



High Grove Solar

Preliminary Environmental Information Report Appendix 15.1 Long List of Committed Developments

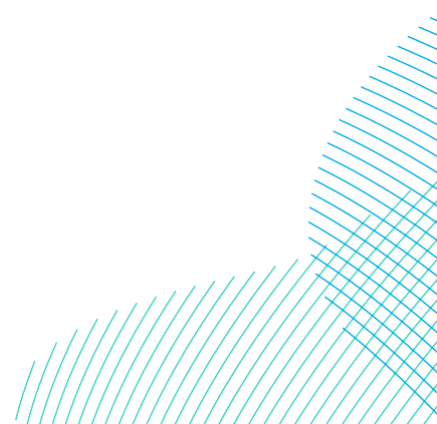
April 2025

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1 Introduction

- 1.1.1.1 This appendix provides a matrix to summarise Stages 1 and 2 of the cumulative effects assessment (CEA), in accordance with the Planning Inspectorate's Advice Page: Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment, Annex 1 [1]

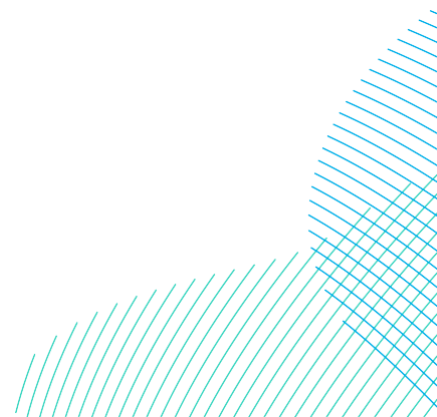


Table 1 Long list of Committed Developments

'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?
Nationally Significant Infrastructure Projects											
NSIP1	EN010079	RWE Norfolk Vanguard Norfolk Vanguard is a proposed offshore windfarm with an approximate capacity of 1800MW off the coast of Norfolk.	Lies partially within the draft Order Limits	Granted 11 February 2022. Under construction / partially built	1	Yes – all aspects	Yes	No – development is under construction and is expected to be completed before construction of the Proposed Development. This development therefore forms part of the future baseline.	n/a	n/a	No – forms part of the future baseline
NSIP2	EN010087	RWE Norfolk Boreas Offshore Wind Farm (Power Station) - Maximum Capacity 1.8GW also associated infrastructure required to export the electricity to the National Grid substation at Necton in Norfolk	Lies partially within the draft Order Limits	Granted 10 December 2021. Under construction / partially built	1	Yes – all aspects	Yes	No – development is under construction is expected to be completed before construction of the Proposed Development. This development forms part of the future baseline.	n/a	n/a	No – forms part of the future baseline
NSIP3	EN0110013	Island Green Power Ltd. The Drovers Solar Farm The construction, operation, maintenance, and decommissioning of a solar photovoltaic (PV) electricity generating station, and associated development including Battery Energy Storage System (BESS), Ancillary Infrastructure, a Customer Substation and Grid Connection	Lies partially within the draft Order Limits	EIA Scoping Report issued 7 November 2024 and an EIA Scoping Opinion from the Planning Inspectorate was published on n18 December 2024.	2	Yes – all aspects	Yes	Yes – possible temporal overlap with the Proposed Development. Construction is anticipated to commence in Q3 2031 for 24 months.	Yes – will require EIA however no application submitted yet.	Limited detail available to conduct a cumulative assessment, however as the project is considered to be a NSIP significant effects are likely, and as such a	Yes

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		Infrastructure (including a new National Grid Substation).								high-level assessment is considered appropriate. It is noted the level of assessment undertaken will be proportionate to the level of detail available on the application and as such may be limited.	
NSIP4	EN010080	Orsted Hornsea Project Three (UK) Ltd Hornsea Project THREE - Development of the Hornsea Project Three offshore wind farm with an approximate capacity of up to 2,400MW off the coast of Norfolk. This is within the area known as Zone 4, under the Round 3 offshore wind licensing arrangements established by The Crown Estate	15km east	Granted 31 December 2020 Non-material amendment granted 10 May 2024	1	Yes – Transport	Yes – transport only	Yes – construction due to complete winter 2027/28	Yes – EIA	Requested for inclusion by Norfolk County Council Highways Team	Yes
NSIP5	EN010109	Equinor Sheringham and Dudgeon Extension Projects Sheringham Extension Project has a maximum installed capacity of 317MW, while Dudgeon Extension Project has a maximum installed capacity of 402MW. Joint export cable system, offshore and onshore, connecting to the national grid transmission network at Norwich Main substation.	15km east	Granted 17 April 2024		Yes – Transport	Yes – transport only	Yes – construction to commence between 2025 – 2028 either in isolation, concurrently or sequentially.	Yes - EIA	Requested for inclusion by Norfolk County Council Highways Team	Yes
Transport and Works Act Orders											
None identified within the Zone of Influence at this stage.											



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Minerals and Waste EIA Applications											
MWA1	FUL/2023/0030 / C/3/2010/3028	Middleton Aggregates Ltd. East Bilney Quarry Variation of Conditions 1, 2, 3 and 4 of Planning Permission Ref. C/3/2010/3028 to extend the period of time for the completion of operations and to adopt revised bunding for the quarry extension and revised restoration phasing for the original quarry. 29.50 hectares	5.9km north east	Approved with conditions under Application FUL/2023/0031	1	Yes - Biodiversity	Yes	No – application seeks extension of 12 years from summer 2025 for the continued operation of a quarry. Forms part of the future baseline.	n/a	n/a	No – forms part of the future baseline
MWA2	FUL/2023/0029	Middleton Aggregates Ltd. Land to South of Field Lane Extension to quarry with installation of a ground conveyor with culvert to accommodate the conveyor. 16.52 hectares	6.1km north east	Approved with conditions under Application FUL/2023/0031	1	Yes - Biodiversity	Yes	No – application seeks extension of 12 years from summer 2025 for the continued operation of a quarry. Forms part of the future baseline.	n/a	n/a	No – forms part of the future baseline
MWA3	FUL/2023/0031	Middleton Aggregates Ltd. East Bilney Quarry Extension to East Bilney Quarry with installation of ground conveyor with culvert to accommodate the conveyor 17.15 hectares	5.9km north east	Approved with conditions on 27 September 2024, and a deed of variation to the existing S106 Agreement bound to permission reference C/3/2014/3018	1	Yes - Biodiversity	Yes	No – application seeks extension of 12 years from summer 2025 for the continued operation of a quarry. Forms part of the future baseline.	n/a	n/a	No – forms part of the future baseline
MWA4	SCR/2023/0005	Mick George Ltd Land off Mill Lane and Summer Lane, Carbrooke Extension to Quarry and infilling using Inert Materials to form a composite Restoration Scheme with adjoining Land to the South and Continued Use of	5.5km south east	Application validated 6 November 2023. EIA Screening Opinion decision 11 March 2024.	3	Yes - Biodiversity	Yes	Insufficient information – only an EIA Screening provided.	n/a	n/a	No - Insufficient detail available to conduct a cumulative assessment.

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		Operational Area and Summer Lane Access. 7.94 hectares									
MWA5	SCR/2023/0002	Anglian Water Services Ltd. Rushmeadow Road Waste Recycling Centre (WRC) EIA Screening Request: Proposed installation of additional treatment processes Waste Recycling Centre (WRC)	2.4km north east	EIA Screening Opinion decision 8 September 2023	3	Yes – Biodiversity, Cultural heritage and Archaeology, Landscape and Visual, Glint and Glare, Transport	Yes	Insufficient information – only an EIA Screening provided.	No – non-EIA	n/a	No - Insufficient detail available to conduct a cumulative assessment.
MWA6	FUL/2024/0041 / FUL/2020/0050	Skillplane Ltd Land South of B1108 Proposed temporary aggregate recycling facility 0.9 hectares	5.5km south east	Application validated 28 October 2024. Pending decision	1	Yes - Biodiversity	Yes	No – the application is for planning permission for the continued operation of an inert aggregate recycling facility in connection with their existing business for a temporary period of 5 years. Therefore this application forms part of the future baseline.	n/a	n/a	No– forms part of the future baseline
MWA7	FUL/2022/0021	Longwater Gravel Company Ltd Land South of Rawhall Lane Planning Application for a new sand and gravel quarry on agricultural land south of Rawhall Lane 40.01 hectares	5.2km	Approved 6 February 2024	1	Yes - Biodiversity	Yes	Yes – possible temporal overlap with the Pro-posed Develop-ment Expected to commencement date of operations in 2023 with 14-22 years of extraction (application	Yes - EIA	n/a	Yes



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								granted February 2024).			
MWA8	FUL/2023/0009	Middleton Aggregates Ltd Pentney Quarry Extraction of Sand and Gravel (550,000 Tonnes) with Restoration to a Nature Conservation Afteruse including Ecological and Landscape Enhancements to a 1.7km stretch of the River NarExtraction of Sand and Gravel (550,000 Tonnes) with Restoration to a Nature Conservation Afteruse including Ecological and Landscape Enhancements to a 1.7km stretch of the River Nar 17.11 hectares	6.9km	Application validated 27 April 2023. Pending decision	1	Yes - Biodiversity	Yes	Yes – possible temporal overlap with the Pro-posed Develop-ment Expected commencement to be worked and restored by 31 December 2036 following completion of extraction and restoration at Pentney Quarry by 31 December 2028.	Yes - EIA	n/a	Yes
Town and Country Planning Applications											
TCPA1	FUL/2024/0022	Norfolk County Council Norwich Western Link Norwich Western Link connects the A1270 Broadland Northway and the A47 west of Norwich 287.30 hectares	15.7km east	Application withdrawn 20 January 2025	1	No	No – Application withdrawn. No Appeal lodged.	n/a	n/a	n/a	No – application withdrawn
TCPA2	3PL/2023/0848/F	Statkraft UK Ltd. Necton Greener Grid Development Construction and operation of a Greener Grid Park comprising synchronous compensators, transformers, ancillary plant, underground electricity ducting and cabling to connect to the existing substation, formation of temporary construction access and associated hard and soft landscaping 12.78 hectares	100m north	Application granted with conditions 13 May 2024	1	Yes – Biodiversity, Cultural heritage and Archaeology, Landscape and Visual, Noise and Vibration, Glint and Glare, Water Resources and Flood Risk, Transport	Yes– more than 5ha	No - Construction and installation will take approx. 14 months to commence in 2025. Forms part of the future baseline.	n/a	n/a	No– forms part of the future baseline

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TCPA3	FUL/2023/0047	Executive Director of Children's Services Land to the South of Lynn Road Proposed new 224 place Special Educational Needs (SEN) school, new vehicular access road, shared cycle/pedestrian path, staff & visitor car park with pick-up and drop-off area, hard and soft sports pitches, play spaces, fencing, landscaping, associated plant and ancillary works 3.22 hectares	800m south	Approved with conditions 3 May 2024 Latest discharge of conditions 24 September 2024 Under construction / partially built	1	Yes – Biodiversity, Cultural heritage and Archaeology, Landscape and Visual, Glint and Glare, Water Resources and Flood Risk, Transport	No - less than 5 hectares	No – development is under construction and therefore forms part of the future baseline.	n/a	n/a	No – forms part of the future baseline
TCPA4	3PL/2022/1215/F	Low Carbon Solar Park 15 Ltd Solar Photovoltaic Farm 585790 314130 Palgrave Road Construction and operation of a solar photovoltaic farm with battery storage and associated infrastructure, including inverters, substations, security cameras, fencing, access tracks and landscaping 103.60 hectares	Cable corridor runs immediately adjacent to the draft Order Limits	Approved with conditions 30 March 2023	1	Yes – all aspects	Yes – more than 5 hectares	Yes – possible temporal overlap with the Proposed Development., Construction and installation will take approx. 16-24 weeks	Non – EIA, selected environmental studies available including landscape and visual impact assessment, cultural heritage assessment, geophysical survey, FRA and drainage strategy, transport report, CTMP, noise assessment, glint and glare assessment, ecological assessment, phase 1 contaminated land report and ALC survey.	n/a	Yes
TCPA5	3PL/2022/0252/F	Mr Stuart Melton Development Site At 575206 312563 Swaffham Road Residential development, including the erection of 10 dwellings, alternations to the existing access onto Narford	2.8km north	Granted with condition 30 January 2023	1	Yes - Biodiversity, Cultural heritage and Archaeology, Landscape and	No – less than 150 dwellings and less than 5 hectares	n/a	n/a	n/a	No - less than 150 dwellings and less than 5 hectares

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		Road, construction of new internal access road and a new pedestrian link to Swaffham Road. 2.2 hectares				Visual, Glint and Glare, Transport					
TCPA6	3PL/2023/1000/O	V Lewis Development Site 582687 307375 South Pickenham Road Outline Permission for up to a total of 44 Dwellings	2.2km south	Application Refused 20 December 2023. Appeal dismissed 7 November 2024	1	Yes - Biodiversity, Cultural heritage and Archaeology, Landscape and Visual, Glint and Glare, Transport	No – appeal dismissed	n/a	n/a	n/a	No – appeal dismissed
TCPA7	3PL/2023/0441/F	Crocus Contractors Limited Development Site Off Sporle Road Construction of 150 Dwellings together with associated Highway and Landscaping works 6 hectares	150m south	Application validated 5 May 2023. Awaiting decision	1	Yes - Biodiversity, Cultural heritage and Archaeology, Landscape and Visual, Glint and Glare, Water Resources and Flood Risk, Transport	Yes – 150 dwellings	Yes – possible temporal overlap with the Proposed Development.	Non – EIA, selected environmental studies available including ecology survey, and assessments within the Design and Access Statement.	Site allocated within the Breckland Local Plan 2019 BC18	Yes
TCPA8	3PL/2024/0321/O	Zarah Developments Limited Development Site 587943 310210 St Andrews Lane Outline application, all matters reserved except for access, for the Erection of 9 no. self-build dwellings along with landscaping, drainage and associated infrastructure 0.94 hectares	Immediately adjacent	Granted with conditions 10 December 2024	1	Yes – Biodiversity, Cultural heritage and Archaeology, Landscape and Visual, Glint and Glare, Water Resources and Flood Risk, Transport	Yes	Insufficient information. Expect construction will commence within five years of consent and therefore potential temporal overlap with Proposed Development.	Non – EIA, selected environmental studies available including ecological assessment and flood risk assessment	n/a	Yes
TCPA9	FUL/2023/0018	McLeod Aggregates Ltd Bittering Quarry Installation for a temporary period 288 photovoltaic solar panels with surrounding 1.2	3.4km north	Granted 4 September 2023	1	Yes - Biodiversity, Landscape and Visual, Glint and Glare, Transport	No – less than 5 hectares	n/a	n/a	n/a	No - less than 5 hectares

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		metre high post and wire fence within the plant site. 0.2 hectares									
TCPA10	21/02392/OM	Oakland Gardens Outline application for new warehousing, a new dwelling house, a wildlife and tourism lake with holiday lodges, nature reserve and associated accesses and facilities, installation of a new sluice gate to assist and ease flooding in Pentney 3.10 hectares	4.9km	Granted 8 January 2025	1	Yes – Biodiversity, and Glint and Glare	Yes	Insufficient information. Expect construction will commence within five years of consent and therefore potential temporal overlap with Proposed Development.	Non – EIA, selected environmental studies available including flood risk preliminary assessment, ground report, ecological impact assessment	n/a	Yes
TCPA11		Mr W Chapman Land opposite Flint Farm Use of land for standing of shepherd's huts for holiday use with a reception hut, recycling/waste storage and bike storage, landscaping and water treatment plant 9.3 hectares	8km	Granted 15 December 2022	1	Yes - Biodiversity	Yes	Insufficient information. Expect construction will commence within five years of consent and therefore potential temporal overlap with Proposed Development.	Non – EIA, selected environmental studies available including ecological assessment	n/a	Yes
TCPA12	3SO/2024/0002/SCO	Indigo Corporation Limited Proposed development of a 400,000 bird broiler farm - Scoping Opinion	150m	EIA Screening Opinion decision 19 August 2024	3	Yes – Biodiversity, Cultural heritage and Archaeology, Landscape and Visual, Glint and Glare, Water Resources and Flood Risk, Transport	Yes – more than 5 hectares	Insufficient information – only an EIA Scoping Report provided.	Yes – EIA Development. Environmental Statement to be submitted.	n/a	No - Insufficient detail available to conduct a cumulative assessment.
TCPA13	3PL/2023/1147/F	Development Site Rear Cons Club	1.3km	Granted with conditions 22 January 2025	1	Yes – Biodiversity, Cultural heritage	No - less than 5 hectares	n/a	Non – EIA, selected environmental	n/a	No - less than 5 hectares

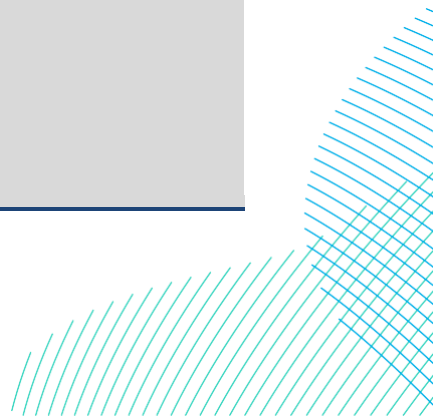
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		Construction of new Specialised Supported Housing (SSH) accommodation comprising a two-storey residential building containing 12 one bedroom supported living apartments alongside four supported living bungalows together with associated access, open space/external landscaping, and car parking (Use Class C3(b)). 0.32 hectares				and Archaeology, Landscape and Visual, Glint and Glare, Transport			studies available including preliminary ecological appraisal, heritage statement, air quality assessment, flood risk and drainage strategy, arboricultural impact assessment		

Table 2 Local Plan Allocations

‘Other development’ details				Stage 1			Stage 2				
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Norfolk County Council – Local Plan Allocations											
NCC01	Land at Beck Farm, East Bilney (WAS 01)	This 13.4 hectare site is allocated for waste management	Approx. 5.7km north-east of the Order Limits	Allocation-adopted	3	Yes	No – excluded as partially captured within MWA1 and MWA3 and remaining area is excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	Partially captured within MWA1 and MWA3	No

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NCC02	Land west of Bilney Road, Beetley (MIN 51)	This 13.3 hectare site is allocated for mineral extraction.	Approx. 5.3km north-east of the Order Limits	Allocation-adopted	3	Yes	No – excluded as partially captured within MWA7 and remaining area is excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	Partially captured within MWA7	No
NCC03	Land off Fakenham Road, Beetley (MIN 10)	This 44.1 hectare site is allocated for mineral extraction	Approx. 5.9km north-east of the Order Limits	Allocation-adopted	3	Yes	No – excluded as partially captured within MWA2 and MWA3 and remaining area is excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	Partially captured within MWA2 and MWA3	No
NCC04	Land to the north of Shouldham (AOS E)	This 80.7 hectare site is allocated as an Area of Search for Silica sand.	Approx. 4.9km north-west of the Order Limits	Allocation-adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a	n/a	n/a	n/a	No

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							cumulative assessment				
NCC05	Land at Ashill Recy-cling Centre, Swaffham Road, Ashill (WAS14)	This 1.57 hectare site is allocated for a waste management.	Approx. 2.2km west of the Order Limits.	Allocation-adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
NCC06	Land at Norwich Road, Carbrooke (WAS 06)	This 0.4 hectare site is allocated for waste management.	Approx 5.6km south-east of the Order Limits.	Allocation-adopted	3	Yes	No – excluded as captured within MWA6 and MWA7	n/a	n/a	Captured within MWA6 and MWA7	No
NCC07	Land off Mill Drove, Blackborough End (WAS 40)	This 18.3 ha site is allocated for a waste management site.	Approx 8.5km north-west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
NCC08	Land at Blackborough End landfill site, Mill Drove Middleton (WAS 36)	This 25.2 ha site is for a waste management site.	Approx 9.1 km north-west of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a	n/a	n/a	n/a	No

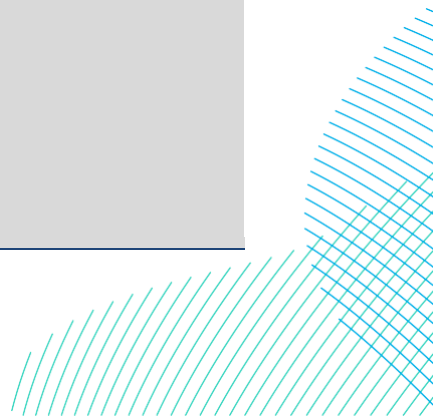


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							cumulative assessment				
NCC09	Land of East Winch Road/ Mill Drove, Middleton (WAS 25)	This 10 ha site is allocated for a waste management site.	Approx 9.2 km north-west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
NCC10	Land to the East of Grandcourt Farm, East Winch (MIN 40)	This 32.4 ha site is allo-cated for mineral ex- traction o.	Approx 9.4 km north-west of the Order Limits	Allocation- adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
NCC11	Eastern extension to Pentney Quarry (MIN 19)	This 7 ha site is allocated for mineral extraction.	Approx 6.5 km north-west of the Order Limits	Allocation - adopted	3	Yes	No – excluded as partially captured within MWA8 and remaining area is excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	Partially captured within MWA8	No

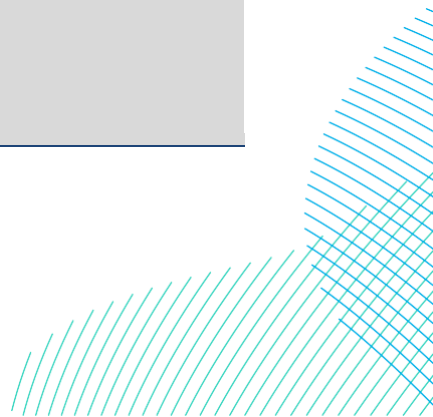
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NCC12	Land off East Winch Road, Mill Drove, Middleton (MIN 06)	This 10 ha site is allocated for mineral extraction.	Approx 9.2 km north-west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
Breckland Council – Local Plan Allocations											
BC01	Ashill Housing Allocation (LP[001]009)	The 0.8 hectare site is for at least 20 dwellings	Approx. 920m west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC02	Dereham Housing Allocation 4 (LP[025]029)	The 2.4 hectare site is for approximately 60 dwellings.	Approx. 4km north-east of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC03	Dereham Housing Allocation 3 (LP[025]023)	The 10.5-hectare site is for approximately 216 dwellings.	Approx 3.8km north-east of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals	n/a	n/a	n/a	No



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BC04	Dereham Housing Allocation 1 (LP[025]007)	The 2.3 hectare site is for the development of approximately 60 dwell-ings.	Approx. 4.3km north-east of the Order Limits.				are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment				
				Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC06	Dereham Housing Allocation 5 (LP[025]030)	The 22.17 hectare site is for the development of approximately 290 dwellings.	Approx 1.5km east of the Order Limits				No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment				
				Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC05	Dereham Housing Allocation 2 (LP[025]011)	The 5.7 hectare site is for approximately 130 dwellings	Approx 1.3km east of the Order Limits				No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to				
				Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to	n/a	n/a	n/a	No

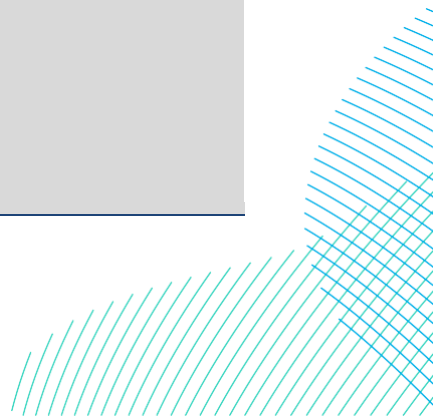


‘Other development’ details			Stage 1			Stage 2					
ID	Application Reference	Applicant for ‘other development’ and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4?
BC07	Narborough Housing Allocation (LP[065]008)	The 1.7 hectare site is for the development of at least 40 dwellings.	Approx. 2.4km north of the Order Limits.	Allocation - adopted	3	Yes	conduct a cumulative assessment				
							No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC08	Necton Housing Allocation 1 (LP[067]010)	The 1.7 hectare site is for the development of approximately 46 dwell-ings	Approx. 1km south of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC09	Necton Housing Allocation 2 (LP[067]011)	The 1.1 hectare site is for approximately 15 dwellings.	Approx. 830m south of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No

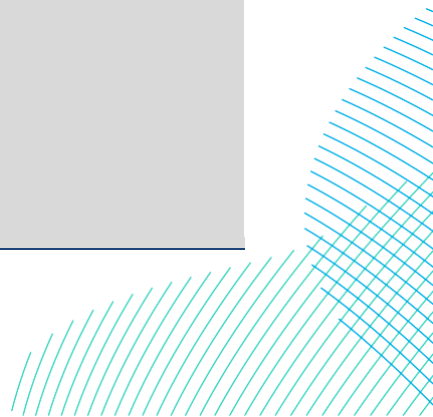


‘Other development’ details				Stage 1			Stage 2				
ID	Application Reference	Applicant for ‘other development’ and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4?
BC10	North Elmham Housing Allocation 1 (LP[070]001)	The 2.4 hectare site is for approximately 16 dwellings	Approx 9.8km north-east of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
				Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC11	North Elmham Housing Allocation 2 (LP[070]007)	The 0.7 hectare site is for the development of 11 dwellings.	Approx. 9.4km north-east of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC12	Watton Housing Allocation 1 (LP[104]008 & LP[104]019)	The 6.6 hectare site is for the development of at least 160 dwellings.	Approx 1.9km south of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
				Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is	n/a	n/a	n/a	No
BC13	Shipdham Housing Allocation 2 (LP[085]006)	This 2.4 hectare site is for the development of at least 55 dwellings	Approx 1.3km south of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is	n/a	n/a	n/a	No

‘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?
							only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment				
BC14	Shipdham Housing Allocation 1 (LP[085]002)	This 1.1 hectare site is for the development of at least 23 dwellings.	Approx. 1.2km south-east of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC15	Sporle Housing Allocation 1 (LP[092]005)	This 2.1 hectare site is for the development of at least 35 dwellings.	Approx. 520m west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC16	Swaffham Proposed Housing Allocation 2 (LP[097]008)	This 3 hectare site is for the development of at least 75 dwellings.	Approx. 380m south of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a	n/a	n/a	n/a	No



‘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?
BC17	Swaffham Proposed Housing Allocation 1 (LP[097]006)	This 2 hectare site is for the development of at least 51 dwellings.	Approx. 500m south-west of the Order Limits.	Allocation - adopted	3	Yes	cumulative assessment No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
				Allocation - adopted	3	Yes	No – excluded as partially captured within TCPA7 and remaining area is excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	Partially captured within TCPA7.	No
				Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC18	Swaffham Proposed Housing Allocation 5 (LP[097]013)	This 6 hectare site is for the development of at least 130 dwellings.	Approx 130m west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC19	Swaffham Proposed Housing Allocation 6 (LP[097]018)	This 5.8 hectare site is for the development of at least 165 dwellings.	Approx. 550m south-west of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No

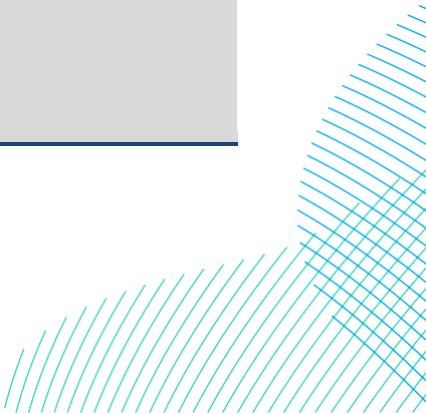


‘Other development’ details			Stage 1			Stage 2					
ID	Application Reference	Applicant for ‘other development’ and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4?
BC20	Swaffham Proposed Housing Allocation 4 (LP[097]010)	This 6.8 hectare site is for the development of at least 185 dwellings.	Approx. 760m south-west of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC21	Swaffham Proposed Housing Allocation 3 (LP[097]009)	This 9.5 hectare site is for the development of at least 175 dwellings.	Approx. 2km south of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC22	Swanton Morley Housing Allocation (LP[098]013)	This 4.9 hectare site is for the development of at least 85 dwellings.	Approx. 7.5km north-east of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
BC23	Watton Housing Allocation 2 (LP[104]015)	This 2.7 hectare site is for the development of at least 45 dwellings and at least a 60-bed care home.	Approx. 3.8km south-east of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is	n/a	n/a	n/a	No

‘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?
							only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment				
Kings Lynn & West Norfolk Council - Local Plan Allocations											
KLWNC01	Castle Acre-Land west of Massingham Road (G22.1)	This 1.1 hectare site is for the development of at least 15 dwellings	Approx.3.5km north of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
KLWNC02	East Winch – Land South of Gayton Road (G33.1)	This 0.8 hectare site is for the development of at least 10 dwellings	Approx 8.8km north-west of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
KLWNC03	Fincham – Land east of Marham Road (G.36.1)	This 0.5 hectare site is for the development of at least 5 dwellings.	Approx 5.8km west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to	n/a	n/a	n/a	No



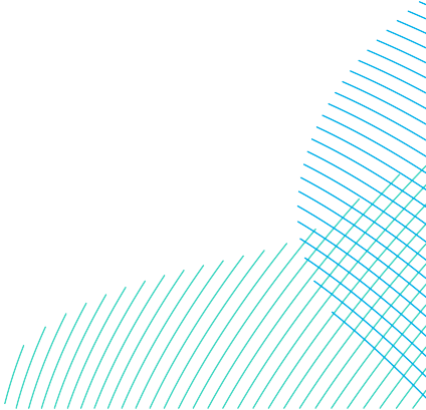
‘Other development’ details				Stage 1			Stage 2				
ID	Application Reference	Applicant for ‘other development’ and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4?
KLWNC04	Gayton- Land north of Back Street (G41.1)	This 2.8 hectare site is for the development of at least 23 dwellings	Approx. 9.6km north of the Order Limits.	Allocation - adopted	3	Yes	conduct a cumulative assessment				
							No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
KLWNC05	Marham – Land at The Street (G56.1)	This 3.6 hectare site is for the development of at least 50 dwellings & associated community benefits.	Approx. 3.5km west of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
KLWNC06	Shouldham – Land south of No.1 New Road (G81.1)	This 0.3 hectare site is for the development of at least 5 dwellings	Approx 6.9km west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No



‘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?
KLWNC07	Shouldham – Land accessed form Rye’s Close (G81.2)	This 0.3 hectare site is for the development of at least 5 dwellings.	Approx 7.1km west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
KLWNC08	Stoke Ferry – Land South of Lark Road/ Wretton Road (G88.1)	This 0.4 hectare site is for the development of at least 5 dwellings.	Approx 9.6km south-west of the Order Limits.	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
KLWNC09	Stoke Ferry – Land at Bradfield Place (G88.2)	This 0.7 hectare site is for the development of at least 10 dwellings.	Approx 9.3km south-west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No
KLWNC10	Stoke Ferry – Land at Indigo Road/ Lynn Road (G88.3)	The 0.5 hectare site is for the development of at least 12 dwellings.	Approx 9.1km south-west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is	n/a	n/a	n/a	No



‘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?
							only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment				
KLWNC11	Wereham- Land to the rear of ‘Natanya’, Hol-lies Farm, Fledd Green (G114.1)	This 0.77 hectare site is for the development of at least 8 dwellings.	Approx 9.6km south-west of the Order Limits	Allocation - adopted	3	Yes	No excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment	n/a	n/a	n/a	No



References

- [1] Planning Inspectorate, “Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment,” September 2024. [Online]. Available: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-cumulative-effects-assessment>. [Accessed 03 01 2025].

