



# EAST PARK ENERGY

**East Park Energy**

EN010141

**Environmental Statement**

**Volume 2 – Technical Appendices**

Appendix 4-4: Long List of Other Development

**Document Reference: EN010141/DR/6.2**

Infrastructure Planning (Applications: Prescribed Forms and  
Procedure) Regulations 2009: Regulation 5(2)(a)

**April 2026**

Version P03

# EAST PARK ENERGY

Planning Act 2008

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

## Environmental Statement Volume 2 – Technical Appendices

### Appendix 4-4: Long List of Other Development

<b>APFP Regulation Reference:</b>	Regulation 5(2)(a)
<b>Planning Inspectorate Scheme Reference:</b>	EN010141
<b>Application Document Number:</b>	EN010141/DR/6.2
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<b>Version</b>	<b>Date</b>	<b>Status</b>
P01	September 2025	DCO Submission
P02	April 2026	Deadline 1
P03	April 2026	Deadline 2

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Ref	Tier	Project Name	Location	LPA (HDC, ENDC, NNC or BBC)	Development Description	Developer / Applicant Name	Planning Ref	Status Summary	Decision Date	Distance from Order Limits	Potential for Significant Cumulative Effects	Take forward to Short List? (Y/N)
1	1	Vicarage Lane Solar	Land North Of Vicarage Lane Diddington	HDC	Screening Opinion for Installation of ground mounted solar PV array, substations, transformers, and associated security (perimeter fencing and CCTV) on land off Vicarage Lane, Diddington, Cambridgeshire	Cell Energy Ltd	21/70114/SCRE	Decision. Not EIA Development.	1/20/2022	3.7km	The scheme is 3.7km from the Order Limits, is relatively small scale (38MW) and has been negatively screened for EIA. The EIA screening request concludes that no significant environmental effects are likely as a result of this scheme. The landform of this scheme is such that there would be no intervisibility with the Order Limits. The scheme is therefore scoped out of cumulative assessment.	No
1a		Vicarage Lane Solar	Land North Of Vicarage Lane Diddington	HDC	Installation of a solar photovoltaic (PV) park generating up to 35 MW of electricity comprising of ground-mounted photovoltaic solar arrays, together with inverters/transformer stations, Distribution Network Operator (DNO) Substation, customer substation/switchgear and meter kiosk, internal buried cabling and private wire cable to Anglian Water facility, internal access tracks, security fencing and gates and CCTV cameras, upgraded existing site access, other ancillary infrastructure, landscaping and biodiversity enhancements	Cell Energy Ltd	23/00258/FUL	Not yet determined	N/A	3.7km		
2	N/A	Ground mounted solar array at Grafham Water Treatment Works	Grafham Water Treatment Works East Perry Perry Huntingdon PE28 0BW	HDC	Lawful development certificate - Installation of ground mounted solar PV array, underground cabling, fencing, gates and switchgear housing.	Anglian Water Services Ltd	18/01746/CLPD	Approved	10/11/2018	3.3km	This scheme is operational and is therefore already accounted for within the EIA baseline. As such, this scheme has been scoped out of the cumulative assessment.	No
3	1	Littlehey Prison Solar	Littlehey Prison Crow Spinney Lane Perry Huntingdon PE28 0SR	HDC	Installation of solar panels (80 strings of 16 modules and 6 strings of 12 modules) ten 50kw inverters, one 25kw inverter, switchgear, power meter, underground cabling and fencing (0.95m in height)	Ministry of Justice	20/02342/CLPD	Approved	11/12/2021	2.1km	This scheme is small in scale, covering a site area of just 0.75ha, and is proposed to provide energy to Littlehey Prison. This scheme has been scoped out of the cumulative assessment due to scale.	No
4	1	Proposed Solar Farm on Land to the South of High Wood	Land South Of High Wood Kimbolton Road Hail Weston	HDC	EIA Screening Opinion in relation to the proposed development of "solar farm and associated development"	Intelligent Alternatives	21/70086/SCRE	-	N/A	<0.1km	This scheme sits adjacent to the Order Limits (Site D) and covers a site area of approximately 104 hectares. Due to the location and scale of the scheme, there is a potential for cumulative effects on landscape and visual impacts, biodiversity, noise and traffic. Accordingly, this scheme has therefore been scoped into the cumulative assessment.	Yes
4a		High Wood Solar, Staploe	Land East And West Of Little Staughton Solar Farm Kimbolton Road Hail Weston	HDC	Installation of solar farm (generating up to 50MW) comprising the provision of photovoltaic panels, 18no. inverters, 4no. switchgear housings and 3no. transformer stations together with hardstanding, landscaping, access alterations, fencing and associated works	Intelligent Alternatives	22/01813/FUL	Approved	12/4/2024	<0.1km		
4b		Bassmead Manor & Home Wood , Hail Weston Solar Farm	Land East And West Of Little Staughton Solar Farm Kimbolton Road Hail Weston	BBC	Solar Farm and associated development, to include perimeter fencing, access tracks, transformer stations and associated infrastructure. (Cross Local Authority boundary scheme between Huntingdonshire DC & Bedford Borough Council)	NextPower SPV16 Limited	22/01998/MAF	Approved	12/4/2024	<0.1km		
4c		High Wood Solar, Staploe	Land East And West Of Little Staughton Solar Farm Kimbolton Road Hail Weston	HDC	Variation of condition 2 (approved plans) of 22/01813/FUL	NextPower SPV16 Limited	26/00313/S73	Not yet determined.	N/A	<0.1km		
5	3	Little End Road Industrial Estate / Alpha Drive Business Park	Little End Road Industrial Estate / Alpha Drive Business Park, St Neots	HDC	Established Employment Area (ref: 30)	N/A	N/A	Allocation within HDC Local Plan. Built out.	N/A	<0.1km	This site is located within the settlement of Eaton Socon, on the eastern side of the A1, and is mostly built out (thus, it is already accounted for within baseline data). Due to its location and separation from the East Park Energy site by the A1, and the fact that the majority of the site is now developed and operational, this scheme has been scoped out of the cumulative assessment.	No

Ref	Tier	Project Name	Location	LPA (HDC, ENDC, NNC or BBC)	Development Description	Developer / Applicant Name	Planning Ref	Status Summary	Decision Date	Distance from Order Limits	Potential for Significant Cumulative Effects	Take forward to Short List? (Y/N)
6	3	Colmworth Business Park	Colmworth Business Park, St Neots	HDC	Established Employment Area (ref: 28)	N/A	N/A	Allocation within HDC Local Plan. Built out.	N/A	0.6km	This site is located within the settlement of Eaton Socon, on the eastern side of the A1, and is mostly built out (thus, it is already accounted for within baseline data). Due to its location and separation from the East Park Energy site by the A1, and the fact that the majority of the site is now developed and operational, this scheme has been scoped out of the cumulative assessment.	No
7	3	Howard Road Industrial Estate	Howard Road Industrial Estate, St Neots	HDC	Established Employment Area (ref: 29)	N/A	N/A	Allocation within HDC Local Plan. Built out.	N/A	0.6km	This site is located within the settlement of Eaton Socon, on the eastern side of the A1, and is mostly built out (thus, it is already accounted for within baseline data). Due to its location and separation from the East Park Energy site by the A1, and the fact that the majority of the site is now developed and operational, this scheme has been scoped out of the cumulative assessment.	No
8	3	St Mary's Urban Village	St Mary's Urban Village, St Neots	HDC	Mixed Use Allocation (ref: SN1 4)	N/A	N/A	Allocation within HDC Local Plan. Built out.	N/A	1.9km	This site is located within the main settlement of St Neots, and has a site area of less than 500m2. Due to the location and scale of the scheme, it has been scoped out of the cumulative assessment.	No
9	3	North St James Road	North St James Road, Little Paxton	HDC	Housing Allocation (ref: SN5 29)	N/A	N/A	Allocation within HDC Local Plan. Not constructed. No planning application found.	N/A	3.3km	This site is located to the north of St Neots, to the east of the A1, within the settlement of Little Paxton. The site covers an area of just 600m2. Due to the location and scale of the scheme, it has been scoped out of the cumulative assessment.	No
10	3	Luck's Lane	Luck's Lane, Buckden	HDC	Housing Allocation (ref: BU2 28). 180 dwellings approved.	Bloor Homes	18/02485/REM	Allocation within HDC Local Plan. Built out.	26th July 2019	5.3km	This scheme is completed and built out. As such, it is included for within the EIA baseline. This scheme has been scoped out of the cumulative assessment.	No
11	3	The Airfield Industrial Estate	The Airfield Industrial Estate, Little Staughton	HDC	Established Employment Area Allocation (ref: 15) Erection of aircraft maintenance and repair hangar, external plant building, apron hardstanding, car parking, landscaping, installation of foul water treatment plant and surface water drainage (19/02613/FUL) Erection of new business premises building for use classes B2 and/or B8 and/or E(g) (22/00035/FUL)	Little Staughton Airfield And Industrial Park Limited	19/02613/FUL 22/00035/FUL	Allocation within HDC Local Plan. Partly Developed. 19/02613/FUL - approved and under construction 22/00035/FUL - approved but not yet constructed	19/02613/FUL - 05/06/2020 22/00035/FUL - 20/05/2022	1.2km	This allocated site is partly developed and is therefore already accounted for within baseline data. The approved development at the site, not yet constructed, is small in scale and is not likely to result in any significant environmental effects with the Scheme. As such, it has been scoped out of the cumulative assessment.	No
12	3	West of Station Rd	West of Station Rd, Kimbolton	HDC	Housing Allocation (ref: KB1 7). 21 dwellings approved.	Bewick Homes Ltd	18/01411/FUL	Allocation within HDC Local Plan. Built out.	3/17/2020	3.1km	This scheme involves the construction of 21 dwellings. Due to the small scale of the development, it has been scoped out of the cumulative assessment.	No
13	3	North of Station Road/ Stowe Road	North of Station Road/ Stowe Road, Kimbolton	HDC	Housing Allocation (ref: KB2 32)	N/A	N/A	Allocation within HDC Local Plan. Not constructed. No planning application found.	N/A	3.4km	This site is allocated for the development of approximately 65 homes. Due to the small scale and nature of the development, and its separation from the Order Limits, it has been scoped out of the cumulative assessment.	No
14	3	South of Bicton Industrial Estate	South of Bicton Industrial Estate, Kimbolton	HDC	Employment Allocation (Ref: KB3 4)	N/A	N/A	Allocation within HDC Local Plan. Not constructed. No planning application found.	N/A	4.5km	This site is just 1.3ha in size and is allocated for light industrial business uses. Due to the scale and nature of the proposed use and its distance from the nearest Scheme boundary, the site has been scoped out of the cumulative assessment.	No

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15	3	Bicton Industrial Park	Bicton Industrial Park, Harvard Industrial Estate, Kimbolton	HDC	Established Employment Area Allocation (ref: 14)	Multiple	21/02527/FUL (proposed warehouse unit) 19/00349/FUL (proposed industrial unit) 18/00752/FUL (proposed industrial unit)	Allocated within HDC Development Plan - Mostly Developed Proposed developments listed have not yet been constructed	21/02527/FUL - approved 16/01/2023 19/00349/FUL - approved 03/01/2020 18/00752/FUL - approved 22/04/2020	4.6km	This site is now mostly developed and therefore already accounted for within baseline data / baseline assessment. Furthermore, the approved developments at the site that are still awaiting construction, are small in scale comprising single industrial buildings. As such, they are therefore unlikely to result in any significant environmental effects. Accordingly this site has been scoped out of the cumulative assessment.	No
16	3	Pertenhall (NW), Sunny Farm	Pertenhall (NW), Sunny Farm	BBC	Employment Allocation (policy ref: 70)	N/A	N/A	Allocated within BBC Local Plan. Built out.	N/A	<0.1km	This site is now developed and therefore already accounted for within baseline data. No other relevant planning applications were found for site. As such, this site has been scoped out of the cumulative assessment.	No
17	3	Thurleigh Airfield	Thurleigh Airfield	BBC	Employment Allocation (policy ref: 70)	N/A	N/A	Allocated within BBC Local Plan. Mostly developed.	N/A	2km	This site is now mostly developed and therefore already accounted for within baseline data. No other relevant planning applications were found for site. As such, this site has been scoped out of the cumulative assessment.	No
18	3	Twinwoods	Twinwoods (Bedford Technology Park)	BBC	Employment Allocation (policy ref: 70) A waste transfer station (21/00857/FULWM) was approved on this site on 15/12/2021 but not yet built.	N/A	21/00857/FULWM	Allocated within BBC Local Plan. - Mostly developed	12/15/2021	7.5km	This site is now mostly developed and therefore already accounted for within baseline data. The proposed waste transfer station covers a site area of 0.14ha and is therefore very small in scale, it is also located a long way from the nearest Scheme boundary. As such, this scheme is unlikely to result in significant environmental effects. This site has therefore been scoped out of the cumulative assessment.	No
19	3	Holiday Fishing Village	Chawston Lakes, Roxton Rd, Wyboston	BBC	Other Allocation (policy ref: AD21). Application description: Use as a holiday village including 8 holiday / chalets (including Managers chalet), 20 Caravan plots, camping area, facilities buildings and associated landscaping and ancillary works	N/A	17/00880/MAF	Allocated within BBC Local Plan - not developed. Application approved but not constructed.	12/7/2017	1.9km	This scheme is located approximately 1.9km from the Order Limits, but approximately 6km from the nearest permanent above ground infrastructure proposed as part of East Park Energy (at Site D). Due to the distance from the East Park Energy boundary and nature of the development, this has been scoped out of the cumulative assessment.	No
20	3	Wyboston Lakes	Wyboston Lakes	BBC	Other Allocation (policy ref: 73) 18/01843/MAR - care retirement village approved on the site 26/02/2019 23/00082/REF - Outline planning application with all matters reserved except for access for a business park development	Multiple	18/01843/MAR 23/00082/REF	Allocated within BBC Local Plan - partly developed	18/01843/MAR - approved 26/02/2019 23/00082/REF - approved 25/03/2024	0.8km	This site is located to the south of the main settlement of Eaton Socon, to the east of the A1. Due to the distance between this site and East Park Energy, as well as the separation afforded by the A1, and the nature of the intervening landscape and development, no cumulative effects are anticipated. This site has therefore been scoped out of the cumulative assessment.	No
21	3	Phoenix Park	Phoenix Park	BBC	Employment Allocation (policy ref: 70)	N/A	N/A	Allocated within BBC Local Plan - Developed	N/A	0.5km	This site is now fully developed and therefore already accounted for within baseline data / baseline assessment. No other relevant planning applications were found for this site. As such, this site has been scoped out of the cumulative assessment.	No
22	3	Wyboston Lakes Turbines	Wyboston Lakes Great North Road Wyboston Bedfordshire MK44 3AW	BBC	Request for screening opinion in respect of proposed construction and operation two wind turbines with a tip height of up to 100m, plus ancillary infrastructure	Wyboston Lakes Ltd	21/02124/EIASCRC	Decision. EIA Development	2/11/2022	1.5km	This site is approximately 1.5km from the Order Limits to the east of the A1, but approximately 6km from the nearest permanent above ground infrastructure proposed as part of East Park Energy (in Site D). Due to the distance between this site and East Park Energy, as well as the intervening landscape and development, no significant cumulative effects are anticipated. This site has therefore been scoped out of the cumulative assessment.	No

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23	1	Land To The South And North Of Bushmead Road Staploe	Land To The South And North Of Bushmead Road Staploe	BBC	Request for screening opinion in respect of the installation of ground mounted solar array and Battery Energy Storage System	Cambridge Power Ltd	21/02240/EIASCRC	EIA screening request. Application not yet submitted.	EIA not required (8/02/23)	<0.1km	This site is located directly adjacent to the proposed East Park Energy grid connection cable route. Due to the location of the scheme and nature of the development, there is a potential for significant cumulative effects with regards to landscape and visual impacts, noise and traffic. This scheme has therefore been scoped into the cumulative assessment.	Yes
23a		Land To The South And North Of Bushmead Road Staploe	Land To The South And North Of Bushmead Road Staploe	BBC	Installation of a solar array of up to 49.9MW AC, comprising; ground mounted fixed tilt bifacial solar panels; string inverters; transformers; storage containers; underground cables and conduits; access tracks; security fences; CCTV; temporary construction compound and associated infrastructure; planting scheme; creation of, and alterations to, vehicular access; and other associated works.	Cambridge Power Ltd	24/00858/MAF	Approved	1/31/2025	<0.1km		
24	1	Kimbolton Solar Farm	Land West Of Bicton Industrial Park Including Disused Airfield Attached To Stow Road Kimbolton	HDC	EIA Screening Opinion: Kimbolton Solar Farm	Bluefield Renewable Developments Ltd	21/70096/SCRE	-	-	3.9km	This scheme covers an area of 14ha to the north of Kimbolton. Due to the scale and location of the site (accessed via the A14 (for both construction and operational phases, as confirmed by the supporting Construction Traffic Management Plan and agreed with Cambridgeshire County Council - Condition 13 of the permission requires the development to be carried out in accordance with this document) and as such, this scheme has been scoped out of the cumulative assessment.	No
24a		Kimbolton Solar Farm	Land West Of Bicton Industrial Park Stow Road Kimbolton	HDC	Proposed 6MW solar farm and associated works	Bluefield Renewable Developments Ltd	22/01945/FUL	Approved	Approved 01/12/2023	3.9km		

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25	1	A428 Black Cat to Caxton Gibbet Road Improvement scheme	A428 Black Cat to Caxton Gibbet Road	HDC	Road improvement scheme - NSIP	Highways England	TR010044	Granted development consent by the Secretary of State for Transport. Construction underway.	8/18/2022	3km	<p>Construction of this scheme is currently underway. Construction is anticipated to be complete and the scheme open for traffic in 2027 thus it is unlikely construction of the scheme would overlap with construction of the East Park Scheme. In a scenario where this scheme and the East Park Energy scheme are under construction at the same time, there may be the potential for cumulative effects to arise with regards to construction traffic, given that both schemes propose to use the A1 as part of their construction traffic access routes (confirmed within the A428's submitted Outline Construction Traffic Management Plan). Given the levels of traffic already currently experienced on this route, effects are not likely to be significant. However, due to the scale of both schemes and following a request from the LPA, a cumulative assessment of construction traffic is scoped in.</p> <p>During its operational phase, the A428 scheme would improve traffic flows to / from the east of St Neots, so may have minor beneficial effects with regards to traffic during the East Park Energy construction phase, as well as for routine maintenance vehicles accessing the East Park Energy site during the operational phase. No significant cumulative effects, beneficial or adverse, are anticipated during its operational phase.</p>	Yes
26	2	East West Rail (EWR) - Bedford to Cambridge and Western improvements	Between Oxford and Cambridge	BBC & HDC	Major railway project - NSIP	East West Railway Company	N/A	NSIP at pre-application stage	N/A	3km	<p>The construction timeline for EWR is currently unknown, however EWR's Programme Document indicates a target date for submission of their DCO application is Q1 of 2027. Construction of Phase 3 (Bedford to Tempsford, including the development of a new station in Tempsford), is currently planned to commence in 2030 albeit it does not currently have Government funding. This would place the start of construction at the end of the construction process for the East Park Scheme.</p> <p>When considering a worst case scenario, where both the EWR and East Park Energy projects are under construction at the same time, there may be cumulative traffic and socio-economic effects.</p> <p>With regards to traffic, it is likely that construction vehicles associated with both EWR and East Park Energy would utilise the A1. Given the levels of traffic already currently experienced on this route, effects are not likely to be significant. There would be no significant cumulative effects with regards to traffic on local roads.</p> <p>With regards to socio-economic effects, there would be increases in workforce population in nearby settlements including St Neots and Bedford during the construction phases of both schemes. Therefore, an increase in use of local services including hotels, and an increase in local employment and expenditure. However, effects are likely to be limited and not significant.</p> <p>Despite the above, following a request from the LPA, this scheme is being scoped into the cumulative assessment. Due to the lack of information available on this scheme, and the fact a scoping report has not yet been submitted to PINS, the scheme is considered to be a Tier 3 scheme. PINS</p>	Yes
27	3	Diddington Mineral Development Area	Land to the east of Diddington	HDC	Diddington Mineral Development Area - allocated under Policy 6 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan	N/A	N/A	Allocation within the Cambridgeshire and Peterborough Minerals and Waste Local Plan	N/A	4km	<p>This is an operational minerals site and is therefore accounted for within baseline data. This site has therefore been scoped out of the cumulative assessment.</p>	No
28	1	Cobholden Farm Battery Energy Storage System	South of Bushmead Road	BBC	'Installation of a Battery Energy Storage System (BESS) comprising; self contained battery modules on skids; transformers; Power Conversion System Modules; Control Building; electrical connection compound including substation; control and storage containers; underground cables and conduits; access track; security fence; acoustic fence; temporary construction compound and associated infrastructure; bunded drainage basin, planting scheme and other associated works.	Cambridge Power Ltd	22/01828/MAF	Approved, under construction.	4th May 2023	<0.1km	<p>This scheme is located adjacent to the Order Limits, close to the point of connection at the Eaton Socon Substation. This scheme is closely related to the proposed solar farm (Ref: 23 / 23a) and will be considered alongside it.</p>	Yes

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29	1	Manor Farm Solar Park	Land South Of Manor Farm Green End Pertenhall Bedfordshire	BBC	Variation of Condition 7 application relating to permission 14/00986/MAF - Development of solar farm to include photovoltaic panels, inverters and substation, with access and associated infrastructure at Land South Of Manor Farm Green End Pertenhall	Foresight Group - Mr C Cowden	23/02048/M73	Approved	1/23/2025	<0.1km	This is an existing operational solar site. The section 73 application simply seeks to extend the life of the scheme from 25 to 40 years. As the operation of this scheme is already accounted for within baseline data, and decommissioning impacts would not likely result in significant cumulative effects, it has been scoped out of the cumulative assessment.	No
30	1	RAF Chelveston (Chelveston Renewable Energy Park)	Land At RAF Chelveston Airfield Yelden Bedfordshire	BBC	Continued livestock grazing and proposed development of solar photovoltaic panels and associated equipment including transformer kiosks, inverters, access tracks, security fencing and camera equipment (approx. 35ha of solar).	Wykes Engineering Limited	15/00454/EIA	Permission granted. Appears to be implemented / partially under construction but not built out fully.	9/23/2015	5.8km	This scheme is over 5km away from the nearest Scheme boundary and is relatively small in scale. The ES submitted to support the planning application covers landscape and visual, archaeological, cultural heritage and ecological effects. Some significant visual effects are identified in close proximity to the site. However, no other significant environmental effects were identified as a result of the scheme. Due to the distance between this scheme and the East Park Energy site, and intervening landscape and development limiting intervisibility, there would be no significant cumulative visual effects. The scheme is therefore scoped out of cumulative assessment.	No
31	1	Little Staughton Airfield Solar	Land At Top Farm And Little Staughton Airfield Little Staughton	HDC	Variation of condition 3 of planning permission 15/00940/FUL to extend the period of the life of the solar farm from 25 years to 40 years.	Little Staughton Airfield Solar Limited (Roland Billington)	17/02538/S73	Approved. Built out.	3/1/2018	<0.1km	This scheme is operational and is therefore already accounted for within the EIA baseline. As such, this scheme has been scoped out of the cumulative assessment.	No
32	N/A	Southoe Wind Farms	Southoe	HDC				Existing wind turbines		2.5km	HDC requested the Southoe Wind Turbines be included within the scope of the cumulative assessment. The wind turbines are operational and as such are already included for within baseline data / baseline assessment. As such, they have been scoped out of cumulative assessment.	No
33	1	Wintringham Park, St Neots	Wintringham Park Cambridge Road St Neots	HDC	Hybrid planning application comprising: 1) Application for outline planning permission for development of a mixed use urban extension to include: residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access: and 2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.	Wintringham Partners LLP	17/02308/OUT	Approved. Under construction	11/6/2018	2.6km	This site is located to the east of the main settlement of St Neots, on the eastern side of the A1, and is partly constructed. Chapter 5 of the ES prepared in support of the planning application for this scheme (Traffic and Transport) identifies that the construction traffic route would be via the A428. Some construction traffic is therefore likely to access the A428 via the A1. Up to date construction timings cannot be found online. However, in a scenario where this scheme and the East Park scheme are constructed at the same time, construction traffic from both would access the A1. Given the levels of traffic already currently experienced on this route, effects are not likely to be significant. Due to its location and distance from the East Park Energy site, this scheme has been scoped out of the cumulative assessment.	No

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34	1	Loves Farm, St. Neots	Loves Farm Eastern Expansion Development Area Cambridge Road St Neots	HDC	Phased outline application for the development of up to 1,020 dwellings, up to 7.6ha of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Use Class C1), care accommodation (Use Class C2) and employment uses (Use Class B1), a primary school (Use Class D1), formation of new access junctions onto Cambridge Road, connections with Loves Farm, on-site roads and pedestrian / cycle routes and other related infrastructure	Gallagher Estates	13/00388/OUT	Approved	8/6/2019	4.4km	This site is located to the east of the main settlement of St Neots, on the eastern side of the A1. Chapter 11 of the ES prepared in support of the planning application for this scheme, identifies that construction traffic would be routed via the A428. As such, some of this traffic would access the A1. A reserved matters application for the main development (i.e. the residential and mixed use development) has not yet been submitted and as such, up to date construction timings are unavailable. In a scenario where this scheme and the East Park scheme are constructed at the same time, construction traffic from both would access the A1. However, given the high levels of traffic already currently experienced on this route, effects are not likely to be significant. Due to its location and distance from the East Park Energy site, this scheme has been scoped out of the cumulative assessment.	No
35	1	North Weald Solar Farm	Land North East Of Weald Farm Cambridge Road Eynesbury	HDC	Installation and operation of a renewable energy generation and storage station comprising ground-mounted photovoltaic solar arrays together with battery storage containers, inverter/transformer units, control house, substations, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, landscaping and biodiversity enhancement.	Volitalia Ltd	24/00295/FUL	<del>Not yet determined</del> Approved 8 May 2025	N/A	6.8km	This site is located to the east of the main settlement of St Neots, on the eastern side of the A1, approximately 6.8km from the East Park Energy site. The Construction Traffic Management Plan identifies that construction traffic would be routed via the A428. As such, some of this traffic would access the A1. In a scenario where this scheme and the East Park scheme are constructed at the same time, construction traffic from both would access the A1. However, given the levels of traffic already currently experienced on this route, effects are not likely to be significant. Due to its location and distance from the East Park Energy site, this scheme has been scoped out of the cumulative assessment.	No
36	1	Pear Tree Solar Farm	Land South Of Abbotsley Country Homes Drewels Lane Abbotsley	HDC	Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway	Low Carbon Solar Park 30 Ltd	23/01507/FUL	Approved	1/31/2025	4.1km	This site is located to the east of the main settlement of St Neots, on the eastern side of the A1, approximately 4.1km from the East Park Energy site. The Construction Traffic Management Plan identifies that construction traffic would be routed via the A428. As such, some of this traffic would access the A1. In a scenario where this scheme and the East Park scheme are constructed at the same time, construction traffic from both would access the A1. However, given the levels of traffic already currently experienced on this route, effects are not likely to be significant. Due to its location and distance from the East Park Energy site, this scheme has been scoped out of the cumulative assessment.	No
37	1	Coldecote Solar PV Project	Land South West Of Caldecote Manor Farm St Neots Road Abbotsley	HDC	Variation of Conditions 2 (Extension to duration of planning consent) and 5 (Biodiversity Management/Planting) of 1401623FUL.	AMP GM 005 Ltd	23/02183/S73	Phase 1 of original consent built out, Phase 2 yet to be constructed. <del>S73 under determination</del> S73 Approved 22 July 2024	N/A	5.0km	This site is located to the east of the main settlement of St Neots, on the eastern side of the A1, approximately 5.0km from the East Park Energy site. The Construction Traffic Management Plan prepared in support of this planning application, identifies that construction traffic would be routed via the A428. As such, some of this traffic would access the A1. In a scenario where this scheme and the East Park scheme are constructed at the same time, construction traffic from both would access the A1. However, given the levels of traffic already currently experienced on this route, effects are not likely to be significant. Due to its location and distance from the East Park Energy site, this scheme has been scoped out of the cumulative assessment.	No
38	1	Land East of A6, Rushden	Land East Of A6 And Roundabout At Bedford Road Rushden	NNC	Outline: Erection of up to 450 dwellings, a community / retail / and or health facility, improvement works to the existing A6 / Bedford Road roundabout including provision of shared pedestrian / cycle access, parking, landscaping, drainage features, open space, and associated infrastructure (All matters reserved except access from the A6 / Bedford Road)	Bellway	NE/22/00851/OUT	Approved	1/20/2025	8.8km	This site is located over 8km west of the East Park Energy scheme, on the outskirts of Rushden. The scheme is supported by an ES, which covers landscape and visual, biodiversity, agricultural land, water and drainage, highways, noise and vibration and air quality. No significant effects are identified. Given the distance between the two schemes and the conclusions of the ES, significant cumulative effects are not likely and this scheme has been scoped out of the cumulative assessment.	No

Ref	Tier	Project Name	Location	LPA (HDC, ENDC, NNC or BBC)	Development Description	Developer / Applicant Name	Planning Ref	Status Summary	Decision Date	Distance from Order Limits	Potential for Significant Cumulative Effects	Take forward to Short List? (Y/N)
39	1	High Hayden Garden Community	Rushden East Urban Extension Liberty Way Rushden Northamptonshire	NNC	Outline Planning Application for a Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution (Class C2), up to 110,000 square metres of employment development (Classes B2 (General Industrial), B8 (Storage and Distribution), E (comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6 /John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters	Taylor Wimpey UK Limited & BDW Trading Limited	20/01453/OUT	Not yet determined	N/A	7.8km	This scheme also lies circa 8km west of the East Park Energy site on the edge of Rushden. This scheme is supported by an ES which identifies a number of significant effects as a result of the development, relating to construction noise, construction and operation landscape and visual effects and effects on the setting of the St Marys Church listed building. Due to the distance and intervening landscape between the two schemes (preventing intervisibility), there would be no cumulative effects with regards to noise or landscape and visual effects. St Marys Church lies to the west of this scheme in Rushden, the East Park Energy scheme would not be visible from this asset, as such, there would be no cumulative effects. This scheme has therefore been scoped out of the cumulative assessment.	No
40	1	Knights Farm, Rushden East	Knights Farm 223 Newton Road Rushden Northamptonshire NN10 0SX	NNC	Hybrid planning application comprising: A. A full application for the delivery of access and on-site spine roads, associated access junction arrangements onto the A6 and drainage infrastructure; and B. An outline application with all matters reserved aside from access for a phased development of up to 500 homes, employment development of around 5,700m2, public open space and associated infrastructure	Bowbridge Land Ltd	NE/21/01124/OUT	Not yet determined	N/A	8.8km	This scheme lies over 8km west of the East Park Energy site on the edge of Rushden. The ES submitted in support of the application identifies that there would be no significant effects as a result of the scheme following the implementation of mitigation measures. Given the distance between the two sites and the conclusions of the ES, cumulative effects are not likely and this scheme has been scoped out of the cumulative assessment.	No
41	1	Higham Ferrers	Federal Estates Newton Road Higham Ferrers Northamptonshire	NNC	Hybrid application comprising: Site 1. Federal Estates land on Newton Road, Higham Ferrers: demolition of industrial buildings and redevelopment to create 120 dwellings with highway works, battery storage area, landscaping, acoustic fencing and bunding. (Full planning permission). Site 2. Phased development of land at the Chelveston Renewable Energy Park with: (2a) 10,000sqm of replacement employment space -six buildings in B2/B8 Use Class - and a 4,900sqm building for vertical farming in horticultural/agricultural use with highway works and	Federal Estates	19/01781/FUL	Approved	1/23/2023	6.7km	The scheme lies over 6km from the East Park Energy site. The ES submitted to support the application identifies some significant adverse landscape and visual effects at year 1, before tree and shrub planting has matured. Given the distance, intervening landscape and development between the two sites, there would be no cumulative landscape and visual effects. This scheme has therefore been scoped out.	No
42	N/A	Low Farm Solar Park	Land West Of The Old Flour Mills Mill Road Buckden	HDC	EIA Screening Request for a proposed solar PV array on land at Low Farm, Buckden, St Neots, PE19 5SN	ADAS	22/70002/SCRE	Decision. Not EIA Development.	1/24/2023	6.8km	This site is located to the east of the main settlement of St Neots, on the eastern side of the A1 and alsomost 7km from the nearest scheme boundary. There is no construction traffic routing information available for the scheme at this stage, however, given its location off Mill Road, it is likely that some construction traffic would access the site via the A1. In a scenario where this scheme and the East Park scheme are constructed at the same time, construction traffic from both would access the A1. However, given the levels of traffic already currently experienced on this route, effects are not likely to be significant. Due to its location and distance from the East Park Energy site, this scheme has been scoped out of the cumulative assessment.	No
43	1	Plateau Clapham	Land North Of College Farm Green Lane Clapham Bedfordshire	BBC	Construction and operation of a solar photovoltaic farm including fencing, internal service tracks, inverters, transformer stations, cabling, CCTV, landscaping, substations and ancillary cabins.	Sirius	22/01581/MAF	Approved	1/25/2023	9.1km	This site is located over 9km south west of the East Park Energy site on the eastern edge of Clapham. This application is not supported by an ES. Due to the distance between the two schemes, intervening landscape and development, as well as small scale of the Plateau Clapham site, there would be no cumulative effects. This scheme has therefore been scoped out.	No
44	1	Goosey Lodge Solar	Land At Gooseys Lodge Wymington Lane Wymington NN10 9LU	BBC	The installation of a solar farm with associated infrastructure and landscaping.	Wykes Engineering Ltd	23/02517/MAF	Approved	2nd may 2024	9.4km	This site is located over 9km south west of the East Park Energy site. This application is not supported by an ES. Due to the distance between the two schemes, intervening landscape and development, as well as small scale of the Goosey Lodge site, there would be no cumulative effects. This scheme has therefore been scoped out.	No
45	1	Goosey Lodge Solar	Land At Gooseys Lodge Wymington Lane Wymington NN10 9LU	BBC	Demolition of existing structures and the installation of a solar farm with associated infrastructure and landscaping	Wykes Engineering Ltd	22/01520/MAF	Approved	25th may 2023	8.9km	This site is located almost 9km south west of the East Park Energy site. This application is not supported by an ES. Due to the distance between the two schemes, intervening landscape and development, as well as small scale of the Goosey Lodge site, there would be no cumulative effects. This scheme has therefore been scoped out.	No

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46	1	Rookery Farm Solar	Land at Rookery Farm, Kimbolton Road, Stow Longa, Huntingdon, PE28 OTR	HDC	Construction of a Solar Farm and Battery Energy Storage System (BESS) together with all associated work, equipment and necessary infrastructure.	Bluefield Renewable Developments Ltd	24/00883/FUL	<del>Not yet determined</del> Approved July 2025	N/A	5.1km	The site is located over 5km from the Order Limits and is visually separated from the East Park Energy site, with no intervisibility as a result of landform and distance. Construction access to the Rookery Farm site would be from the A14 to the north, and as such there would be no interaction with construction traffic from this development. This scheme has therefore been scoped out of the cumulative assessment.	No
47	1	Brampton Cross	Land at Weybridge Farm, Huntingdon	HDC	EIA Scoping Opinion for Employment-led Mixed Use Development	Brampton Cross Ltd	24/70075/SCOP	Scoping Opinion Adopted. EIA Development.	11th September 2024	8.7km	The site is located on the north side of the A14, almost 9km from the Order Limits. The scheme has not progressed beyond EIA Scoping which was issued in 2024 and there have been no subsequent planning applications. Due to its location and distance from the East Park Energy site, this scheme has been scoped out of the cumulative assessment.	No
48	3	Bedfordia Solar	Land east of Twinwood Road, Bedford, MK41 6BL	BBC	Request for Screening Opinion in respect of a proposed solar farm.	PACE Elevate Energy Ltd	25/00167/EIASCRC	<del>Not yet determined</del> June 2025 - EIA not required	N/A	6.7km	The scheme is located almost 7km south-west of the Order Limits, with no intervisibility between the Scheme and the East Park Energy site. Construction access to the Bedfordia Solar site would be from the west, and as such there would be no interaction with construction traffic from this development. This scheme has therefore been scoped out of the cumulative assessment.	No
49	1	132kV Bay at Eaton Socon Substation	Eaton Socon Substation, A1, St Neots, St. Neots PE19 8JD	BBC	Installation of new 132kV bay (GPDO)	UK Power Networks	25/00433/PRM	Approved	N/A	<0.1km	The scheme is a small extension to an existing bay within the Eaton Socon Substation, being undertaken as permitted development. The development has been identified within this long list as it sits within the Order Limits, however there would be no potential for significant cumulative effects with East Park Energy.	No
50	1	Wyboston, Bedford Gateway	Land West Of A1 Great North Road Wyboston Bedfordshire	BBC	Request for Scoping Opinion in accordance with the Town and Country Planning (EIA) Regulations 2017 in respect of proposals to develop land west of the A1, Wyboston ("Bedford Gateway") for a logistics and life science manufacturing and technology campus ('the Proposed Development').	Prologis UK Ltd	25/00694/EIASCPC	<del>Not yet determined</del> EIA required 6 June 2025	N/A	<0.1km	The scheme is proposed on fields to the south of the Eaton Socon Substation, with access taken from a new spur off the A1/A428 junction to the south of St Neots. The scheme is approximately 4.2km from the nearest permanent above ground infrastructure associated with East Park Energy (at Site D), with no intervisibility between this scheme and the proposed East Park Energy. Construction access for each project comes from different sections of the A1 with no interaction between the two. The scheme has therefore been scoped out of the cumulative assessment.	No
51	1	Wyboston Lakes Single Turbine	Wyboston Lakes Hotel Wyboston Lakes Business And Leisure Village Great North Road Wyboston Bedford Bedfordshire MK44 3AL	BBC	Erection of a 100.7m high wind turbine with associated infrastructure (Transformer, access roads, cabling etc)	Wyboston Lakes Ltd	24/02097/EIA	<del>Not yet determined</del> Planning Permission refused 5 March 2026	N/A	1.5km	The planning application was refused in March 2025 and at the time of writing it is not clear whether the applicant intends to lodge an appeal against the decision. If not it need not be considered in the assessment of cumulative effects and can be removed from the long list.  Notwithstanding the above, even if this scheme were to ultimately come forward for development it is located 1.5km from the Order Limits at the Eaton Socon Substation, and approximately 5.8km from the nearest permanent above ground infrastructure associated with East Park Energy (at Site D). Intervisibility between the two developments would be restricted as a result of distance, and if visible within the same view as the East Park Scheme, this single turbine would be seen in the context of the existing wind farms and high voltage pylons on the horizon around the site. Whilst there is the potential for distant intervisibility, this would not result in a likely significant cumulative effect. The scheme would be scoped out of the cumulative assessment.	No
52	1	Little Barford - Urban Extension	Land at Little Barford, Bedfordshire	BBC	Request for Scoping Opinion in accordance with the Town and Country Planning (EIA) Regulations 2017 in respect of the development of up to 4400 dwellings including a proportion of age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and/or care villages; Up to 30% affordable homes; Publicly available open space and recreation including a community park, and productive landscapes; Outdoor sports pitches; Primary schools to meet locally generated need; Secondary school to meet locally generated need; Integrated bus link to the surrounding area; 4ha of employment space; Commercial floorspace, including retail, cafes, restaurants and bars; Improved pedestrian/cycle links; and provision of at least 10% biodiversity net gain.	Lands Improvements Holdings Limited	25/00392/EIASCPC	Not yet determined 5 June 2025 - EIA Required	N/A	2km	The scheme is located on a site that was proposed for allocation under Policy HOU19 of the emerging Bedford Borough Local Plan 2040, which was withdrawn from public examination in October 2025.  Whilst there is now uncertainty regarding the allocation / future development of this site following the Council's Decision to withdraw their Local Plan. Notwithstanding, were the scheme to come forward it would be separated from the East Park Energy site by the A1, A428, River Great Ouse, and St Neots, such that there would be no intervisibility. The nearest permanent above ground infrastructure associated with East Park Energy is approximately 6.1km away at Site D. The construction access to the two sites would be from different directions such that there would be no interaction. On that basis it is not considered that significant cumulative effects could occur and the scheme has been scoped out of the cumulative assessment.	No

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53	1	Cambridge to Rede Pipeline Scheme	Land North Of Papworth Everard To Station Road Stow Cum Quy Cambridgeshire	SCDC	EIA Scoping Opinion request pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the Cambridge to Rede Pipeline Scheme.	Anglian Water Services Limited	26/00198/SCOP	Scoping Report issued	19-Feb-26	8.5km	The scheme is located over 8.5km away from the Order Limits. Due to being an underground pipeline, upon completion of construction there would be little impact on visibility. Construction impacts, which will likely be the main source of adverse effects, will be mitigated through provision of a Construction Environmental Management Plan. The scheme has therefore been scoped out of the cumulative assessment.	No
54	1	Land South of Tempsford Road, Sandy, Bedfordshire	Land Part of the Former Nursery, Great North Road, Sandy	CBC	Development of the site for industrial and logistics uses (Use Classes B2 and/or B8 and/or E(g)(iii) including ancillary offices), associated vehicle parking and servicing, landscaping and associated infrastructure	CPG Sandy Ltd	CB/25/03051/FULL	Still under determination	N/A	6.9km	This site is approximately 7km from the nearest Order Limit to the, but approximately 12km from the nearest permanent above ground infrastructure proposed as part of East Park Energy (in Site D). Due to the distance between this scheme and East Park Energy, as well as the intervening landscape and development, no significant cumulative effects are anticipated. This site has therefore been scoped out of the cumulative assessment.	No
55	1	Tempsford Renewable Energy Park	Land East of Tempsford Hall, Station Road, Tempsford, Sandy, SG19 2BN	CBC	Screening Opinion: Proposed Development comprising installation of a ground mounted solar photovoltaic arrays, battery storage and an electric vehicle charging facility together with all associated works, equipment and infrastructure	Kier Property	CB/25/02695/SCN	EIA not required. Application not yet submitted	29-Jan-26	4.8km	This site is approximately 5km from the nearest Order Limit to the, but approximately 11km from the nearest permanent above ground infrastructure proposed as part of East Park Energy (in Site D), the scheme is also located to the south east of the A1 beyond the new Black Cat Roundabout Junction. Due to the distance between this scheme and East Park Energy Scheme, as well as the intervening landscape and development, no significant cumulative effects are anticipated. This site has therefore been scoped out of the cumulative assessment.	No
56	1	Land East of Park Road Moggerhanger	Land adj. and to the rear of 80 Park Road, Moggerhanger, Bedford	CBC	Outline Application: Erection up to 49 dwellings (including 30% affordable), public open space and associated drainage, landscaping, internal roads, utilities and other service infrastructure. All matters reserved except access.	Stonebond (St Albans) Ltd	CB/25/02731/OUT	Still under determination	N/A	9.6km	The scheme is located over 9km away from the nearest Order Limits and circa 15km from the nearest above ground built infrastructure. Given the intervening distance between the schemes and the resulting lack of intervisibility and the small scale of the proposed housing development it is not considered that significant cumulative effects could occur and it has been scoped out of the cumulative assessment.	No
57	1	Wintringham District Centre	Wintringham Park Cambridge Road St Neots	HDC	Reserved Matters application pursuant to Planning Permission 17/02308/OUT for the development of District Centre including general retail, food and beverage retail, office space, together with open space, access and parking, electricity substations and utility connections, drainage	Urban & Civic	25/01884/REM	Still under determination	N/A	3.3km	This Scheme forms a small / distinct part of the wider development that was already considered in the context of Scheme 33. That scheme was not taken forward for shortlisting due to its location and distance from the East Park Energy scheme.	No
58/59	1	Land at Priory Hill, St Neots	Land Adjacent St Neots Reservoir Priory Hill Road St Neots	HDC	Outline planning application for the erection of up to 600 dwellings including 40% affordable, a community hub site including car parking and mobility hub; public open space including green and blue infrastructure, incorporating footpaths, cycle ways, land for allotments, biodiversity improvements and habitat creation; associated drainage and landscaping including new and existing trees and hedgerows, junction improvements to Mill Lane/Priory Hill/ Huntingdon Road, utilities and other infrastructure. All matters reserved except for means of vehicular access.	Bloor Homes	25/01694/OUT	Still under determination	N/A	2.9km	The Scheme is located on land outside of the centre of St Neots, on the eastern side of the A1. An ES was not submitted with the application as per HDC's screening opinion (see ref. 59). The Transport Assessment provided with the application suggests that construction heavy vehicles will primarily reach the site from the A1. In a scenario where this scheme and the East Park scheme are constructed at the same time, construction traffic from both would access the A1. However, given the high levels of traffic already currently experienced on this route, effects are not likely to be significant. Additionally, it is unlikely for there to be a significant cumulative impact on landscape due to the separation of the development from the Order Limits by the settlement of Little Paxton and the A1. For these reasons this scheme has been scoped out of the cumulative assessment.	No
	1	Land at Priory Hill, St Neots	Land Adjacent St Neots Reservoir Priory Hill Road St Neots	HDC	EIA Screening opinion for proposed development for significant green and blue infrastructure, open space community facilities and supporting infrastructure alongside a development of approximately 600 dwellings	Bloor Homes	25/70051/SCRE	EIA not required. Application submitted (ref. 58)	3-Jun-25	2.9km		
60	1	Land East of Stow Road, Kimbolton	Land East Of Stow Road Kimbolton	HDC	Outline planning application with all matters reserved except for site access for the erection of up to 190 homes, provision of public open space and landscaping, surface water attenuation and associated infrastructure	Ashberry Strategic Land Limited	25/01543/OUT	Still under determination	N/A	3.5km	This scheme is located 3.5km to the north of the Order Limits and the settlement of Kimbolton. An ES has not been provided for this application. The EIA Screening letter provided with the application suggests that any adverse impacts that may arise from the scheme can be effectively mitigated, which is repeated in the assessments submitted in support of the application (e.g. Transport, LVIA). Due to the scale and location of the site this scheme has been scoped out of the cumulative assessment.	No

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61	1	Land North Of Aragon Place Stow Road Kimbolton	Land North Of Aragon Place Stow Road Kimbolton	HDC	Residential development of 65 dwellings together with new access, open space, SuDs features and associated infrastructure	Bloor Homes	25/01029/FUL	Still under determination	N/A	3.6km	This scheme is being brought forward on the same site as the allocation assessed in Scheme 13 (referenced above). For the same reasons it is not considered that there is potential for cumulative environmental effects and it has therefore been scoped out of the cumulative assessment.	No
62	1	Grafham to Cambridge Pipeline Scheme	Marlow Park Buckden Road Grafham PE28 0BH	HDC	Environmental Impact Assessment Scoping Opinion in relation to the Grafham to Cambridge Pipeline Scheme (see ref. 53)	Anglian Water Services Limited	25/70083/SCOP	Scoping report issued	20-Nov-25	2.7km	The scheme is located approximately 2.7km from the Order Limits at its nearest point. However, due to the scheme being an underground pipeline and the direction of the proposed pipeline works would be an increasing distance from the East Park Scheme as the progress.  Given the nature of the Scheme and the distance from the Order Limits, upon completion of construction there would be little impact on visibility, and landscape effects are likely to be restricted to land required or directly adjacent to the Scheme, as per SCDC's scoping report. Construction impacts, which will likely be the main source of potential adverse effects will be mitigated through provision of a Construction Environmental Management Plan. On that basis, significant cumulative effects are not considered likely and the scheme has therefore been scoped out of the cumulative assessment.  See also ref. 53 for application for assessment of another part of the same scheme submitted to SCDC, which has also been excluded from assessment.	No
63	1	Land To The West of Graveley Road, Offord D'Arcy	Land To The West of Graveley Road, Offord D'Arcy	HDC	Outline planning permission (all matters reserved except for means of access) for the development of up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure	Endurance Estates Land Promotion Ltd and Edmund George William Thornhill	25/01738/OUT	Still under determination	N/A	7.3km	The scheme is located over 7km away from the Order Limits and is very small in scale. The scale and potential for effects is referenced in the Planning Statement which notes that the submitted assessments state that any impacts of the scheme relating to either construction or post-construction can be mitigated. Due to this and the distance between the scheme and East Park Energy that limit the potential for cumulative effects, this scheme has been scoped out of the cumulative assessment.	No
64	1	Land At Huntingdon Road Brampton	Land At Huntingdon Road Brampton	HDC	Outline application with all matters reserved except for access for the erection of up to 26No. Dwellings (Use Class C3) and associated works including; car parking, landscaping and open space following demolition of existing buildings on site	R2 Developments	25/01688/FUL	Still under determination	N/A	9.9km	The scheme is located over 9km away from the Order Limits to the north, near the town of Huntingdon. Due to the distance of the scheme to East Park Energy, as well as the small scale of development, this has been scoped out of the cumulative assessment.	No
65	1	Land South West Of The Old Chapel House	Land South West Of The Old Chapel House Riseley Road Keysoe Bedfordshire MK44 2HT	BBC	Erection of 4no. new dwellings (2no. detached and 2no. semi-detached) along with new vehicular access, parking, garages and gardens	Christopher Faulkner	25/00820/FUL	Still under determination	N/A	0.7km	Despite the proximity of the scheme to the Order Limits, the proposed development is very minor in its own right and is therefore very unlikely to result in significant cumulative effects. This scheme has therefore been scoped out of the cumulative assessment.	No
66	1	Land At Former Margaret Beaufort Middle School	Land At Former Margaret Beaufort Middle School High Street Riseley Bedfordshire	BBC	Residential development (C3) of 32 dwellings alongside altered highways access, hard and soft landscaping, and all engineering, ancillary, and associated works including new electrical substation, SuDs basin, and demolition of all existing structures and hard surfaces	Progress Investment Partnership LLP	25/02182/MAF	Still under determination	N/A	1.2km	The scheme is located to the south-west of the site in the settlement of Riseley. Although the scheme is relatively close to the Order Limits, the small scale nature of the housing development suggests that significant cumulative impacts would be unlikely and therefore has been scoped out of the cumulative assessment.	No
67	1	Land At Hill Farm, Between Mill Road, The A6 And Templars Way	Land At Hill Farm, Between Mill Road, The A6 And Templars Way Sharnbrook Bedfordshire MK44 1NP	BBC	Request for Screening Opinion in respect of the development of up to 210 dwellings, a community healthcare hub, and associated open space and landscaping.	Ashberry Strategic Land	25/02546/EIASCRC	EIA not required. Application not yet submitted	30-Jan-26	6.5km	The scheme is located over 6km to the southwest of the Order Limits, near the settlement of Sharnbrook and the A6. Although a Construction Management Plan is not yet available as a full application has not been submitted, the EIA Screening Opinion from the local authority does not consider the potential impacts of the development (including construction) to be significant enough to warrant an EIA. It is unlikely there would be traffic cumulative impacts in the event this scheme and East Park Energy are constructed simultaneously, as it is proposed that the A6 is used for construction access to this scheme. Due to this, the distance from the Order Limits and lack of intervisibility between the two schemes, it is not considered that likely significant cumulative effects would occur and, as such, this has been scoped out of the cumulative assessment.	No

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68	1	Hill Farm	Hill Farm Mill Road Sharnbrook Bedford Bedfordshire MK44 1NP	BBC	All Reserved Matters For Residential Development Of 120 Dwellings On Parcels I, J & K Pursuant To The Outline Component Of Hybrid Planning Permission 22/02193/MOF	Bellway Homes Limited (Northern Home Counties)	25/02360/MAR	Still under determination	N/A	6.5km	The scheme is located over 6km to the southwest of the Order Limits, near the settlement of Sharnbrook, it is near to Scheme 67 above. It is unlikely there would be traffic cumulative impacts in the event this scheme and East Park Energy are constructed simultaneously, as it is not proposed that the A6 is used for construction access. Due to this, and the distance from the Order Limits more generally, this has been scoped out of the cumulative assessment.	No
69	Not Used											
70	1	Land at Top End, Renhold	Land At Top End Renhold Bedfordshire	BBC	Outline application for up to 49 units (including 17 affordable and 5 self build and custom build plots) associated landscaping, drainage and related infrastructure, with all matters reserved except for access	Orchestra (Renhold) Ltd	25/02557/MAO	Still under determination	N/A	8.5km	The scheme is located over 8km to the south of the Order Limits, near the settlement of Renhold. Due to the distance from the Order Limits and the small-scale of the development, this scheme has been scoped out of the cumulative assessment.	No
71	1	Land between Hookhams Lane and Ravensden Road, Salph End, Renhold, Bedford	Land Off Hookhams Lane Renhold Bedfordshire	BBC	Request for Screening Opinion in respect of proposed residential development (400 dwellings)	Manor Oak Homes Limited	25/01308/EIASCRC	EIA not required. Application not yet submitted	14-Nov-25	10km	The scheme is located 10km from the Order Limits in Saph End on the edge of Bedford. Given the distance from nearest East Park Energy order limit n(lack of intervisibility), and the local authority's screening opinion stating that environmental effects are unlikely to be significant enough to warrant submission of an Environmental Impact Assessment, this has been scoped out of the cumulative assessment.	No
72	1	Land at Graze Hill, Ravensden, Bedfordshire	Land at Graze Hill, Ravensden, Bedfordshire	BBC	All reserved matters for the erection of 163 dwellings and an extension to the country park, pursuant to Outline permission 19/00593/MAO, including variation of approved plans condition 1 attached to 21/01901/MAR, to allow for the removal of 15 garages and the substitution of house types Houlton and Rockingham to house types Abbey and Beacon from 8 plots.	Mulberry Homes	25/01385/M73	Approved	20-Nov-25	8.4km	The scheme is located over 8km south of the Order Limits on the outskirts of Bedford. Given the distance from the Order Limits, it is unlikely that, in the event of both this scheme and East Park Energy being constructed simultaneously, there would be significant cumulative effects on traffic. Therefore, this has been scoped out of the cumulative assessment.	No
73	1	Thurleigh Road Solar Farm	Land East Of Twinwood Road Oakley And Clapham And Land South East Of Thurleigh Road Milton Ernest And Thurleigh	BBC	Solar farm with ancillary infrastructure	PACE Elevate Energy Limited	25/01292/MAF	Approved	19-Feb-26	7.8km	The scheme is located over 7km to the southwest of the Order Limits. The Transport Assessment provided to support the application notes that access to the site during construction will be from Thurleigh Road, accessible from the A6. Due to this being a different point of access in construction compared to East Park Energy, this has been scoped out of the cumulative assessment.	No
74	1	Bedford Technology Park Wind Turbine	Bedford Technology Park, Thurleigh, Bedford, MK44 2YA	BBC	Request for Screening Opinion in respect of the installation of a wind turbine.	Ennovus Solutions Ltd.	25/02504/EIASCRC	EIA not required. Application not yet submitted	6-Mar-26	5.8km	This scheme is located approximately 5.8km from the nearest order limit and permanent above ground infrastructure associated with East Park Energy. Intervisibility between the two developments would be restricted as a result of distance and intervening development / topography and landscape features. If it were visible within the same view as the East Park Scheme, this single turbine would be seen in the context of existing large scale commercial and industrial development on the Bedford Aerodrome site, it would also be seen in the context of pylons on the horizon. Whilst there is limited potential for distant intervisibility, this would not result in a likely significant cumulative effects and as such, the scheme has been scoped out of the cumulative assessment.	No
75	1	The Orchard Garden Farm	The Orchard, Garden Farm, The Town, Great Staughton, St Neots, PE19 5BE	HDC	Variation of Condition 1 (Approved plans) for 24/02336/S73 relating to Condition 2 for permission 17/00764/FUL	Zantra Ltd.	25/02081/S73	Approved	28-Jan-26	<0.1km	This scheme is located partly within the Order Limits to the north of East Park Energy. However, due to the original site already being developed and the Section 73 applications for the site unlikely to result in significant effects due to the minor scale of the original development, this has been scoped out of the cumulative assessment.	No
76	1	The Orchard Garden Farm	The Orchard, Garden Farm, The Town, Great Staughton, St Neots, PE19 5BE	HDC	Variation of Condition 2 (Approved plans) and Condition 9 (Hours of deliveries or dispatches) for 17/00764/FUL	Zantra Ltd.	24/02336/S73	Approved	25-Feb-26	<0.1km	This scheme is located partly within the Order Limits to the north of East Park Energy. However, due to the original site already being developed and the Section 73 applications for the site unlikely to result in significant effects due to the minor scale of the original development, this has been scoped out of the cumulative assessment.	No

Tiers

Ref	Tier	Project Name	Location	LPA (HDC, ENDC, NNC or BBC)	Development Description	Developer / Applicant Name	Planning Ref	Status Summary	Decision Date	Distance from Order Limits	Potential for Significant Cumulative Effects	Take forward to Short List? (Y/N)
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**Tier 1**

- i) development currently under construction;
- ii) approved applications which have not yet been implemented (covering the past five years and taking account of those that received planning consent over three years ago and are still valid but have not yet been completed);
- iii) submitted applications not yet determined;
- iv) refused applications, subject to appeal procedures not yet determined;

**Tier 2**

- v) projects on the Planning Inspectorate's Programme of Projects where a scoping report has been submitted;

**Tier 3**

- vi) on the National Infrastructure Planning Programme of Projects;
- vii) development identified in the relevant Development Plan(s) captured within the Zol;
- viii) development identified in other plans and programmes which set the framework for future development consents/approvals, where such development is reasonably likely to come forward.

HDC = Huntingdonshire District Council  
 ENDC = East Northamptonshire District Council  
 BBC = Bedford Borough Council