered between 2023-2028. Significant cumulative effects possible.	
15	Brentwood Railway Station Car Park, St James's Road	Approx 1,500 m from site	2	Brentwood	Site Allocation	Proposal for 100 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	Yes	No	Works are not scheduled to begin until after construction is completed at J28	No
16	Westbury Road Car Park, Westbury Road	Approx. 1,900 m from site	039	Brentwood	Site Allocation	Proposal for 45 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	Yes	Yes	Site allocation 039 within Brentwood Draft Local Plan Preferred Site Allocations. 45 dwellings in town centre housing site within 1.3km of site boundary, to be delivered between 2018-2023. Cumulative effects possible.	Yes
17	Chatham Way/ Crown Street Car Park, Chatham Way	Approx. 2,100 m from site	040	Brentwood	Site Allocation	Proposal for 31 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	Yes	Yes	Site allocation 040 within Brentwood Draft Local Plan Preferred Site Allocations. 31 dwellings in town centre housing site within 1.5km of site boundary, to be delivered between 2018-2023. Cumulative effects possible.	Yes
18	Land at Hunter House, Western Road	Approx. 2,050 m from site	041	Brentwood	Site Allocation	Proposal for 48 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	Yes	Yes	Site allocation 041 within Brentwood Draft Local Plan Preferred Site Allocations. 48 dwellings in town centre housing site within 1.4km of site boundary, to be delivered between 2018-2023. Cumulative effects possible.	Yes
19	William Hunter Way Car Park, William Hunter Way	Approx 2,150 m from site	102	Brentwood	Site Allocation	Proposal for 300 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	Yes	Yes	Site allocation 102 within Brentwood Draft Local Plan Preferred Site	Yes

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			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
												Allocations. Up to 300 dwellings in town centre mixed-use site within 1.5km of site boundary, to be delivered between 2018-2023. Significant cumulative effects possible.	
20	Land West of Warley Hill, Pastoral Way	Approx 1,800 m from site	83	Brentwood	Site Allocation	Proposal for 43 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
21	Land off Doddinghurst Road, Either side of A12	Approx 2,500 m from site	023A & 023B	Brentwood	Site Allocation	Proposal for 200 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
22	Wates Way Industrial Estate, Ongar Road	Approx. 2,500 m from site	3	Brentwood	Site Allocation	Proposal for 80 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	. 10-12	No		Development would not meet the criteria for significant regional development.	No
23	Land at Crescent Drive, Crescent Drive	Approx 3,350 m from site	186	Brentwood	Site Allocation	Proposal for 55 dwellings, reduced to 35 dwellings in Addendum of Focussed Changes to the Pre-Submission Local Plan, October 2019	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
24	Council Depot, The Drive	Approx. 2,200 m from site	081	Brentwood	Site Allocation	Proposal for 123 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
25	Ford Offices, Eagle Way	Approx 2,050 m from site	117A & 117B	Brentwood	Site Allocation	Proposal for 350 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	Yes	No	Works are not scheduled to begin until after construction is completed at J28.	No
26	Land at Priests Lane, Priests Lane	Approx 3,400 m from site	178 & 044	Brentwood	Site Allocation	Proposal for 95 dwellings, reduced to 45 dwellings in Addendum of Focussed Changes to the Pre-Submission Local Plan, October 2019.	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
27	Victoria Court, Victoria Road	Approx. 1,750 m from site	099	Brentwood	Site Allocation	Proposal for 40 dwellings	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No

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28	Dunton Hills Garden Village, Southend Arterial Road	Approx. 6,400 m from site	200	Brentwood	Site Allocation	Proposal for self-contained garden village incorporating 2770 dwellings within the plan period (4000 total), and 5.5ha of employment land. Development will also include a new secondary school (Use Class D1), two co-located primary school and early years and childcare nurseries (Use Class D1), and two stand-alone early years and childcare nurseries (Use Class D1),	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	Yes	Yes	Site allocation 200 within Brentwood Draft Local Plan Preferred Site Allocations. Up to 4,000 total dwellings to be built (2,500 up to 2033) alongside other uses forming a new standalone Garden Community. Site sits outside of the 3km criteria for regionally significant development but cumulative effects would be possible due to the scale of development.	Yes
29	Land at Oak Farm, Maylands Fields	Within site boundary	P1742/14	Havering	Full Planning Application	Change of use of land to burial grounds including removal of existing agricultural buildings and erection of two pavilion buildings for associated usage, hard and soft landscaping, new access to A12 and internal roads and paths, parking, and workshop area for storage of associated equipment, tools and materials.	1A/B	Planning Application Search	All	Yes	Yes	Change of use from agricultural land to burial grounds/cemetery. Overlaps the site boundary, would involve change of access, use and traffic patterns in the immediate area, as well as implications from the gas main diversion, therefore cumulative effects possible.	Yes
30	17 Johns Terrace, Colchester Road	Adjoining site	P2018/16	Havering	Full Planning Application	Formation of new two storey detached 3 bedroom house, removal of existing garage to rear	1A/B	Planning Application Search	All	Yes	No	Development is scheduled to have been completed before construction begins at J28 and therefore this development is included within the baseline for the ES rather than the cumulative effects assessment.	No
31	Former Kings Wood School, Settle Road	Approx. 650 m from site	P1572/15	Havering	Full Planning Application	Construction of a new primary school providing 2,232 sq m (GEA) of educational floor space (use class D1) comprising primary school facilities, grassed playing pitch and outdoor play facilities, together with associated works,	1B	Planning Application Search	7-12	Yes	No	Development of a replacement primary school. Development appears to now be largely complete and therefore this development is included within the	No

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			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
						including access, car parking and landscaping arrangements.						baseline for the ES rather than the cumulative effects assessment. Not anticipated that any construction would overlap with works at J28.	
32	Elite Panelcraft 65, Gubbins Lane	Approx. 1,500 m from site	P0585/12	Havering	Full Planning Application	16 no. new build residential flats and houses. 2-4 storeys in height with car parking bays and associated communal landscaped areas and private gardens	1A	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
33	Former Harold Wood Hospital, Gubbins Lane	Approx. 1,600 m from site	P0702/08	Havering	Outline	Outline application for the redevelopment of the site to provide 810 dwellings including submission of full details in relation to the retention, with alterations, of the Grange listed building within the site to provide 11 flats and a two storey building adjacent to the Grange to provide 4 flats.	1A	Planning Application Search	ZOI 10-12	Yes	Yes	Development represents major redevelopment of former hospital site incorporating a total of 810 dwellings. Most development now completed, although Phases 2A, 2B and 4A not yet complete, due to finish in 2021. Significant cumulative effects possible.	Yes
34	Beehive Court, Gubbins Lane	Approx. 1,200 m from site	P1047/17	Havering	Full Planning Application	Conversion of 14 no. bedsits into 8 no. one bedroom, wheelchair accessible flats, construction of new lift shaft and associated refurbishment works. Works also include construction of new access ramps and additional car parking spaces within the existing car park.	1B	Planning Application Search	ZOI 10-12	Yes	No	Development would not meet the criteria for significant regional development.	No
35	1, Ethelburga Road	Approx. 1,450 m from site	P0098/15	Havering	Full Planning Application	Conversion of a 9 bedroom care home in to HMO consisting of 9 bedsits sharing a kitchen. Expires 22-10-2018.	1B	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
36	Chapmans Farm, Hall Lane	Approx. 1,750 m from site	P1673/18	Havering	Full Planning Application	Demolition of existing livery yard buildings and the erection of nine dwellings, comprising 4 x 3-bedroom, 3 x 4-bedroom and 2 x 5-bedroom units, with landscaping and associated works at Chapmans Farm, Hall Lane, Upminster	1C	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No

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37	131-133, Gooshays Drive	Approx 1,600 m from site	P1905/15	Havering	Full Planning Application	Construction of a 1,923sqm (GIA) food store with 55 car parking spaces.	1A	Planning Application Search	ZOI 10-12	Yes	No	Development of a large foodstore with significant parking, included in transport model. Construction expected to be complete by time of J28 works and therefore this development is included within the baseline for the ES rather than the cumulative effects assessment.	No
38	Garage Block, Lexington Way	Approx. 2,000 m from site	P1419/15	Havering	Full Planning Application	Demolition of existing garage court, to be replaced with 10 new dwelling houses and 2no. flats with associated hard and soft landscaping and car parking.	1B	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
39	Newstead House, Troopers Drive	Approx. 2,200 m from site	P1513/16	Havering	Full Planning Application	The development involves the conversion, adaption and extension of a vacant care home into 28 no. self-contained residential units (C2 to C3).	1B	Planning Application Search	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
40	Briar Road Shop Site, Briar Road	Approx. 2,400 m from site	P0382/15	Havering	Full Planning Application	Demolition of existing buildings and redevelopment to provide a three-storey block comprising 36no. residential units and 2no. commercial units (198m2 in total) with use classes A1/A2; a terrace of 10no. houses; new highways and associated planting, landscaping, servicing and car parking.	1B	Planning Application Search	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
41	78-80, Straight Road	Approx. 2,500 m from site	P1463/17	Havering	Full Planning Application	Proposed erection of an apartment block comprising 19 no. units plus car parking, landscaping and associated development.	1A	Planning Application Search	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
42	16 & 18, and Land to rear, Prospect Road	Approx. 2,450 m from site	P0972/14	Havering	Outline	Demolish 16 and 18 Prospect Road for the creation of a new access road to provide 9 new detached dwellings and 2 replacement dwellings - Outline	1B	Planning Application Search	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
43	Moreton Bay Industrial Estate, Southend Arterial Road	Approx. 2,600 m from site	P0439/15	Havering	Full Planning Application	Demolition of existing industrial units and residential dwelling and change of use of industrial areas to residential. Construction of two blocks comprising a total of 42 flats, including creation of a new	1A	Planning Application Search	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No

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						access road with associated car parking, cycle and refuse storage.							
44	The Pompadours, Edenhall Road	Approx. 2,300 m from site	P1859/17	Havering	Full Planning Application	The demolition of the existing Public House, "The Pompadours", and the construction of 21 new residential units.	1C	Planning Application Search	ZOI 11-12	No		Development would not meet the criteria for significant regional development.	No
45	Hill Farm, The Long House, Church Road	Approx. 1,700 m from site	P1929/18	Havering	Full Planning Application	Mixed residential and agricultural (horticultural nursery) development comprising a single storey rear extension to the existing dwelling at The Long House together with construction of attached horticultural glass houses and ancillary nursery accommodation.	1B	Planning Application Search		No		Development would not meet the criteria for significant regional development. Planning statement says that no increase in employment or traffic generation expected.	No
46	47, Oakley Drive	Approx 750m from site	P1355/18	Havering	Full Planning Application	New dwelling on land at 47 Oakley drive	1B	Planning Application Search		No		Development is not a major development and as such cumulative impact likely to be limited.	No
47	Maricotts Equestrian Centre, Flat 1, Beskins Lane	Approx 1,850 m from site	E0026/18	Havering	Full Planning Application	4 bedroom dwellinghouse	1B	Planning Application Search		No		Development is not a major development and as such cumulative impact likely to be limited.	No
48	Access Storage Solutions, 12, Southend Arterial Road	Approx 2,450 m from site	P0219/19	Havering	Full Planning Application	Development of site to create a Class B1 (office) building over ground and three upper floors with associated car and cycle parking, landscaping and plant.	1C	Planning Application Search		No		Development was not included in the Traffic Modelling and would not meet the criteria for Regionally Significant Development by virtue of number of jobs created.	No
49	The Old Forge, Hall Lane	Approx. 1,400 m from site	P1370/17	Havering	Full Planning Application	Erection of four three bed semi-detached homes on former factory site.	1B	Planning Application Search		No		Development is not a major development and as such cumulative impact likely to be limited.	No
50	Former Clivedale & Essex Packaging Premises, Bryant Avenue	Approx 2,400 m from site	P1676/18	Havering	Full Planning Application	Demolition of the existing industrial warehouse units, formerly known as Essex Packaging Premises and Clivedale. A new erection of a new proposed 2 storey industrial building with B1 Office space and B8 Warehouse space for Liteplan Limited's new Headquarters. New car parking arrangements to the south/west front of the site leading	1C	Planning Application Search		No		Development was not included in the Traffic Modelling and would not meet the criteria for Regionally Significant Development by virtue of number of jobs created.	No

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						on to Bryant Avenue. New cycle and refuse storage within the new car parking arrangement.							
51	1, Camborne Way	Approx. 1,350 m from site	P1393/18	Havering	Full Planning Application	New dwelling house	1C	Planning Application Search		No		Development is not a major development and as such cumulative impact likely to be limited.	No
52	The Brentwood Garden Centre, Vicarage Close	Adjoining site	16/00893/FUL	Brentwood	Change of Use	Change of use from existing open land to part storage facility.	1A	Planning Application Search	ZOI 11-12	Yes	No	Development is scheduled to have been completed before construction begins at J28 and therefore this development is included within the baseline for the ES rather than the cumulative effects assessment.	No
53	Shell South Weald, Brook Street	Approx. 20 m from site	18/01486/FUL	Brentwood	Full Planning Application	Demolish existing store and add single storey side extension to sales building for use as storage, re-locate bin store, repositioning of air, water machine and condensers. New Floodlight.	1A	Planning Application Search	ZOI 11-12	Yes	No	Development is scheduled to have been completed before construction begins at J28 and therefore this development is included within the baseline for the ES rather than the cumulative effects assessment.	No
54	16, Westwood Avenue Brentwood	Approx. 700 m from site	14/00793/FUL	Brentwood	Full Planning Application	Demolition of existing dwelling and construction of 12 residential dwellings with associated car parking, landscaping.	1A	Planning Application Search	ZOI 7-12	Yes	No	Development is scheduled to have been completed before construction begins at J28 and therefore this development is included within the baseline for the ES rather than the cumulative effects assessment.	No
55	Regent House, Hubert Road	Approx 1,350 m from site	16/00290/PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Change of use of Offices Class B1(a) to form 136 apartments (Class C3)	1B	Planning Application Search	ZOI 7-12	Yes	Yes	Conversion of original office building through Prior Approval to create up to 126 flats and associated parking and services. Construction would overlap with works at	Yes

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												development site leading to potential cumulative effects between the two schemes.	
56	Regent House, Hubert Road	Approx 1,350 m from site	18/01601/OUT	Brentwood	Outline	Outline application within car park of existing residential block comprising 31 flats, including 11 affordable units and parking provided at a ratio of 0.9 spaces per dwelling (Appearance and Landscaping reserved matters).	1C	Planning Application Search	ZOI 7-12	Yes	Yes	Erection of new building housing 31 residential flats to south of existing office building (to be converted to flats). Application was refused at council by Brentwood BC in June 2019, but as the proposal is still eligible for appeal, it is still possible to come forward and subsequently has been advanced for this assessment. Proposal is for a significant number of new dwellings in proximity to the site and cumulative effects are possible.	Yes
57	Essex Police & La Plata House, London Road	Approx. 1,700 m from site	16/01805/OUT	Brentwood	Outline	Outline application for demolition of existing police station buildings, conversion of La Plata House to residential use and development of up to 70 new residential dwellings (All matters reserved).	1B	Planning Application Search	ZOI 10-12	Yes	Yes	Outline permission for demolition of existing police station and conversion of offices to 70 flats. Reserved matters application not yet received. Build out rates unknown but likely that they would overlap with those at J28 development site. Cumulative effects possible.	Yes
58	141 to 147, High Street	Approx 1,950 m from site	18/00859/FUL	Brentwood	Full Planning Application	Mixed use development comprising of commercial unit(s), for Class A1 retail, Class A2 services, Class A3 restaurant, Class D1 non-residential institution or Class D2 assembly and leisure use, together with 19 x one and two bed flats.	1B	Planning Application Search	ZOI 10-12	Yes	Yes	Development for mixed use town centre development incorporating residential and non-resi uses. Build-out rates unavailable but likely to overlap with J28. Cumulative effects possible.	Yes

Stage 1 Ref	Development	Distance from site (closed point)	Development description				Tier (based on 'current status)	Source of assumption information / notes	Stage 1		Stage 2		
			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
59	Leigh House, Weald Road	Approx 1,950 m from site	17/00891/ PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Change of use of the first second and third floors from office space (B1(a) to Dwellings (C3) for 10 1 bed units.	1B	Planning Application Search	ZOI 10-12	Yes	Yes	Conversion of original office building through Prior Approval to create 10 flats and associated parking and services. Construction is likely to have been completed by the time of works at J28 and therefore this development is included within the baseline for the ES rather than the cumulative effects assessment.	No
60	Kings House 101 - 135, Kings Road	Approx. 1,950 m from site	16/00606/ PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Change of use from office space (B1(a)) to 35-40 residential flats (C3 use class).	1A/B	Planning Application Search	ZOI 10-12	Yes	Yes	Conversion of original office building through Prior Approval to create up to 40 flats and associated parking and services. Some cumulative effects possible. Construction would overlap with works at development site.	Yes
61	Land Formerly Known As NV Tools, St James Road	Approx. 1,900 m from site	15/01084/ FUL	Brentwood	Full Planning Application	Redevelopment for 45 flats, landscaped amenity deck and associated car parking.	1A	Planning Application Search	ZOI 10-12	Yes	Yes	Development would redevelop former industrial warehousing/retail into 45 residential flats, landscaping and car parking. Construction would overlap with works at J28 site. Cumulative effects are possible.	Yes
62	73, High Street	Approx 2,250 m from site	15/01284/ FUL	Brentwood	Full Planning Application	Demolition of existing building and construction of a four storey mixed use development with 2 A1/A3 units at ground floor and 18 residential units to first, second and third floors and concealed plant at roof level.	1A/B	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
63	Library House, New Road	Approx 2,300 m from site	17/00127/ PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Conversion of upper floors (1st, 2nd and 3rd floors) from Offices (Class B1) to Residential Use (Class C3) to comprise of 55 flats with associated car parking	1A/B	Planning Application Search	ZOI 10-12	Yes	Yes	Development would not meet the criteria for significant regional development.	No

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			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
						(47 spaces), cycle parking and refuse storage							
64	Jubilee House, The Drive Great Warley	Approx. 2,000 m from site	17/00329/PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Change use of Offices (Class B1A) to residential (Class C3) to provide 73 self-contained flats (60 x 1 bed and 13 x 2 bed).	1A/B	Planning Application Search	ZOI 10-12	Yes	Yes	Development would not meet the criteria for significant regional development.	No
65	Jubilee House, The Drive Great Warley	Approx. 2,000 m from site	18/01646/PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Change of use of offices (B1(a)) to residential (C3 use class) on third floor to provide 18 self-contained dwellings.	1C	Planning Application Search	ZOI 10-12	Yes	Yes	Development would not meet the criteria for significant regional development.	No
66	Arcadia House, The Drive Great Warley	Approx. 2,000 m from site	18/00865/PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Change of use of offices (Class B1A) to residential (Class C3) to provide 33 self-contained dwellings comprised of 24x1 bed and 9x2 bed.	1B	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
67	New North House, Ongar Road	Approx. 2,450 m from site	17/00240/PNCOU	Brentwood	Prior Notification Change of Use	Prior Approval Notification Class O - Change use of Offices (Class B1a) part of the ground floor, part of the first floor, part of the third and the entirety of the fourth floors to form 25 apartments	1B	Planning Application Search	ZOI 10-12	Yes	Yes	Development would not meet the criteria for significant regional development.	No
68	New North House, Ongar Road	Approx. 2,450 m from site	17/01008/FUL	Brentwood	Full Planning Application	Change of use and conversion of the existing (Class D1) floorspace on the second & part third floors to form 14 (Class C3) residential apartments.	1B	Planning Application Search	ZOI 10-12	Yes	Yes	Development would not meet the criteria for significant regional development.	No
69	The Old Pump Works, Great Warley Street	Approx. 1,950 m from site	17/01584/FUL	Brentwood	Full Planning Application	Single storey extension and conversion to The Reservoir Building; conversion of Waterworks House, extension to LCC House and redevelopment of The Pump Room and Former Coal Shed to provide 18 no. Class C3 residential dwellinghouses; associated landscaping, amenity space, a green roof, parking and refuse storage.	1B	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
70	1 - 5 Wilsons Corner, Ingrave Road	Approx 2,600 m from site	16/01265/FUL	Brentwood	Full Planning Application	Change use of first and second floor from B1 (Office) to C3 (Residential) creating 18 flats, incorporating rear first floor and 2 storey rear extension on first and second floors with rear balcony, extend roof and add dormers to create 3rd floor.	1A/B	Planning Application Search	ZOI 10-12	Yes	Yes	Development would not meet the criteria for significant regional development.	No
71	BNY Mellon House, Ingrave Road	Approx 2,550 m from site	18/00524/PNCOU	Brentwood	Prior Notification	Prior Approval Notification Class O - Change of use of offices (Class B1A) to residential (Class	1B	Planning Application Search	ZOI 10-12	Yes	Yes	Development would not meet the criteria for significant	No

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			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
					Change of Use	C3) to provide 76 self-contained dwellings comprising of 26x studios, 32 x bedroom and 18 x two bedroom apartments						regional development.	
72	Eclipse, Ongar Road	Approx 2,600 m from site	16/00182/FUL	Brentwood	Full Planning Application	Re-development of Eclipse Nightclub to form 16 No. residential flats and one retail space.	1A/B	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
73	The Brentwood Training Centre, Essex Way	Approx 1,900 m from site	15/01379/FUL	Brentwood	Full Planning Application	Demolition of the existing building and construction of 50 residential dwellings, (10 houses and 40 flats) including affordable housing, in buildings extending to between two and four storeys in height, together with associated landscaping, parking and infrastructure works.	1A	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
74	Bellropes, Warley Street	Approx 2,200 m from site	18/01256/FUL	Brentwood	Full Planning Application	Change of Use of land from commercial scrap yard to residential. Demolition and clearance of site and construction of 20 dwellings. Associated hard and soft landscaping.	1C	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
75	William Hunter Way Car Park, William Hunter Way	Approx 2,150 m from site	08/00729/FUL	Brentwood	Full Planning Application	Demolition Of Existing Structures, Erection Of New Buildings And Structures To Provide A Cinema (Use Class D1), Retail Stores (Use Class A1), Multi Storey Car Park, 14no. One Bedroom Flats And Associated Car Parking Together With Service Areas, Highways Works, Hard And Soft Landscaping And Other Ancillary Works.	1B	Planning Application Search	ZOI 10-12	Yes	Yes	See below	No
76	William Hunter Way Car Park, William Hunter Way (Extention to planning permission)	Approx 2,150 m from site	13/00784/EXT	Brentwood	Extension of Time	Demolition of existing structures and erection of new buildings and structures to provide Cinema, retail stores (Class A1), multi storey car park, 14 no one bedroom flats and associated car parking together with service areas, highways works, hard and soft landscaping and other ancillary works. (Extension of time to commence approved development 08/00729/FUL).	1B	Planning Application Search	ZOI 10-12	Yes	Yes	Major mixed-use development in town centre incorporating leisure and retail uses. Construction had not begun as of April 2019 (Google Street View) - no further renewal of permission has been granted. Assumption is therefore that this permission has now lapsed. Site is allocated 102 in Brentwood Draft Local Plan Preferred Site Allocations	No

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			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
77	Warley County Primary School, Chindits Lane	Approx 2,200 m from site	CC/BRW/27/18	Essex	Full Planning Application	The construction of a single storey standalone building to provide 6no. classrooms, DT, food & science room, studio, group room, toilet facilities and other associated facilities to allow the expansion of the existing Primary School from a 1FE Primary School (210 pupils) to a 2FE Primary School (420 pupils). The provision of an additional 14 car parking spaces and new cycle and scooter parking facilities. The construction of a single storey standalone building to provide 6no. classrooms, DT, food & science room, studio, group room, toilet facilities and other associated facilities to allow the expansion of the existing Primary School from a 1FE Primary School (210 pupils) to a 2FE Primary School (420 pupils). The provision of an additional 14 car parking spaces and new cycle and scooter parking facilities.	1C	Planning Application Search	ZOI 10-12	No		Development would not meet the criteria for significant regional development.	No
78	Crown Farm Kennels, Church Road	Approx 2,500 m from site	P.1041.19	Havering	Full Planning Application	Demolition of existing buildings, erection of replacement and conversion of buildings to form 7 dwellings including external alterations.	1B	Planning Application Search	ZOI 11 - 12	No		Scheme would not meet the criteria for significant regional development.	No
79	Dycorts School, Settle Road	Approx 850 m from site	P0867.19	Havering	Full Planning Application	Single storey, stand alone teaching block to host a SEND Nursery and a Nurture Group. Demolition of an existing demountable classroom unit. Landscaping works surrounding the development, inclusive of formation of a pedestrian access, a vehicular access, a car park and a secure playground.	1B	Planning Application Search	ZOI 10-12	No		Scheme is not a major development and as such cumulative impact likely to be limited.	No
80	Barns adjacent The Long House Hill Farm, Church Road	Approx 1,700 m from site	P0706.19	Havering	Full Planning Application	Partial demolition, alteration, extension and conversion of existing barn group to form mixed use development comprising domestic workshop and domestic gym in residential use together with farm office, externally accessible WC, store and three secure agricultural workshops/stores for use by Hill Farm and the adjacent long House Nursery.	1B	Planning Application Search	ZOI 10-12	No		Scheme would not meet the criteria for significant regional development.	No

Stage 1 Ref	Development	Distance from site (closed point)	Development description				Tier (based on 'current status)	Source of assumption information / notes	Stage 1		Stage 2		
			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
81	Charles House, Station Road	Approx 1,400 m from site	P0564.19	Havering	Full Planning Application	Demolish existing garages and erect new office and garage block to form new independent office (use class B1a) and storage and retention of existing hard landscaping and a container.	1B	Planning Application Search	ZOI 10-12	No		Scheme is not a major development and as such cumulative impact likely to be limited.	No
82	Boyles Court Farm, Dark Lane	Approx 450 m from site	18/01827/FUL	Brentwood	Full Planning Application	Change of use, conversion and extension of existing building to provide 13 residential apartments and redevelopment of demolished secure wing and other structures and buildings to provide a courtyard of 17 family dwellings, with parking, garaging, attenuation pond and other associated hard and soft landscaping.	1B	Planning Application Search	ZOI 7-12	Yes	Yes	Major development part conversion and part new build within 1km of the Scheme. Building is listed (associated LBC consent also approved). Cumulative effects possible. Construction possibly could overlap with the Scheme.	Yes
83	Ford Offices, Eagle Way	Approx 2,050 m from site	19/00844/PNCOU	Brentwood	Full Planning Application	Notification for Prior Approval class O for a Proposed Change of use of a building from office use (Class B1(a)) to a dwellings (266 units) (Class C3).	1B	Planning Application Search	ZOI 11 - 12	Yes	Yes	Development proposes 200+ dwellings within 3km of the site and would therefore constitute regionally significant development. Would convert the existing building rather than new build. Cumulative effects possible. Construction possibly could overlap with the Scheme.	Yes
84	Brentwood Enterprise Park, A127 Southend Arterial Road	Approx 2,200 m from site	101A	Brentwood	Site Allocation	Gross area 35.47ha Developable area 25.85ha Opportunity to create a strategic employment site, delivering high quality employment space and significant number of jobs. Potential for bus links to be created. Excellent access to strategic highway network.	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11 - 12	Yes	Yes	Site allocation 101A within Brentwood Draft Local Plan Preferred Site Allocations. 25.8ha of developable employment land, strategic employment site with bus link and connections to SRN. Construction likely to overlap. Cumulative Effects possible.	Yes
85	Codham Hall Farm, Codham Hall Lane	Approx 1,800 m from site	101C/D	Brentwood	Site Allocation	Site Ref. 101C: 9.62ha (Employment area) Site Ref. 101D: 8.01 ha (Landscaping area) Developable area (ha) 0.61 (currently undeveloped land) 101D to only be used as a	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 10-12	Yes	Yes	Site allocation 101C/D within Brentwood Draft Local Plan Preferred Site Allocations. Regularising an existing employment	No

Stage 1 Ref	Development	Distance from site (closed point)	Development description				Tier (based on 'current status)	Source of assumption information / notes	Stage 1		Stage 2		
			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
						landscaping area. Opportunity to regularise an existing employment site that is not currently identified within the existing Local Plan.						site within the local plan - existing employment site 9.62ha, of which 0.61 is still developable. 0.61ha of development opportunity would not inherently be a major development, depending on proposals. Due to the small scale of development opportunity within the larger existing site (which would be considered within the baseline already), this should not be progressed to stage 3/4.	
86	Childerditch Industrial Estate Extensions, Childerditch Hall Drive	Approx 3,200 m from site	112D/E	Brentwood	Site Allocation	Gross area: 112D: 2.34 112E: 7.05 Developable area: 112D: 2.34 112E: 3.53 Opportunity to expand an existing employment site and provide improvements.	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11 - 12	No		Site is beyond the distance criteria to be considered as Regionally Significant Criteria and is not an NSIP.	No
87	M25 J28 Safety Scheme	Within DCO Boundary	Inform No 20038179 HE PIN 566112	Brentwood & Havering	Highways England Safety Scheme	Existing lining and signing is to be replaced with additional road markings and traffic signs being installed. Works are scheduled to take place at night hours with closures required. The site extent includes the A12 EB off slip, M25 anti-clockwise off slip, A1023 and M25 J28 circulatory.	1C	Highways England Safety Scheme	ZOI 1 -12	Yes	No	Development as currently programmed would be complete prior to the commencement of works at the Scheme, and therefore should be included within the baseline.	No
88	4 Nags Head Lane	Approx. 20 m from site	19/01199/ FUL	Brentwood	Full Planning Application	Demolish existing dwelling and construct four detached houses with separate detached garages and parking, create new access road.	1C	Planning Application Search	ZOI 1-12	No		Application is minor and whilst in close proximity to the Scheme, it is not within or adjoining the boundary. Unlikely to cause significant cumulative effects.	No
89	Land at Spital Lane	Approx. 300 m from site	19/01318/ OUT	Brentwood	Outline Planning Application	Outline application for residential development of 6 dwellings (Appearance, Landscaping, Layout and Scale Reserved Matters).	1C	Planning Application Search	ZOI 1-12	No		Application is minor and whilst in close proximity to the Scheme, it is not within or adjoining the boundary.	No

Stage 1 Ref	Development	Distance from site (closed point)	Development description				Tier (based on 'current status)	Source of assumption information / notes	Stage 1		Stage 2		
			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
												Unlikely to cause significant cumulative effects. Development was refused but still eligible for appeal.	
90	1-3 Station Road	Approx. 1,500 m from site	Q0042.20	Havering	Full Planning Application	Demolition of existing properties at 1-3 Station Road and erection of replacement building comprising 3no. retail units and 6no. two-bedroom flats. P1947.17 Conditions(s) 4 - Construction Method Statement 11 - Vehicle cleansing facilities 14 - Railway noise/vibration impact assessment 15 - Soil contamination assessment.	1C	Planning Application Search	ZOI 10-12	No		Scheme would not meet the criteria for significant regional development.	No
91	Tesco Extra, Bryant Avenue	Approx. 2,250 m from site	P1492.19	Havering	Full Planning Application	Change of use of 54 parking bays and some green space in the car park of Tesco Romford, Bryant Avenue to a IN n Out Auto centre, Auto Windscreens Automotive glass repair and replacement and Xpress Automotive Body Repair Centre, along with associated white lining and altered traffic flow.	1B	Planning Application Search	ZOI 10-12	No		Scheme would not meet the criteria for significant regional development.	No
92	The Pompadours, Edenhall Road	Approx. 2,300 m from site	P1301.19	Havering	Full Planning Application	Demolition of the existing public house "the Pompadours" and the construction of 21 new houses.	1C	Planning Application Search	ZOI 10-12	No		Scheme would not meet the criteria for significant regional development.	No
93	Land north of Shenfield	Approx. 4,950 m from site	Site R03	Brentwood	Site Allocation	825 homes, including new primary school and early years facilities.	3B	Brentwood Local Plan Site Analysis Overview	ZOI 11-12	No		Site is beyond the distance criteria to be considered as Regionally Significant Criteria and is not an NSIP.	No
94	West Horndon Industrial Estate, Childerditch Lane and Station Road, West Horndon	Approx. 4,600 m from site	020, 021, 152	Brentwood	Site Allocation	Allocation for 580 homes, with new village centre and specialist accommodation options.	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Site is beyond the distance criteria to be considered as Regionally Significant Criteria and is not an NSIP.	No
95	Land south of East Horndon Hall	Approx. 6,000 m from site	187	Brentwood	Site Allocation	Proposal for 5.5ha of employment land.	3B	Brentwood Draft Local Plan Preferred Site Allocations	ZOI 11-12	No		Site is beyond the distance criteria to be considered as Regionally Significant Criteria and is not an NSIP. Cumulative impacts alongside the Dunton Hills development should be assessed	No

Stage 1 Ref	Development	Distance from site (closed point)	Development description				Tier (based on 'current status')	Source of assumption information / notes	Stage 1 ¹		Stage 2 ²		
			App No/Ref	Authority	Application type	Description			Zone of influence (ZOI)?	Progress to stage 2?	Overlap in construction?	Likely to have significant effects?	Progress to stage 3/4?
												under the application for that development.	
96	Chelmsford North East Bypass and Beaulieu Park Station	Approx. 23,000 m from the site	N/A	Chelmsford	Site Allocation	HIF funding secured for infrastructure improvements in Chelmsford. As well as providing funding to enable the new Chelmsford Beaulieu Park station it has secured funding for the Chelmsford North East Bypass (CNEB) which will complete the dual carriageway road between the A120 at Braintree and the A12. CNEB will provide a strategic link between Braintree, Chelmsford, the A12, and south Essex, including LTC, and expected to be in place by 2024.	3B	Chelmsford North East Bypass Safeguarded Corridor	ZOI 11-12	No		Development is not being sought as an NSIP, and would be beyond the 10km distance threshold were it to be an NSIP, so has not been considered.	No

Key:

1 A. Under construction
1 B. Permitted but not yet implemented
1 C. Submitted but not yet determined
2 A. PINS Projects where a scoping report has been submitted
3 A. PINS Projects where a scoping report has not been submitted
3 B. Site allocation
3 C. Identified as reasonably likely to come forward

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