Appendix 1: Matrix 1 - Identification of 'other development' for CEA

Matrix 1 provides a means of summarising Stage 1 and Stage 2 of the CEA. It can be used to demonstrate that a systematic approach to identifying development for inclusion in CEA has been adopted. When cross referencing to evidence documents to support the conclusions, the specific document and section/paragraph number should be provided.

'Other development' details						Stage 1		Stage 2			
ID	**Application Reference**	**Applicant for 'other development' and brief description**	**Distance from project**	**Status**	**Tier**	**Within ZOI?**	**Progress to Stage 2?**	**Overlap in temporal scope?**	**Scale and nature of development likely to have a significant effect?**	**Other factors**	**Progress to Stage 3/4?**
1	https://infrastructure.planninginspectorate.gov.uk/projects/south-east/tilbury2/	Tilbury2 Port Expansion by Port of Tilbury London Limited. DCO application for a new port facility acting alongside the existing Port of Tilbury. Determined by: NSIP/ Planning Inspectorate	c. 4.3km east of Kent site c. 820 east of Essex site	Secretary of State for Transport granted development consent for this application on 20/04/19.							
2	https://infrastructure.planninginspectorate.gov.uk/projects/south-east/thurrock-flexible-generation-plant/	Thurrock Flexible Generation Plant, by Thurrock Plant Ltd.	c. 4.0km east of Kent site. c. 400m east of Essex site.	The application was accepted for examination on 2							
3	16/00201/EDCCON https://publicaccess.dartford.gov.uk/online-applications/simpleSearchResults.do?action=firstPage	Eastern Quarry, Swanscombe by Barton Wilmore. A mixed use development of up to 6250 dwellings & in addition up to 231,000 square metres of built floorspace (in total), including: Use classes A1-5, B1,	c. 1.4km south of Kent site c. 4.6 km south west of Essex site.	Permission granted 23/01/13 A number of Reserved Matters and Discharge of Conditions applications have been submitted							

		D1, D2, and C1. Development also includes open space provision, highways and public transport facilities, and facilities for mooring, launching and landing watercraft. Determined by: Dartford Borough Council		since permission was granted. Most recently, a discharge of conditions application was granted on 23/06/20.							
4	https://highwaysengland.co.uk/projects/a2-bean-and-ebbsfleet-junction-improvements/	A2 Bean and Ebbsfleet Junction Improvements by Highways England. Construction of 5 new slip roads and 1 modified roundabout to connect the A2 Trunk Road to the B255 Bean North and Bean South Roundabouts and Ebbsfleet East Roundabout. Determined by: Secretary of State for Transport.	c. 2.5km south west of Kent site. c. 6.0 km south west of Essex site.	On 2nd June 2020 Highways England received confirmation from the Secretary of State for Transport that the scheme can proceed to construction.							
5	KCC/DA/0232/2019 https://www.kentplanningapplications.co.uk/Planning/Display/KCC/DA/0232/2019	Bluewater Shopping Centre by Kent County Council Full planning application for a new tunnel (the Bean Road Tunnel) and associated road works to include bus, cycling and pedestrian access to the east of Bluewater Shopping Centre to link to the Eastern Quarry development, including tree planting at land adjacent to lake 5 and tunnel infilling Determined by: Kent	c. 2.4km south west of Kent site. c. 6.0km south west of Essex site.	Granted with conditions 24/06/2020.							

		County Council									
6	18/01611/FUL https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJMOEJBQGS300	Stone Pit 1, London Road by Graham Simpkin Planning Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1, A2, A3, B1a and D1 uses with associated infrastructure and provision, a Sports Club to comprise of football/ sports pitches with clubhouse, new internal access road from London Road and provision of recreational open space. Determined by: Dartford Borough Council	c. 2.1km west of Kent site. c. 6.9km south west of Essex site.	Application not yet determined (checked 06/07/20). Application is still receiving consultee comments.							

7	18/01074/OUT https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&keyVal=PDM0CSBQHT000&previousCaseNumber=20%2F00746%2FVCON&activeTab=summary&previousKeyVal=QCOL3TBQG2T00	Stone Lodge Complex by BAM Construction. Outline application for erection of a secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (all matters reserved except access) Determined by: Dartford Borough Council	c. 2.7km west of Kent site. c. 7.5km south west of Essex site.	Outline permission approved 24/05/19. A number of discharge of conditions and variation of conditions applications have been submitted, most recently on 29/06/20 (20/00746/VCON)							
8	05/00221/OUT https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=IDECZLBQK0000	Stone Pit II, by Barton Wilmore Planning Development of up to 870 dwellings nad up to 1,200sq metres of built floorspace for B1(a), (b), and (c), D1 and D2, and A1-A5 uses. Development includes ancillary infrastructure and works to create ecological and natural reserves and refuge areas. Determined by: Dartford Borough Council	c. 3.0km south west of Kent site. c. 7.4km south west of Essex site.	Permission granted 30/10/17. A discharge of conditions application was submitted and approved on 04/05/20 relating to condition 16 of the original permission (Ecological Mitigation Strategy).							

9	18/01377/FUL https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=PH3S3XBQFRW00&previousCaseNumber=000UTQBQBU000&previousCaseUprn=200000536190&activeTab=summary&previousKeyVal=LY1W74BQ02T00	Land to the west of Bluewater Parkway, by Blueco and Bluewater Outer Area Limited Site clearance, building operations and other operational works to the existing cliffs to enable the erection of an adventure centre comprising a reception building, aerial trekking course, 360 vertigo swings, skydiving machine, zip wire, zip wire start tower and landing platform, 'giant swing', adventure platform and external rock climbing wall, with associated hard and soft landscaping Determined by: Dartford Borough Council	c. 2.6km south west of Kent site. c. 6.9km south west of Essex site.	Permission granted 13/08/19.							
10	19/00600/FUL https://publicaccess.dartford.gov.uk/online-applications/simpleSearchResults.do?action=firstPage	Land East of Lowfield Street, by Bellway Homes Ltd Detailed planning permission for the erection of 280 dwellings, including a detailed landscape strategy, car parking, new internal access roads, and associated infrastructure and earthworks Determined by: Dartford Borough Council	c. 5.8km south west of Kent site. c. 10.2km south west of Essex site.	Permission granted 30/04/20.							

11	17/01814/FUL https://publicaccess.dartford.gov.uk/online-applications/simpleSearchResults.do?action=firstPage	The Pier, by Crest Nicolshon (c/o Barton Wilmore) Mixed use development including 151 residential, 832.19 sqm floorspace (use class A3/A4), 187.5 sqm (use class D1), riverside walk, boat trailer park development platform and slipway, permanent diversion of Public Right of Way DS1 and associated works. Determined by: Dartford Borough Council	Directly adjacent to western boundary of Kent site. c. 4.9km west of Essex site.	Awaiting decision (checked 06/07/20). Development control board recommended development for approval in December 2019.							
12	20150155 | EDC http://applications.ebbsfleetdc.org.uk/online-applications/applicationDetails.do?keyVal=NK267YHPFZZ00&activeTab=summary	Land West of Springhead Road, by Countryside Properties (UK) Ltd Outline application for mixed use development of up to 789,550 sqm floorspace comprising employment, residential, hotel and leisure uses, supporting retail and community facilities and provision of car parking, open space, roads and infrastructure. Determined by: Ebbsfleet Development Corporation (Consulting with Gravesham Borough Council)	Adjacent to southern boundary of Kent site. c. 3.0km south west of Essex site.	Permission granted February 2016. A number of reserved matters application have been submitted since this application was approved. The most recent RM application was granted permission on 17/04/20 (EDC/19/0194) Note: this application is to be delivered in phases.							

13	EDC/18/0009 http://applications.ebbsfleetdc.org.uk/online-applications/applicationDetails.do?keyVal=P2OU7PUAFG800&activeTab=summary	Land West of Springhead Road, by Countryside Properties (UK) Ltd Reserved matters application pursuant to application 20150155 | EDC relating to the erection of 172 residential dwellings in Phase 3 of Springhead Quarter. Determined by: Ebbsfleet Development Corporation (Consulting with Gravesham Borough Council)	Adjacent to southern boundary of Kent site. c. 3.0km south west of Essex site.	Permission granted June 2018. A number of discharge of conditions and NMA applications have been submitted since this application was approved. The most recent discharge of conditions application was granted permission on 09/08/19. 7 such applications are currently awaiting a decision. The most recent of these applications is a discharge of conditions application validated 24/03/20 (EC/20/0046)							
14	EDC/17/0038 http://applications.ebbsfleetdc.org.uk/online-applications/applicationDetails.do?keyVal=ON7TV7UA00K00&activeTab=summary	Northfleet Embankment, by Keepmoat Homes Ltd. Hybrid planning application comprising: (1) full planning application for the erection of 598 residential dwellings, retail floorspace, amendments to existing highway accesses, provision of open spaces and parking provision, and (2) outline	c. 2.1km south east of Kent site. c. 1.0km south west of Essex site.	Permission granted March 2019. A number of discharge of conditions and variation of conditions applications have been submitted since this application was approved. The most recent of these applications was granted							

		planning application for a two form entry primary school and for the refurbishment and change of use (for use classes A1/A2/A3/B1(a)/C3/D1) of the WT Henley Building. Determined by: Ebbsfleet Development Corporation (Consulting with Gravesham Borough Council)		permission on 02/05/19. There are currently 2 such applications awaiting a decision. The most recent of these applications is a discharge of conditions application validated 24/03/20 (EDC/20/0063)							
15	20141214 https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=NH183RHPFQE00&activeTab=summary	Land at Coldharbour Road, Northfleet, by Bovis Homes Ltd & Persimmon Homes 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. Determined by: Gravesham Borough Council.	c. 3.7km south east of Kent site. c. 3.0km south of Essex site.	Permission granted 10/01/18. A number of discharge of conditions and non-material amendment applications have been submitted since permission was granted. Most recently, a non-material amendment application was approved on 17/04/20 (20200228)							
16	20/00242/FUL https://regs.thurrock.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=Q6CUFPQG0UE00	Chadfields, Tilbury, by Apex Platinum Investments Ltd (c/o GL Hearn) Hybrid Planning Application for the demolition and site clearance of the existing Tilbury FC Stadium (Chadfields) and the erection of a new stadium and associated works on	c. 3.3km north east of Kent site. c. 1.3km north of Essex site.	Application validated 12/03/20. Awaiting decision.							

		the north eastern part of the site (full planning permission) and the erection of up to 112 new dwellings on the site of the old stadium (outline). Determined by: Thurrock Council									
17	20/00284/OUT https://regs.thurrock.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=O6Q9SYQGMF400	Land West of Lytton Road, by Greatview Properties Ltd Outline application with all matters reserved (except for access) for up to 140 dwellings, open space, parking and associated works including vehicular access onto the B149. Determined by: Thurrock Council	c. 3.6km north east of Kent site c. 2.8km north of Essex site	Application validated 05/03/20. Determination deadline 04/06/20. Awaiting decision.							
18	19/01373/OUT https://regs.thurrock.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=PXKKA6QGKKB00	Land adjacent Wood View and Chadwell Road, by Third Dimension Arch. Design Ltd. Outline planning application (all matters reserved) for 75 residential units consisting of 57 houses and 18 apartments Determined by: Thurrock Council	c. 3.3.km north east of Kent site. c. 3.1km north west of Essex site.	Application validated 03/02/20. Determination deadline 04/05/20. Awaiting decision.							

19	16/00412/OUT https://regs.thurrock.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=O4FR5EQG0OE00	Star Industrial Estate, by Apex Properties Ltd. Outline development for up to 203 dwellings (all matters reserved apart from principle and access) Determined by: Thurrock Council	c. 4.2km north east of Kent site. c. 2.0km north of Essex site.	Permission granted 05/011/19. No subsequent reserved matters applications have been submitted.							
20	19/01319/FUL https://regs.thurrock.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=PX06Y4QGG7900	Former Allotment Site, Dell Road, by Keepmoat Homes Ltd. Construction of 35 dwellings (15 apartments and 20 houses) with associated access, parking and amenity areas Determined by: Thurrock Council	c. 2.0km north of Kent site. c. 3.5km north west of the Essex site.	Application validated 29/08/19. Determination deadline 28/11/19. Awaiting decision. No documents have been uploaded to this application since 18/11/19.							
21	19/01058/OUT https://regs.thurrock.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=PUFLM8QGINZ00	Land Part of Little Thurrock Marshes, by Nordor Holdings Ltd Outline application for 161 new dwellings and 7,650sqm of employment floorspace (B1c/B2/B8) and associated infrastructure. Determined by: Thurrock Council	c. 1.8k north east of Kent site. c. 2.3km north west of Essex site.	Application validated 11/07/19. Determination deadline 10/10/19. Awaiting decision. Application still receiving consultee comments.							