



Preliminary Environmental Information Report

Volume 4 Appendix 19.1

Cumulative Effects Assessment: Long List of 'Other
Developments'

Table 1: Long list of 'other development' details

ID	Application Reference	Brief description	Developer + estimated construction period	Distance to Project (closest element)	Status	Tier	Within ZOI?	Links to application
1	129088-JAC-REP-EMF-000001 Rev A02	Western Rail Link to Heathrow. A new rail connection on the Great Western Main Line, providing a more direct rail route for passengers travelling to Heathrow.	Network Rail 2018-2023	4km from Land South of Wraysbury Reservoir priority area	Pre-application	2	No – borders AQ Vehicle Emissions Study Area	Link
2	TR020003	Expansion of Heathrow Airport. Includes a third runway to the north-west of the existing two, a new terminal building, transport, and additional surface access (moving roads and redirecting the M25 through a tunnel under the new runway).	Heathrow Airport Limited Third runway by 2026 Expansion completion by 2035	6km from Land South of Wraysbury Reservoir priority area	Pre-application	2	Yes	Link
3	7210693 / 18/01212/OUT	Shepperton Studios expansion. The redevelopment of Shepperton Studios: demolitions and new builds, new vehicular and pedestrian access from Shepperton Road and the relocation of existing access off Studios Road.	Shepperton Studios Completion by 2031	0.85km from Sheepwalk Lakes priority area	Approved	1	Yes	Link – original Link – update to plans
4	21/03939/FUL / PP-10416630	Surrey County Hall. Refurbishment, restoration and extension of Surrey County Hall (Grade II*).	Royal Borough of Kingston Upon Thames Q1 2023 – Q4 2026	Approx. 1.5km	Pending consideration	1	Yes	Link
5	(Surrey CC Ref 2009/0015)	Stroude Road Extraction. Mineral extraction together with the erection of processing plant and associated ancillary infrastructure, mineral processing and concrete production, the provision of a new roundabout access into Stroude Road and the restoration of the site to open grazed parkland and grassland through the importation of inert materials on a site of some 57 Ha.	Hanson Quarry Products Europe Ltd.	1.8km from Runnymede channel	Consultation	3	Yes	Link
6	(Surrey CC Ref 2021/0023)	Whitehall Farm Extractions. Extraction of sand and gravel from land at Whitehall Farm together with the erection of processing plant and associated mineral infrastructure, the provision of a new access from Stroude Road, restoration involving the	CEMEX UK Operations Ltd 2021-2030	2.3km from Runnymede Channel	Consultation	3	Yes	Link

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		importation of inert materials to agriculture, parkland, wet grassland, reedbeds, and new woodland on a site of approximately 38 Ha, and the temporary closure of footpath 64, and permanent diversion of footpath 39.						
7	(Surrey CC Ref 2021/0013) / (Surrey CC Ref 2021/0030) / (Surrey CC Ref 2020/0052)	Queen Mary Quarry. Installation of a concrete screed plant including silo, water tank, batch tower and aggregate storage bin for use in connection with existing concrete batching plant at Queen Mary Quarry (retrospective).	Brett Aggregates Ltd. 2021-2024	2.2km from Laleham Reach priority area	All Surrey CC ref approved	3	Yes	2021/0013 2021/0030 2020/0052
8	(Surrey CC Ref 2012/0061)	Queen Mary Quarry. Extraction of sand and gravel and restoration to landscaped lakes for nature conservation after use at Manor Farm, Laleham and provision of a dedicated area on land at Manor Farm adjacent to Buckland School for nature conservation study; processing of the sand and gravel in the existing Queen Mary Quarry (QMQ) processing plant and retention of the processing plant for the duration of operations; erection of a concrete batching plant and an aggregate bagging plant within the existing QMQ aggregate processing and stockpiling areas. Installation of a field conveyor for the transportation of mineral and use for the transportation of mineral from Manor Farm to the QMQ processing plant; and construction of a tunnel beneath the Ashford Road to accommodate a conveyor link between Manor Farm and QMQ for the transportation of mineral.	Brett Aggregates Ltd. 2015-unknown	0.3km to Laleham Reach priority area	Determined - Approval	1	Yes	Link
9	Surrey CC Ref 2019/0099 / SCC Ref 2020/0049	Queen Mary Quarry. Land at Queen Mary Quarry, west of Queen Mary Reservoir, Ashford Road, Laleham, Staines - Construction of a new double weighbridge and office building and the subsequent demolition of the existing double weighbridge and office building.	Brett Aggregates Ltd. 2019-2033	2.2km to Laleham Reach priority area	Determined - Approval	1	Yes	2019/0099 2020/0049

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10	Surrey CC Ref 2021/0141	Manor Farm Quarry, Ashford Road, Laleham. Section 73 planning application to vary conditions 2, 44 and 48 of planning permission SP/2012/01132 for the extraction of sand and gravel at Manor Farm Quarry including ancillary development and the restoration of the site.	Brett Aggregates Ltd. 2021-	0.3km to Laleham Reach priority area	Opinion issued	1	Yes	Link
11	RU.22/0393 Runnymede	Longcross Garden Village. Outline planning application for a mixed use Garden Village development (1800 units) comprising: residential development (Use Classes C3), care home/extra care accommodation (Use Class C2), land reserved for up to 10 travelling showpeople plots (sui generis), retail, food and drink (Use Classes E and F.2), public house (sui generis), community facilities (Use Classes E, F1 and F2), employment use (Use Class E), a primary school including early years provision (Use Class F1), public open space including allotments, sports pitches and ancillary facilities (Use Class F2), Suitable Alternative Natural Greenspace (SANG) (Use Class F2), landscaping and associated infrastructure and works including enabling demolition and ground works (Environmental Statement submitted).	Unknown	Approx. 1km from Drinkwater Pit priority area	Registered	1	Yes	Link
12	RU.23/0292 Runnymede	Animal and Plant Health Agency Scheme. Demolition of existing technical and support buildings on site and redevelopment to provide a secure campus-style research and development facility; new laboratory buildings (including high-containment); new conferencing facilities; new supporting facilities (plant, offices, write-up space, etc); car parking, servicing, etc; supporting welfare facilities; and future phases of development.	Unknown	Approx. 5.5 km from Desborough Cut	Registered	1	Yes	Link Link
13	RU.23/0470 Runnymede / Surrey CC 2023-0043	Norlands Lane Landfill. Importation and recovery of inert engineering materials to allow improvements to gas	Unknown	0.0km from Norlands Lane priority area	EIA Screening opinion report and request	1	Yes	RU.23/0470 Link SCC 2023-0043 Link

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		management and surface water drainage, together with the provision of a long-term sustainable landform with associated biodiversity enhancements.						
14	RU.23/0374 Runnymede (Original planning was RU.18/0703)	Norlands Lane Residential. Alterations and change of use of offices to form 56 Extra Care apartments and communal facilities, and erection of 23 Extra Care apartments (79 in total) together with access and parking provisions to form a Continuing Care Retirement Community (Class C2).	Unknown	Approx. 0.5km from Norlands Lane priority area	Registered	1	Yes	Link
15	2022/2127 Elmbridge	Proposed development to provide a retired community development (C2 use).	Amicala Weybridge Ltd	Approx. 3km from Desborough Cut	Screening Opinion	1	Yes	Link
16	2022/2327 Elmbridge	Brooklands College Redevelopment. Proposed development at Brooklands College with the enhancement of the existing education facility including provision of new sports hall and enterprise hub and a residential development of up to 350 new homes or up to 270 homes and a care home, including the conversion of Brooklands Mansion to residential apartments, with extensive landscaping, new access routes and associated works.	Unknown	Approx. 2.5km from Desborough Cut	Scoping Report	1	Yes	Link
17	2022/1392 Elmbridge	St George Business Park. Proposed development of approximately 270 residential units.	Unknown	Approx. 3.3km from Desborough Cut	Scoping Report	1	Yes	Link
18	2022/1444 Elmbridge	Weylands Old Treatment Works. Proposed hybrid development of an employment-led mixed-use development comprising of employment (B1, B2, B8 and Class E), affordable housing (C3) and in-building waste recycling (sui generis) following demolition of existing buildings and structures on site.	Unknown	Approx. 1km from Grove Farm priority area	Scoping Report	1	Yes	Link

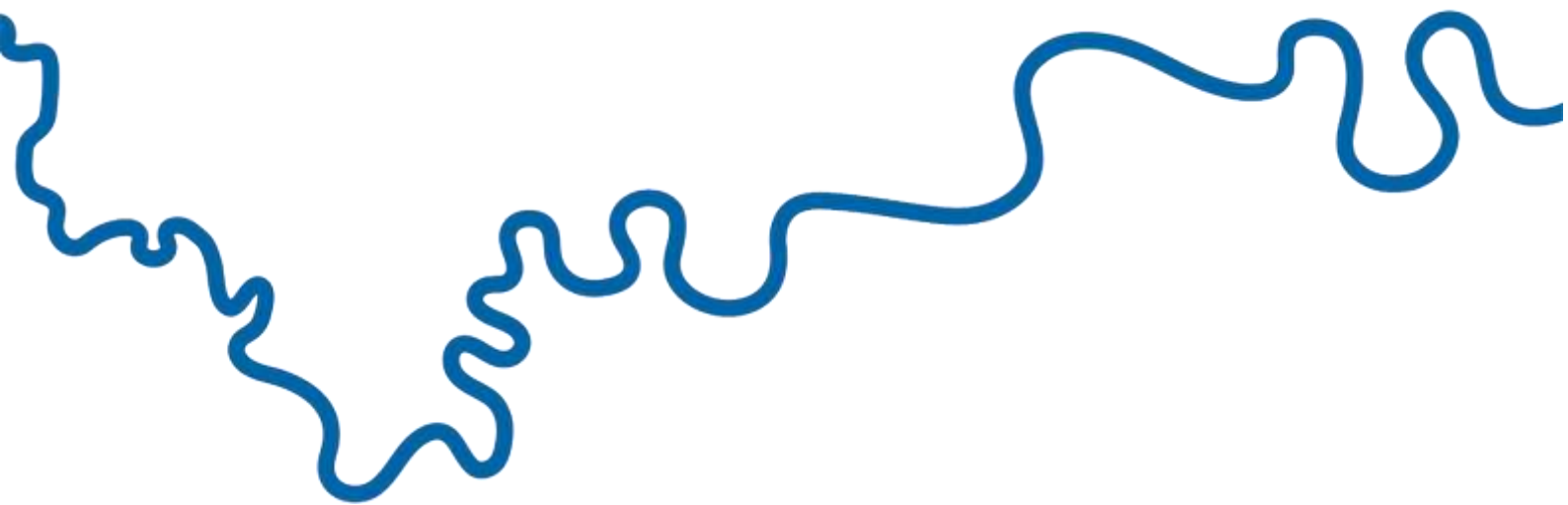
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19	23/00650/EIASCR Windsor and Maidenhead	<p>Redevelopment at Sawyers Close.</p> <p>Demolition of existing 4 x 8 storey buildings (192 dwellings) to provide 417 new affordable dwellings in town houses and apartment buildings up to 8-storeys in height. The site is located in the northwest of Windsor, approximately 2 km north west of the town centre. The site area for the emerging proposals is 3.59 ha, comprising land within Abri ownership (2.16 ha) and land owned by RBWM (1.19 ha).</p>	Unknown	Approx. 7.6km from land south of Wraysbury Reservoir priority area	Scoping Opinion request	1	Yes	Link
20	22/02683/EIASCO Windsor and Maidenhead	<p>Development at Maidenhead Golf Course.</p> <p>2,000 dwellings, mixed use local centre, primary and secondary school, open space and associated infrastructure.</p>	Unknown	Approx. 14.5km from land south of Wraysbury Reservoir priority area	Scoping Opinion request	1	Yes	Link
21	22/02796/EIASCR Windsor and Maidenhead	<p>Land North and South Gays Lane, Maidenhead.</p> <p>Demolition of the existing agricultural buildings to create a new state-of-the-art Film and TV Studio including sound stages, ancillary offices, virtual reality studio, storage and warehouses, workshops, specialist studio facilities, and outdoor film backlot; together with the creation of a new Nature Park incorporating hard and soft landscaping, green infrastructure, sustainable drainage systems, waste storage and new cycle and pedestrian facilities; supporting infrastructure to include long-stay car parking, cycle parking, boundary treatments, sub-station, new access roundabout and vehicle route.</p>	Unknown	Approx. 12km from land south of Wraysbury Reservoir priority area	Screening Opinion	1	Yes	Link
22	22/03403/EIASCR Windsor and Maidenhead	<p>Site B open field north of Lower Mount Farm.</p> <p>Residential development of up to 200 homes, with associated landscaping, parking and infrastructure.</p>	Unknown	Approx. 17km from land south of Wraysbury Reservoir priority area	Screening Opinion	1	Yes	Link
23		<p>Thames Valley Flood Scheme.</p> <p>The Thames Valley Flood Scheme is investigating ways to manage flood risk on a large scale across the Thames Valley catchment. This is the area of</p>	EA	0.0km overlaps with Project Boundary for EIA PEIR	Consultation	3	Yes	Link

ID	Application Reference	Brief description	Developer + estimated construction period	Distance to Project (closest element)	Status	Tier	Within ZOI?	Links to application
		land around the non-tidal section of the River Thames and the rivers and streams that flow into it. This includes everything from the source of the Thames in Gloucestershire to the tidal limit in West London.						
24		<p>Datchet to Hythe End Flood Improvement Measures.</p> <p>The River Thames from Datchet to Hythe End was previously included in the River Thames Scheme as Channel 1. However, Channel 1 was unfortunately neither viable nor deliverable without either additional funding or greater flexibility sought over council tax. The council's original commitment of £10 million is still ring-fenced to contribute to alternative flood alleviation works. This meant that River Thames Scheme Sponsorship Group decided in July 2020 to proceed without Channel 1.</p> <p>The Datchet to Hythe End Flood Improvement Measures project was therefore established. It aims to better protect communities, including approximately 3,700 properties, that would previously have benefited from Channel 1. Flood risk remains a very real threat in the area, with a history of floods that have hit communities.</p>	EA Part of the EA 6-year capital investment programme (2021 – 2027)	0.0km overlaps with Project Boundary for EIA PEIR	Consultation	3	Yes	Link
25		<p>River Severn to River Thames Waste Transfer.</p> <p>This is a project to transfer water from the North West and Midlands to the South East to support the South East of England during drought events. The water would be taken from the River Severn, with additional sources of water provided by Severn Trent Water and United Utilities. The water would be moved from the River Severn to the River Thames either by a new pipeline or restoration of the Cotswold canals.</p>	Thames Water Construction ready in 2029 and operational by 2033	105.8km from Land South of Wraysbury Reservoir priority area	Strategic Resource Option	3	No	Link
26		South East Strategic Reservoir Option.	Thames Water	107.5km from Land South of Wraysbury	Strategic Resource Option	3	No	Link

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		A new water storage reservoir, the South East Strategic Reservoir Option, would be built in the Upper Thames catchment, south west of Abingdon in Oxfordshire. It would be filled with water from the River Thames during periods of high river flow. When river levels drop or demand for water increases, water would be released back into the River Thames for re-abstraction downstream.	Solution construction ready by 2029, solution operational by 2040	Reservoir priority area				
27		Teddington Direct River Abstraction. A new water abstraction would be sited on the River Thames close to Teddington Weir. Abstracted water would be transferred via an existing underground tunnel to the Lee Valley reservoirs in East London.	Thames Water Proposing to submit planning application in April 2024, solution construction ready in early 2027, and solution operational in 2031.	0.0km overlaps with Project Boundary for EIA PEIR	Strategic Resource Option	3	Yes	Link
28		Mogden Water Recycling Scheme. Final effluent from Mogden Sewage Treatment Works would be pumped in a new pipeline to a new advanced water recycling plant for advanced treatment. The recycled water would be transferred in a new pipeline for discharge into the freshwater River Thames at an outfall upstream of the existing intake for the Thames Water Walton water treatment works.	Thames Water Proposing to submit planning application in April 2024, solution construction ready in early 2027, and solution operational in 2031.	0.0km overlaps with Project Boundary for EIA PEIR	Strategic Resource Option	3	Yes	Link

Table 2: Long List of Plans of ‘other development’ details

ID	Application Reference	Brief description	Developer + estimated construction period	Distance to Project (closest element)	Status	Tier	Within ZOI?	Links to application
29	Surrey Minerals Plan Primary Aggregates Development Plan 2009-2026.	<p>A list of sites which have potential for future mineral development which includes:</p> <ul style="list-style-type: none"> • Addlestone Quarry Extension • Hamm Court Farm • Milton Park Farm • Whitehall Farm • Home Farm Quarry Extension • Homers Farm • King George VI Reservoir • Manor Farm • Queen Mary Reservoir • Watersplash Farm <p>Some of these have been included within this ‘long list’ separately where planning applications have been received by local planning authorities.</p>	Unknown – No planning applications or EIA documentation	0.46km from Land South of Chertsey Road priority area	Not submitted	3	Yes	Link
30		<p>Thames Estuary 2100.</p> <p>The Plan aims to take an adaptive approach to managing the risk of flooding to people, property and the environment. Protect the social, cultural and commercial value of the tidal Thames, tributaries and floodplain. Ensure sustainable and resilient development in the floodplain. Tackle the climate crisis by enhancing and restoring ecosystems and maximising benefits of natural floods.</p>	Unknown	0.0km overlaps with Project Boundary for EIA PEIR	Planning – Phase 1a/1b set to finish in 2035	3	Yes	Link



The River Thames Scheme represents a new landscape-based approach to creating healthier, more resilient and more sustainable communities by reducing the risk of flooding and creating high quality natural environments.