



Cambois Connection – Onshore Scheme
Environmental Statement Volume 3
Technical Appendix 3.1: Long-list of
Cumulative Developments

CAMBOIS CONNECTION: ONSHORE SCHEME
Cumulative Impact Assessment – Long & Short List of Other Developments

Last updated: 2nd August 2023

Introduction

The following document presents an assessment of other developments that could result in cumulative impacts when considered alongside the Cambois Connection Onshore Scheme which has been subject to a Scoping Opinion (NCC Reference: 22/04118/SCOPE) and Pre-Application (NCC Reference: 23/00175/PREAPP). The Cambois Connection Onshore Scheme is not described in detail within this note, details of the development can be found within the aforementioned Scoping Opinion and Pre-Application.

The Scoping Opinion established that whilst the Cambois Connection Onshore Scheme is not a Nationally Significant Infrastructure Project the suggested staged cumulative effects assessment approach set out in Advice Note 17¹ is appropriate in this case. The approach is as follows:

- **Stage 1:** Establishing the long list
- **Stage 2:** Establishing the short list
- **Stage 3:** Information gathering
- **Stage 4:** Assessment

This document covers Stages 1 & 2 and updates Table 4-7 of the Scoping Report submitted to support the Scoping Opinion (NCC Reference: 22/04118/SCOPE). The purpose of this document is to establish and agree a 'Short List' of Other Developments with Northumberland County Council ('NCC') for consideration within an Environmental Statement ('ES') that is to support the forthcoming outline planning application for the Cambois Connection Onshore Scheme. Stages 3 & 4 will be presented in the ES.

For the purposes of identifying possible cumulative sites the following approach was used:

- NCC Public Access Planning Register was used to search for planning consents;
- A search of planning consents and application in the previous 3-years was undertaken (since July 2023). 3-years was chosen as an appropriate search criterion as this is the typical period conditioned for commencing development as part of any planning consent;
- Planning applications and consents for Screening and Scoping Opinions and Major Development² were recorded. Planning applications and consents for discharge of conditions, non-material amendments and Minor Development³ were ignored due to their scale;
- A 'cut-off' date of the 31st July 2023 was used to ensure all potentially relevant applications were included; and
- A 'Zone of Influence' ('Zol') of 3km from the Site boundary was used to ensure all potentially relevant applications were included.

Please note that this document seeks to establish the Short List for the ES as a starting point, but individual topic chapters may identify additional cumulative sites during the ES assessment process.

Cumulative Impact Assessment – Long & Short List of Other Developments

Stage 1: Long List							Stage 2: Short List		
ID	Site / Other Development Name	Application or Policy Reference	Description of Development	Distance from Proposed Development*	Status	Potential Zone of Influence	Potential for significant cumulative effects (scale, nature, temporal scope)	Include in Short List	NCC Comments (Agree / Disagree / Comments)
1	Cambois Connection Marine Scheme		Offshore works (below MHWS therefore has overlap with the Onshore Scheme at the intertidal)	0km (Potential for direct overlap)	Pre-Application / Scoping Opinion	Noise, air (operation),	Large-scale development with potential for direct	Yes	

¹ [Advice Note Seventeen: Cumulative effects assessment relevant to nationally significant infrastructure projects | National Infrastructure Planning \(planninginspectorate.gov.uk\)](#)

² As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015

³ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015

Stage 1: Long List							Stage 2: Short List		
ID	Site / Other Development Name	Application or Policy Reference	Description of Development	Distance from Proposed Development*	Status	Potential Zone of Influence	Potential for significant cumulative effects (scale, nature, temporal scope)	Include in Short List	NCC Comments (Agree / Disagree / Comments)
			associated with the Cambois Connection project (whilst subject to separate consents) is linked to the Onshore Scheme. Construction 2025 onward; anticipated to be operational from 2030.			Landscape and Visual and Ecology	overlap near sensitive ecological receptors. Construction likely to overlap.		
2	Blyth Demonstrator Offshore Wind Farm 2	MLA/2012/00122/10 20/03717/SCREEN	In addition to the existing operational turbines within the Blyth Demonstrator, a further five floating OWF turbines have been consented by the MMO under variation to the existing Blyth Demonstrator marine licence. This application is for floating foundations and turbine dimensions only and does not comprise additional onshore cable components.	c.2.2km	Consented	Landscape and Visual and Ecology	Assumed constructed	No	
3	Land At Former Power Station Site on Northern Side of Cambois	21/00818/FULES	Erection of battery manufacturing plant with ancillary offices, together with associated development and infrastructure works (including site preparation works, ground modelling, drainage, landscaping, vehicular access, cycle and pedestrian access, parking provision, substation and other associated works)	0km (adjacent to boundary)	Consented	Noise, air, traffic, ground conditions (construction). Landscape and Visual and Ecology (operation).	Large-scale development with potential for direct overlap near sensitive ecological receptors. Construction likely to overlap.	Yes	
4	Land North of Sandfield Road Cambois Northumberland	20/01835/SCOPE	Scoping opinion for a single wind turbine with a tip height of up to circa 300m and a rotor diameter of up to 200m	0km (adjacent to boundary)	Scoping Opinion Issued September 2020	Noise, Landscape and Visual and Ecology	No update on project progress in 3-years. Assumed not progressed with.	No	
5	Battery Storage Site, West Sleekburn	22/01725/FUL	Demolition of existing structures and construction of a Battery Energy Storage System and associated infrastructure. The system comprises 36 Energy Storage containers and 9 Power Conversion System units with a combined connection capacity of circa 30 MW	c.0.7km	Consented	Noise, air, traffic (construction). Noise (operation).	Assumed constructed	No	
6	Land North of Charcon Brock Lane, West Sleekburn	21/03977/FUL	Erection of steel portal framed building complete with all associated cladding and building works to be used for manufacturing of luxury lodges (use class B2)	C0.7km	Consented	Noise, air, traffic (construction). Landscape and Visual (operation)	Assumed constructed	No	
7	Land To North of Spring Ville East Sleekburn	21/03723/FUL	Proposed residential development for 48 dwellings with associated access and an area of public open space.	C0.1km	Consented	Noise, air, traffic (construction). Landscape and Visual (operation).	Discharge of conditions under consideration.	Yes	

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							Construction likely to overlap		
8	Pump House and Land South of River Wansbeck West Sleekburn	21/03930/FUL	Construction of extension to existing pipeline to supply water to Britishvolts factory.	C0.7km	Consented	Noise, air, traffic (construction). Ground conditions and ecology (operation)	Assumed constructed	No	
9	Land North East of Cambois Wembley Gardens	21/03005/CCD	Construction of 2no. ponds at nature reserve site, deposition of arising soil materials at site	C0.5km	Consented	Noise, air, traffic (construction). Landscape and Visual and Ecology (operation).	Assumed constructed	No	
10	Former Vald Birn Foundry Cambois	23/01278/SCREEN	Screening Opinion under Environmental Impact Assessment Regulations. Residential development and associated infrastructure.	c.0.1km	Scoping Opinion Issued May 2023	Noise, air, traffic (construction). Landscape and Visual and Ecology (operation).	Medium-scale development near sensitive ecological receptors. Construction likely to overlap.	Yes	
11	Former Coal Stocking Yard, Cambois	21/04089/FUL	Create access track to viewing area on a PFA mound at former stocking yard	0km (within boundary)	Consented	Noise, air, traffic (construction). Landscape and Visual and Ecology (operation).	Assumed constructed	No	
12	Land North of Blyth Power Station Substation, East Sleekburn	22/00879/FUL	Erection of building for manufacturing of subsea cables, with ancillary offices and outdoor cable storage, together with associated development and infrastructure works including vehicular accesses off Brock Lane, landscaping and vehicular parking	0km (within boundary)	Consented	Noise, air, traffic, ground conditions (construction). Landscape and Visual and Ecology (operation).	Large-scale development with potential for direct overlap near sensitive ecological receptors. Construction likely to overlap.	Yes	
13	Land East of Sleekburn Business Centre, West Sleekburn	21/01746/FUL	Provision of temporary substations and associated cabling for the construction of the proposed Gigaplant (Application Reference 21/00818/FULES)	0km (within boundary)	Consented	Noise, air, traffic, ground conditions (construction).	Temporary development.	No	
14	Land East of Sleekburn Business Centre, West Sleekburn	21/02506/HAZARD	Hazardous Substance Consent for the storage and use of: Cathode Active Material (Cobalt Lithium Manganese Nickel Oxide) (Powder) and Electrolyte (no more than 20% Lithium Hexafluorophosphate) (Liquid) Quantities: 1830 tonnes of Cathode Active Material and 3162 tonnes of Electrolyte	0km (within boundary)	Consented	Noise, air, traffic, ground conditions (operation).	Large-scale development with potential for direct overlap.	Yes	
15	South East Northumberland	20/02243/SCREEN	Screening request for provision of six new train stations, associated upgrading and refurbishment of	c.2km	Consented	Noise, air, traffic (construction). Landscape and	Construction underway, projects unlikely to overlap	No	

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	Railway Line Northumberland		existing rail infrastructure and engineering works and the reintroduction of passenger train services.			Visual and Ecology (operation).			
	Bedlington Railway Station, Station Street, Bedlington, Northumberland, NE22 5UZ	21/01106/CCD	Construction of a two-platform railway station including: ramped pedestrian access, new highway access; modifications to existing highways including pedestrian footways; provision of parking for cars, electric vehicles, motorcycles, cycles, and taxis and other associated works. Construction of facilities ancillary to the station including, lighting, soft and hard landscaping, surface and subsurface drainage, utilities and other services, boundary treatment and other associated works	c.2km	Consented	Noise, air, traffic (construction). Landscape and Visual and Ecology (operation).	Construction underway, projects unlikely to overlap	No	
	Land North of Bernicia Headquarters Ashwood Drive Ashwood Business Park Ashington Northumberland	20/03097/FUL	Proposed erection of Roadside Services comprising a Petrol Filling Station and Ancillary Retail Unit, Drive-Thru Coffee Shop and Associated Landscaping and Works.	c.2km	Consented	Noise, air, traffic (construction).	Assumed constructed	No	
	Ashwood Business Park, Ashwood Drive Ashwood Business Park Ashington Northumberland NE63 0XF	20/03621/FUL	Enabling works, comprising of the laying out of a development platform at Plot 6 Ashwood Business Park, including earthworks, tree removal, tree and landscaping management on A189 frontage, new access from internal roundabout and electrical substation.	c.2km	Consented	Noise, air, traffic (construction).	Assumed constructed	No	
	Land North of Birchwood Way Round About Birchwood Way Ashwood Business Park Ashington Northumberland	20/03353/FUL	Erection of unit for general industrial uses (Class B2) (5,262 square metres (Gross External Area), with parking, landscaping and two site accesses onto Birchwood Way, as well as associated infrastructure and earth works	c.2km	Consented	Noise, air, traffic (construction).	Assumed constructed	No	
	Jubilee Caravan Storage Site 1 Jubilee Caravans Remscheid Way Jubilee Industrial Estate Ashington	20/02298/FUL	Retrospective planning permission for industrial unit and continuing the use of the sites for caravans, boats and container storage.	c.2km	Consented	Noise, air, traffic (construction).	Assumed constructed	No	

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	Northumberland NE63 8UB								
	Land North East Of Asda Bates Avenue Blyth Northumberland	22/03851/FUL	Erection of 18 dwellings comprising 13no. two bedrooms and 5no. 3 bedrooms with associated hard and soft landscaping (Amended Location Plan)	c.1.5km	Under Determination	Noise, air, traffic (construction). Ecology (operation).	Large-scale development but limited relationship between the sites. Construction activities likely to overlap.	No	
	Land South of Heather Lea Errington Street Bebside Northumberland	21/00878/CCD	Construction of a two platform railway station including: pedestrian lifts, stepped and ramped pedestrian access, upgrade of existing junction to provide signalised access to station; modifications to highways including pedestrian footways; provision of parking for buses, cars, electric vehicles, motorcycles, cycles, and taxis; works to public rights of way ; construction of a pedestrian and cycle bridge, facilities ancillary to the station including, lighting, soft and hard landscaping, surface and subsurface drainage, utilities and other services, boundary treatment and other associated works.	c. 2km	Consented	Noise, air, traffic (construction). Landscape and Visual and Ecology (operation).	Construction underway, projects unlikely to overlap	No	
	Street Record South Newsham Road Blyth Northumberland	23/02160/SCREEN	EIA Screening Opinion for Blyth Relief Road	c.2km	Screening Opinion Issues	Noise, air, traffic (construction). Landscape and Visual and Ecology (operation).	Large-scale development but limited relationship between the sites. Construction activities likely to overlap. Final scheme not known at this stage.	No	

*Nearest point to Onshore Scheme Boundary presented in Drawing BER-T-SOC-0061-09.