

The Drovers Solar Farm

Applicant's Update Note on Published Information and Cumulative Assessment on Agricultural Land Quality

Prepared by: Kernon

Date: June 2026

PINS reference: EN0110013

Document reference: APP/8.9 (Original)

The Infrastructure Planning (Examination Procedure) Rules 2010



**THE DROVES SOLAR FARM
[EN0110013]**

**UPDATE NOTE ON
PUBLISHED INFORMATION
AND CUMULATIVE ASSESSMENT
ON AGRICULTURAL LAND QUALITY**

27th May 2026





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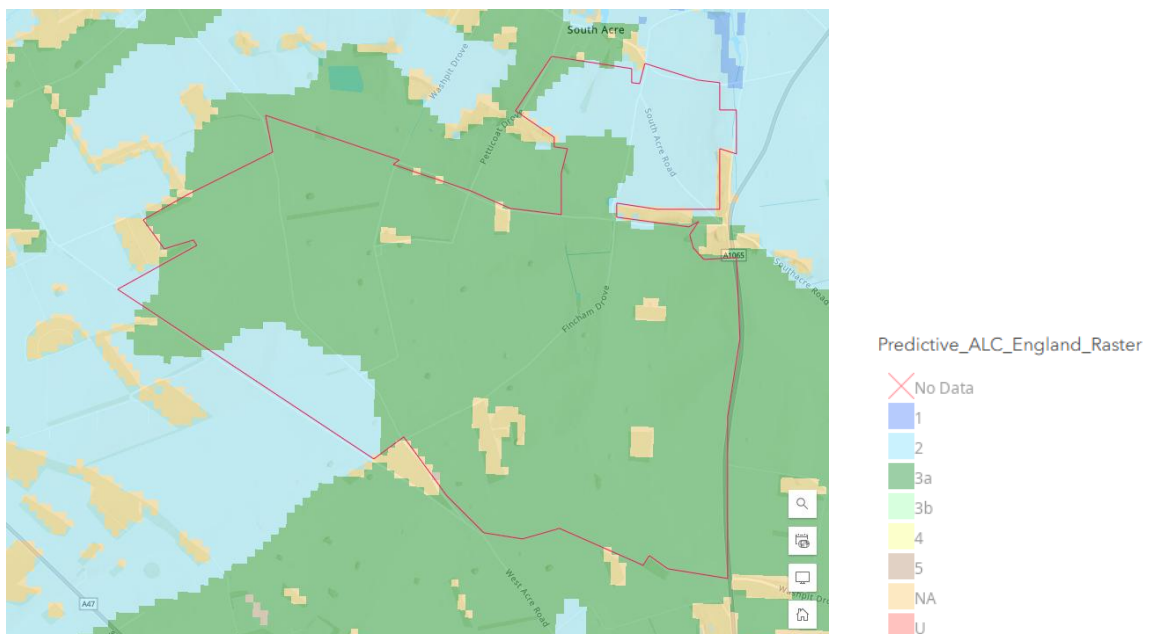
1 INTRODUCTION

- 1.1 This Update Note is provided to advise the examination of new information that has been published since the Environmental Statement (ES) for The Droves Solar Farm was produced (January 2026), and which supersedes some of the published information referred to in ES Volume 1 Chapter 11 Soils and Agriculture [AS-018].
- 1.2 The ES Chapter refers to the Provisional Agricultural Land Classification (ALC) mapping and the Likelihood of Best and Most Versatile Land mapping, in section 11.6 and with reproductions at Plates 11-1 and 11-2. The Department for the Environment, Food and Rural Affairs (Defra) has now published a new Predictive Agricultural Land Classification Map for England (2026) (online from April 2026) which supersedes both those maps.
- 1.3 This Update Note:
- (i) provides the new mapping information;
 - (ii) comments on the changes; and
 - (iii) summarises any implications.
- 1.4 In addition, this response updates and expands the information provided, and the breadth of assessment, of the wider effects from other proposed developments across Norfolk. This follows on from relevant representations received in relation to the project (especially by Norfolk County Council [RR-043] and by comments made by Interested Parties at the Issue Specific Hearing on 7 May 2026), and provides an update based on additional predictive ALC information and site-specific information for other sites now available that was not available at the date of the ES.
- 1.5 This Update Note is structured as follows:
- (i) section 2 sets out the new Predictive ALC Map and what the results are for the land within the Order Limits;
 - (ii) section 3 sets out the changes as a result of the new map, including for a county-wide and national analysis of the amount of land of BMV quality;
 - (iii) section 4 sets out the implications in respect of the Proposed Development; and
 - (iv) section 5 sets out an update to the Cumulative Assessment that the new map now enables, and the implications in a local, county and national context;
 - (v) with conclusions in section 6.

2 NEW MAPPING AVAILABLE

- 2.1 As described in the ES Volume 1 Chapter 11, the mapping information available at the time of the assessment primarily comprised the “provisional” ALC map (produced by MAFF between 1967 and 1974) and the Likelihood of BMV maps produced by Natural England in 2017.
- 2.2 In December 2025, the Department for the Environment, Food and Rural Affairs (Defra) published an update to the ALC methodology (“ALC of England and Wales: Guidelines for grading the quality of agricultural land”, updated December 2025). This does not alter the basic 1988 grading methodology; however, it clarifies some of the text.
- 2.3 As announced in the “Land Use Framework” (March 2026), Defra has produced a new Predictive ALC Map for England. This is still a predictive map, but predicts likely grade based on the 1988 ALC methodology, as updated.
- 2.4 Because Defra’s new map is still a predictive map, it does not negate the need for ALC field survey, and therefore is for use in strategic decision making rather than for site-specific uses.
- 2.5 The Order Limits are shown on the new map base below. The area is shown as mostly predictive Subgrade 3a with areas of predictive Grade 2.

Insert 1: New Predictive ALC Map with Site Edged Red

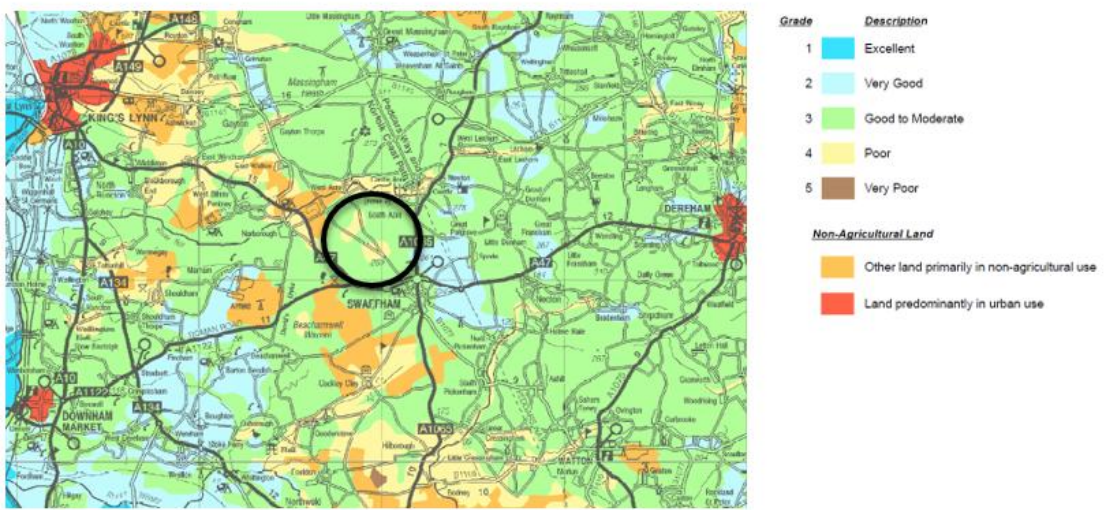


3 COMMENTS ON THE CHANGES

3.1 The “Provisional” ALC map from the 1970s showed the Order Limits as mostly undifferentiated Grade 3 with some areas of Grade 4, as per ES Chapter 11 Soils and Agriculture, plates 11-1 and 11-23. The Order Limits were located in an area identified as having a Low Likelihood of BMV, as shown on Plates 11-2 and 11-24. These are reproduced for ease of reference, below. They show that the Site lies in an area that is predicted to be some of the poorest in the wider area, being undifferentiated Grade 3 and some Grade 4, and likely less than 20% BMV by area.

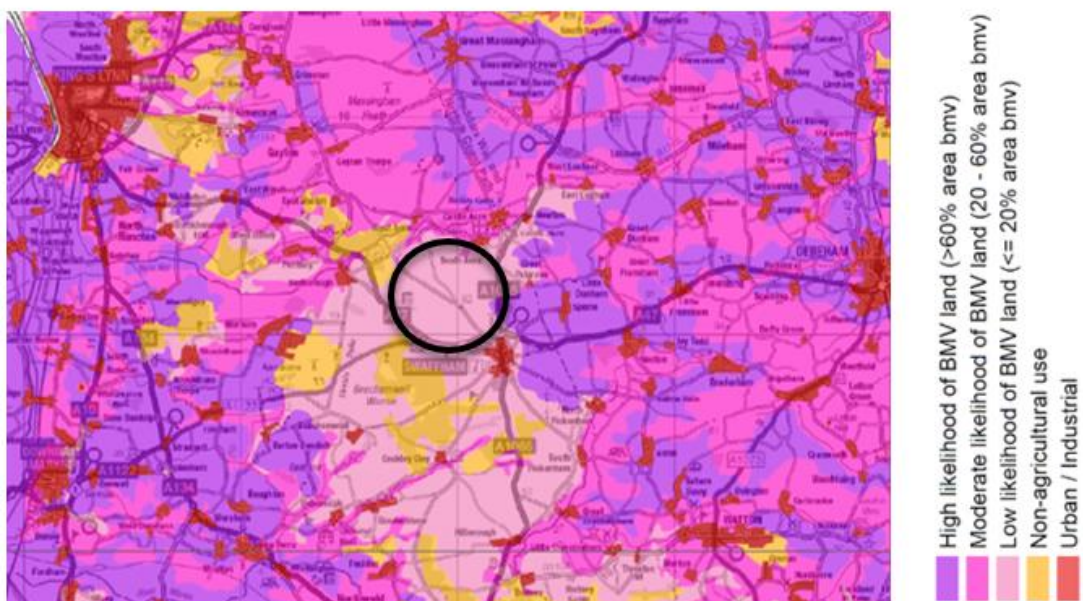
Insert 2: Now-Superseded Provisional ALC Map

Plate 11-23 Provisional ALC, Site circled approx.



Insert 3: Now Superseded Likelihood of BMV Map

Plate 11-24 Likelihood of BMV, Site circled approx.



- 3.2 The new Predictive ALC Map for England supersedes the provisional map. It will not alter the conclusions of the ES, because that is based on a detailed ALC survey, but it will affect the assessment of the context within which the Site is considered.

- 3.3 The Predictive ALC Map for England now predicts that all the agricultural land in the Order Limits will be of BMV quality. Part of the reason that areas of Grade 3 have now been predicted to be Grade 2 is explained in the Development of a Predictive Agricultural Land Classification Map for England “Final Report”, by Cranfield Environment and Agrifood (July 2025) in the following extract.

Insert 4: Extract from Research Report

Changes from specific grades between the Provisional ALC and Predictive ALC map

Changes between Provisional ALC Grade 3 to Predictive ALC Grade 2

Figure 8 shows the areas where Grade has changes from grade 3 to grade 2 on the Predictive ALC map. This covers 7.4% of the total area of England. A large area in Norfolk, South of Hunstanton (Figure 8) that was provisionally graded as 3 are largely on the [Newmarket 2](#) and [Barrow](#) soil associations. These soils are well drained and easily worked and cropping indicates that they are under arable agriculture. The grading guidelines (MAFF, 1966) used for the provisional map considered these soils too dry for the higher ALC grades but when applying the revised MAFF 1988 guidelines, this is not the case, and they are graded as Grade 2.

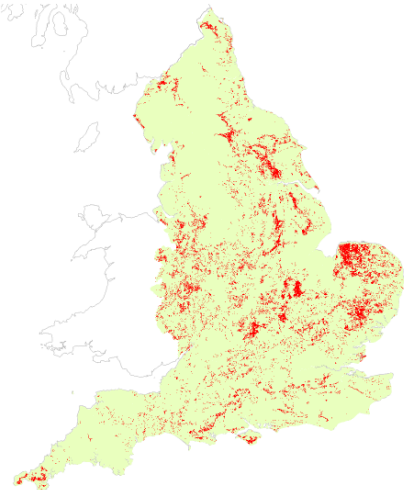
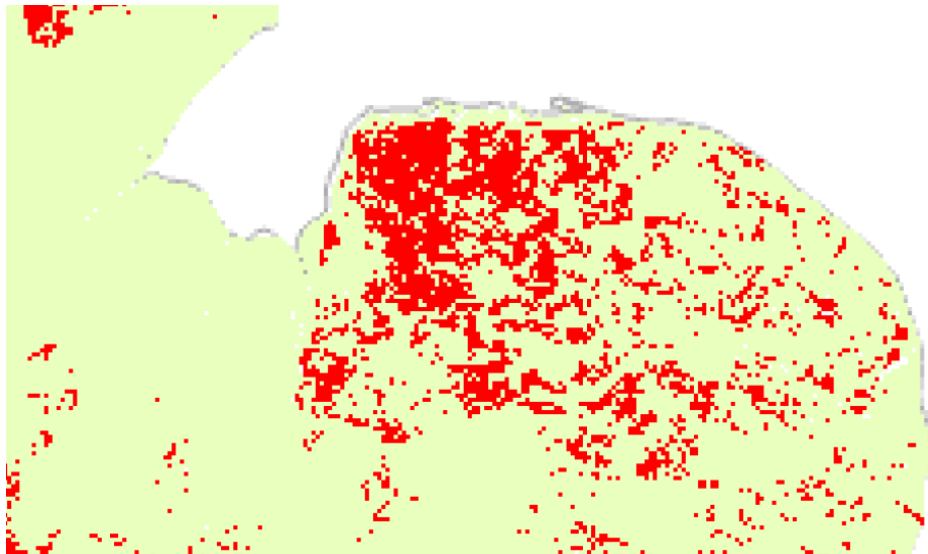


Figure 8 Areas in red changing from Grade 3 (Provisional ALC) to Grade 2 (Predictive ALC)

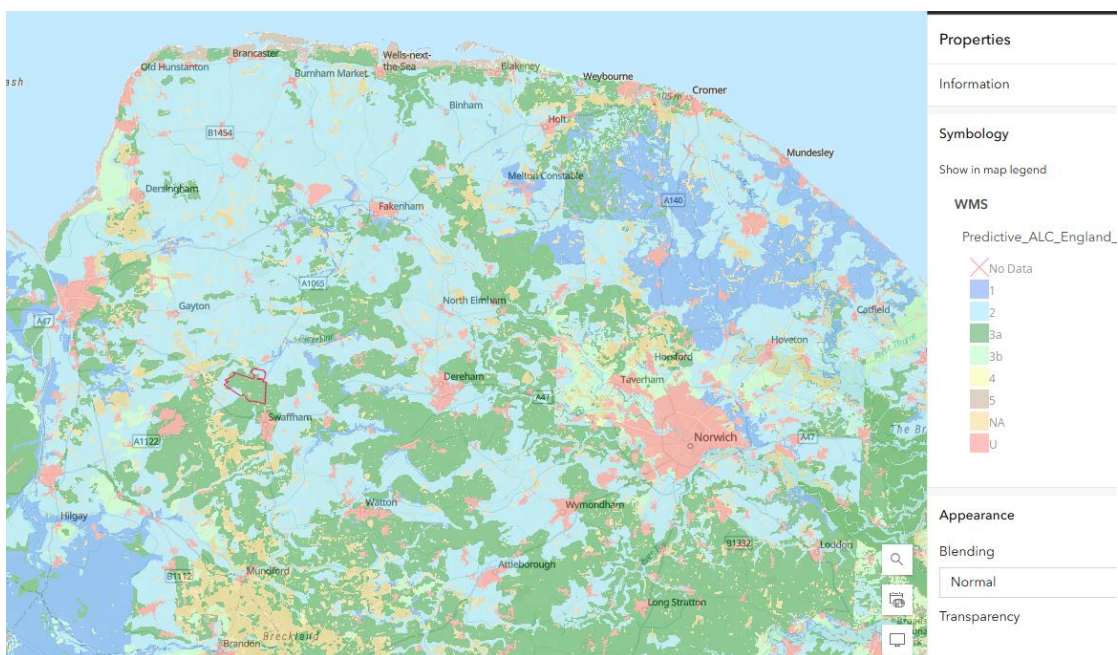
- 3.4 The map extract shows how extensive the predicted change from Grade 3 to Grade 2 is across Norfolk. A zoomed-in image is shown below.

Extract from Insert 4 Map



- 3.5 As shown on the extract below, with the Site edged red for reference, Norfolk is now shown as mostly of BMV quality and mostly of Grades 1 and 2. With the exception of a few generally small areas of Subgrade 3b, Subgrade 3a is the lowest quality predicted.

Insert 6: Extract from Predictive ALC Map for England



- 3.6 A larger copy of this plan is at **Attachment A**.
- 3.7 As set out in ES Chapter 11, under the provisional ALC map Natural England estimated that 42% of agricultural land was of BMV quality (11.8.97). Based on the provisional ALC maps, Table 11-8 estimated that 37% of Breckland would be BMV and 53% of Norfolk.

3.8 Those estimates are now out of date. The new Predictive ALC Map has not yet been accompanied by regional or local authority statistical analyses. However, the national analysis (as set out in the Development of a Predictive ALC Map for England, Final Report, Cranfield Environment Centre (July 2025)) sets out the statistics as follows. This shows that an estimated 50.7% of agricultural land in England is predicted to be of BMV quality.

Table 1: Breakdown of Predictive ALC in England

| ALC Grade | Percentage of all land (%) | Percentage of agricultural land (%) |
|------------------|-----------------------------------|--|
| 1 | 3.5 | 4.4 |
| 2 | 15.2 | 19.0 |
| 3a | 21.9 | 27.3 |
| 3b | 24.5 | 30.5 |
| 4 | 7.6 | 9.5 |
| 5 | 7.5 | 9.3 |
| Non-ag | 8.4 | - |
| Urban | 11.4 | - |
| Total | 100.0 | 100.0 |

3.9 It is evident from an inspection of the new map (**Attachment A**) that the percentage of Norfolk that is of BMV quality is now much higher than 53%.

4 IMPLICATIONS FOR THE ES

- 4.1 There are no significant implications for the ES, because the Site has been the subject of a detailed ALC and the amended information relates to predictive mapping. The detailed ALC field results are not affected by the new mapping.
- 4.2 The new map needs to be considered in so far as the provisional and Likelihood of BMV maps were used in assessing the wider context. References to the provisional ALC maps, the Likelihood of BMV maps, and the breakdown estimates by ALC grades (ES Chapter 11 Table 11-8) are based on mapping that has now been superseded. Reference should now be made to the new Predictive ALC Map for England.
- 4.3 There are no project-specific changes to the ALC results, which have been assessed following detailed ALC field survey.
- 4.4 In terms of the commentary in ES Chapter 11 section 11.7, the Order Limits still represent the lowest quality land predicted for most of Norfolk, with only limited areas shown as predicted Subgrade 3b (west of Dersingham, east of Roydon, northwest of Norwich and east of Potter Higham being the largest areas predicted to be poorer quality).

5 CUMULATIVE ASSESSMENT AND UPDATES

Cumulative Assessment in the ES

- 5.1 As set out in section 11.11 of the ES, Volume 1, the cumulative assessment was based on the methodology identified. This was set out in ES Volume 2 Appendix 2.4 Cumulative Schemes [APP-136]. This, as per the extract below, set the cumulative assessment in terms of agriculture at a Norfolk-wide level, but for NSIP schemes only.

Insert 7: Extract from Table 2.2

| | |
|-----------------------|---|
| Soils and Agriculture | <p>The majority of 'other existing development and/or approved development' established by the long list comprise permanent, irreversible development of land (agricultural or otherwise).</p> <p>For cumulative developments which are allocated through local policy, or where planning consent has been granted, the resultant loss of any BMV land has been accepted in planning terms and therefore considered as part of the baseline environment. Therefore, it is not considered necessary to consider cumulative effects on BMV agricultural land from allocated or approved cumulative developments which are not NSIPs in Norfolk are not considered further in the cumulative effects assessment on BMV agricultural land.</p> <p>Norfolk (NSIP applications only).</p> |
|-----------------------|---|

Updated Assessment

- 5.2 Chapter 11-10 set out the ALC results for EN0110010 High Grove Solar, and EN 0110014 East Pye Solar, as available at the time, which was very limited. Both projects have now published ALC data, which is reproduced below, with a full table in **Attachment B**.

Table 2: ALC Data, NSIPs in Norfolk

| ALC Grade | The Drovers (ha) | High Grove (ha) | East Pye (ha) | Total (ha) |
|------------------------|------------------|-----------------|---------------|--------------|
| 1 | 18 | 0 | 0 | 18 |
| 2 | 276 | 354 | 397 | 1,027 |
| 3a | 161 | 761 | 432 | 1,354 |
| 3b | 324 | 536 | 170 | 1,030 |
| 4 | 20 | 0 | 28 | 48 |
| 5 | 0 | 0 | 0 | 0 |
| Not surveyed and roads | 27 | 0 | 16 | 43 |
| Non-agricultural | 13 | 7 | 10 | 30 |
| Total | 839 | 1,658 | 1,043 | 3,540 |

5.3 Cumulatively these three proposed developments involve the use of 3,510 ha of agricultural land. Of this, 2,399 ha is of BMV quality.

5.4 Published statistics about agricultural land use are provided in Table 3, including for cereals and uncropped arable (2025 figures)

Table 3: Total and Some Crop Areas (ha)

| Administrative area | Total area on holdings (ha) | Total cereals (ha) | Uncropped arable land (ha) |
|-----------------------------|-----------------------------|--------------------|----------------------------|
| Norwich and East Norfolk | 50,532 | 19,315 | 3,067 |
| North and West Norfolk | 191,920 | 75,855 | 21,718 |
| Breckland and South Norfolk | 175,181 | 68,251 | 20,353 |
| Total Norfolk | 417,633 | 163,421 | 45,138 |
| Breckland | 98,803 | 34,478 | (info not available) |

Source: Structure of the agricultural industry in England and the UK at June, last updated 11 December 2025.

5.5 Individually, The Droves would represent 0.201% of the total area on agricultural holdings of Norfolk (839/417,633 x 100) and 0.8% of the total area on holdings in Breckland.

5.6 Cumulatively, the three proposals (The Droves, High Grove and East Pye) will involve 3,510 ha of agricultural land, which will represent 0.840% of the total area on agricultural holdings of Norfolk – this remains, therefore, a very small proportion.

5.7 As set out in the ES Chapter 11, the quantity of agricultural land that will be irreversibly lost (by sealing over or irreversible downgrading) with solar farms is small. In the main, a solar farm is a reversible use of land with limited land lost by sealing-over or downgrading.

5.8 That is not the case for most residential or industrial development. No assessment was made of those developments cumulatively with The Droves Solar Farm, for the reasons set out in the ES. Following the comments of Norfolk County Council, however, who requested a wider assessment of cumulative effects, the results are provided. In **Attachment B** is the full long and short list (from Table 2-3 of Appendix 2.4 of the ES), with the information provided.

5.9 Many of the applications on the long list have no published information regarding land quality. Of those that do, the following is known:

- (i) A47 North Tuddenham to Easton involves 187 ha of Grade 2 and 3a;

- (ii) the Grantham to Bexwell Pipeline involves an estimated 543 ha of BMV;
- (iii) Boulton Solar involves 18 ha of Subgrade 3b land;
- (iv) Palgrave Road solar involves 33.4 ha of Grades 2 and 3a and 61 ha of Subgrade 3b.

5.10 These schemes involve a total of 763 ha of land of BMV quality.

5.11 For the proposed allocations for non-agricultural development, we provide the Predictive ALC data. Using that map, the analysis shows that the proposed allocations will involve over 500 hectares of predictive BMV agricultural land, which will all be irreversibly developed.

Table 4: Summary of Draft Allocations

| Local Planning Authority | BMV land in Draft Allocations (ha) |
|---------------------------------|---|
| Kings Lynn | 341 |
| North Norfolk | 131 |
| Breckland | 43 |
| Greater Norwich | 2 |
| Total | 517 |

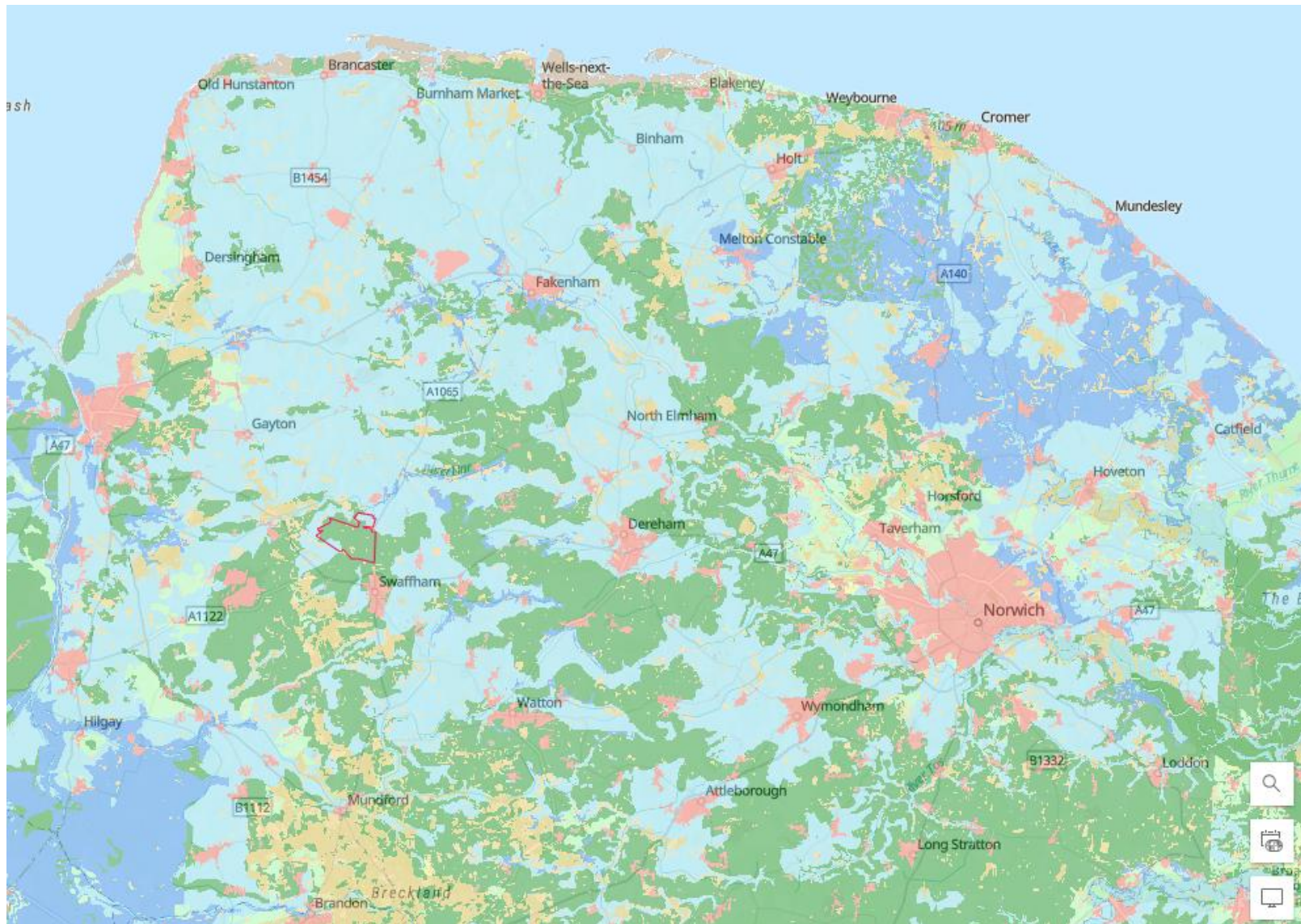
5.12 These are mapped on the plan at **Attachment C**.

5.13 If these are added to the land used (ie total site areas) of the three NSIP solar schemes, the cumulative amount of land used would rise to 4,027 ha, which would represent 0.96% of the agricultural land on holdings in the County – again, this remains a very small proportion.

6 CONCLUSIONS

- 6.1 This Update Note provides factual updates on two matters:
- (i) the new Predictive ALC Map for England, which is relevant in assessing the wider context;
 - (ii) a wider and updated cumulative assessment table, also now based on the new predictive ALC map where detailed site data is not available.
- 6.2 The new information is provided and provides contextual information. The Site was the subject of a detailed ALC survey and that information, and accordingly the assessment completed against the detailed information remains unchanged.
- 6.3 The new ALC map predicts that the majority of agricultural land in Norfolk is likely to be of BMV quality, which is expected to be much more commonplace than the previous provisional ALC maps, especially in terms of the amount of Grade 2 land in the County.
- 6.4 The updated and expanded cumulative assessment identifies that most of the schemes assessed, where land quality is known, involve land of BMV. Most of the Proposed Allocations across the County involve land of BMV quality.
- 6.5 No change is required to the conclusions of the ES as a result of either the new predictive ALC map, or the updated and expanded cumulative assessment.

ATTACHMENT A
Extract from Predictive ALC Map for
England



Properties

Information

Symbology

Show in map legend

WMS

Predictive_ALC_England_

- No Data
- 1
- 2
- 3a
- 3b
- 4
- 5
- NA
- U

Appearance

Blending

Normal

Transparency

ATTACHMENT B
Long and Short List of Cumulative
Schemes

NSIPs as identified in PINS Scoping Opinion and Scoping Opinion Request within 25km -

| | Project/planning reference | Description | Distance to Site (all approximates) | Source | ALC grades (ha) |
|---|-----------------------------------|--|---|---|---|
| 1 | EN0110010 | High Grove Solar - RWE Renewables UK Solar and Storage Ltd The Scheme comprises the installation of solar photovoltaic (PV) generating panels, on-site energy storage facilities, grid connection infrastructure and ancillary works. The Scheme would have a generating capacity of approximately 720MW. | Adjoining the Site boundary | Scoping opinion (October 2024) PEIR CH5 Ag Land and Soils | Grade 2: 354 ha Grade 3a: 761 ha Grade 3b: 536 ha Non-ag: 7 ha Total 1,658 ha Perm loss likely <20 ha |
| 2 | EN010079 | Norfolk Vanguard Offshore Windfarm (OWF) – East and West - terrestrial elements Norfolk Vanguard Limited – RWE acquired portfolio in 2023. Vanguard East and West form part of Norfolk Offshore Wind Zone. | 6km to Project substation (terrestrial element) | ES Chapter 21 Land use and Agriculture | Grade 1: 57.62 ha Grade 2: 153.29 ha Undifferentiated Grade 3: 276.18 ha Grade 4: 5.6 ha Grade 5: 1.58 ha Non-ag: 0.05 ha |
| 3 | EN010087 | Norfolk Boreas Offshore Windfarm (OWF)- Norfolk Vanguard Limited Norfolk Vanguard Limited – RWE acquired portfolio in 2023. Vanguard Boreas form part of Norfolk Offshore Wind Zone | 6km to Project substation (terrestrial element) | ES Chapter 21 Land use and Agriculture | Grade 1: 52.6 ha Grade 2: 159.2 ha Grade 3 (all to be considered as 3a): 294.3 ha Grade 4: 5.6 ha Grade 5: 0 ha Non-ag: 1.5 ha |

| | | | | | |
|---|-----------|---------------------|------|---|--|
| 7 | EN0110014 | East Pye Solar Farm | 40km | ES Chapter 15 Soils and Agriculture | Grade 1: 0 ha Grade 2: 397 ha Grade 3a: 432 ha Grade 3b: 170 ha Grade 4: 28 ha Non-ag/non-surv: 16 ha Total: 1,043 ha Perm loss including trees 20.4 ha |
|---|-----------|---------------------|------|---|--|

NSIP Applications within 25km

| | Project/planning reference | Description | Distance to Site (all approximates) | Source | ALC data (ha) |
|---|----------------------------|--|-------------------------------------|---|--|
| 1 | EN020003 | Kings Lynn B Connection Project - National Grid Electric Lines, King's Lynn overhead transmission line, 2.8 km long. | 18km | N/A | N/A |
| 2 | EN010039 | Palm Paper 3 CCGT Power station Kings Lynn - Palm Paper Ltd A natural gas fired combined cycle gas turbine plant, with a thermal capacity of 162MW to provide electricity and steam entirely for internal use within the Palm Paper mill. | 18km | The Examination documents relating to this project have been archived and are no longer available on this site. | |
| 3 | TR010038 | A47 North Tuddenham to Easton - Highways England Dualling of the single carriageway section of the A47 between Norwich and Dereham, linking together two existing sections of dual carriageway. The scheme will provide a new route to the south of Hockering and to the north of Honningham and include new junctions with locations yet to be determined. | 23km | Es- Agricultural Land Classification (March 2021) | Grade 2: 54.3 ha Subgrade 3a: 133 ha Subgrade 3b: 18.4 ha Grade 4: 8.9 ha Non-ag: 69 ha Not surveyed: 1.5ha |

Local Authority Applications within 25km (Breckland Council, King's Lynn & West Norfolk)

| | Project/ planning reference | Description | Distance to Site (all approximate) | Source | ALC data (ha) |
|---|-----------------------------------|--|--|------------------|--------------------|
| 0 | 3SO/2024/0002/ SCO | Indigo Corporation Limited Scoping Opinion Request for proposed development of a 400,000 bird broiler farm - Scoping Opinion | 1km | No ALC documents | Not available (NA) |
| 2 | 3SR/2021/0001/ SCO | Private Applicant Scoping Opinion Request for 8 Poultry Houses with associated admin blocks, feed bins and ancillary development. | 23km | No ALC documents | NA |
| 3 | 3SO/2020/0002/ SCO | Amber Real Estate Investments Scoping Opinion Request for upgrade of existing poultry unit | 24km | No ALC documents | NA |
| 5 | 3SO/2018/0003/ SCO | Dignity Funerals Ltd Scoping Opinion Request for proposed crematorium facility | 23km | No ALC documents | NA |
| 6 | 3SO/2017/0003/ SCO | Broadland Poultry Scoping Opinion Request to demolish 4 poultry sheds & erect 3 replacement sheds, 1 agricultural barn & new vehicular site access | 22km | No ALC documents | NA |
| 7 | PF/22/2300 | Private Applicant A balanced cut and fill irrigation reservoir (up to 120,000m ³), water pumping station, landscaping works and associated buried pipeline(s) | 14km | No ALC documents | NA |

| 8 | 22/01648/FM | Wild Ken Hill Change of use of existing buildings and new buildings to provide - new visitor centre, cafe, event and retail space, indoor play building, bike hire service, change of use of land to play facilities and creation of new bike tracks, woodland edge glamping units, car parking, new landscaping and off-road path. | 23km | No ALC documents | NA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|---------------|--|-------------|---------------------------|---|-----------------|---------------|-------------|-------------|---------------------------|------------------|-----------|--|--|--------------|----------------|---|---|---|---|---|----------------|-----|---|------|-------|-----|----------------------|-----|---|-----|----|---|---------|----|----|----|---|---|------------------------------|----|----|---|----|---|--------------|------------|------------|------------|------------|-----------|
| 9 | 22/00357/FM | Anglian Water Services Ltd Hybrid Planning Application for the proposed Grantham to Bexwell Pipeline Scheme with full planning consent sought for 95 kilometres of pipeline and 4 kilometre spur, and outline consent for associated above ground infrastructure at Elton and Welby Heath with all matters reserved except for access. | 19km | ES – Volume 2- Main Text | <p>Table 10-10: Distribution of ALC Grades by local authority area using combined Pre and post 1988 ALC maps (hectares)</p> <table border="1"> <thead> <tr> <th rowspan="2">Local Authority</th> <th rowspan="2">Working width</th> <th>ALC Grade 1</th> <th>ALC Grade 2</th> <th>ALC Grade 3a⁺</th> <th>Non Agricultural</th> </tr> <tr> <th colspan="3">BMV = 99%</th> <th>Non BMV = 1%</th> </tr> </thead> <tbody> <tr> <td>North Kesteven</td> <td>5</td> <td>-</td> <td>-</td> <td>5</td> <td>-</td> </tr> <tr> <td>South Kesteven</td> <td>218</td> <td>-</td> <td>57.9</td> <td>154.8</td> <td>5.4</td> </tr> <tr> <td>City of Peterborough</td> <td>149</td> <td>1</td> <td>107</td> <td>41</td> <td>-</td> </tr> <tr> <td>Fenland</td> <td>91</td> <td>68</td> <td>24</td> <td>-</td> <td>-</td> </tr> <tr> <td>King's Lynn and West Norfolk</td> <td>83</td> <td>53</td> <td>-</td> <td>31</td> <td>-</td> </tr> <tr> <td>Total</td> <td>546</td> <td>22%</td> <td>35%</td> <td>42%</td> <td>1%</td> </tr> </tbody> </table> <p>Notes: Assumed provisional Grade 3 equates to Subgrade 3a land (BMV land).</p> | Local Authority | Working width | ALC Grade 1 | ALC Grade 2 | ALC Grade 3a ⁺ | Non Agricultural | BMV = 99% | | | Non BMV = 1% | North Kesteven | 5 | - | - | 5 | - | South Kesteven | 218 | - | 57.9 | 154.8 | 5.4 | City of Peterborough | 149 | 1 | 107 | 41 | - | Fenland | 91 | 68 | 24 | - | - | King's Lynn and West Norfolk | 83 | 53 | - | 31 | - | Total | 546 | 22% | 35% | 42% | 1% |
| Local Authority | Working width | ALC Grade 1 | ALC Grade 2 | ALC Grade 3a ⁺ | Non Agricultural | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | BMV = 99% | | | Non BMV = 1% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| North Kesteven | 5 | - | - | 5 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| South Kesteven | 218 | - | 57.9 | 154.8 | 5.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Peterborough | 149 | 1 | 107 | 41 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fenland | 91 | 68 | 24 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| King's Lynn and West Norfolk | 83 | 53 | - | 31 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 546 | 22% | 35% | 42% | 1% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 21/01580/FM | Anglian Water Services Ltd Proposed hybrid for the proposed Bexwell to Bury St Edmunds Pipeline Scheme with full planning consent sought for a proposed 70 kilometre pipeline and associated above ground infrastructure at Gazeley, Isleham and Woodditton; and outline consent for above ground infrastructure at Bexwell, Kentford Ladys Green and Rede with all matters reserved except | 19km | No ALC documents | NA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | |
|----|-------------|---|------|----------------------------------|-----------------|
| | | access | | | |
| 11 | 21/02302/FM | C/O Landpro Services – Boulton Brooks (Renewables Hall Farm) Ltd Proposed development of a ground mounted solar farm and associated infrastructure, access and grid connection cable | 14km | AMET Property – ALC report | Grade 3b: 18 ha |
| 12 | 21/00262/FM | Norfolk Farm Leisure Limited Proposed construction and operation of an eco-leisure and tourism facility comprising holiday lodges, clubhouse and spa, boat house and jetties, staff accommodation with other ancillary development including access road, car parking, electric vehicle charging points, outside recreational facilities, follies, renewable energy generation, site security measures, drainage, hard and soft landscaping and biodiversity enhancements together with highway improvements to East Winch Road, Church Lane and Ashwicken Road and temporary construction access route. | 7km | No ALC documents | NA |
| 13 | 22/01650/FM | Wild Ken Hill Change of use of land to provide 20 touring caravan pitches with hard standing; change of use of land to create areas for camping and grass touring caravan pitches; change of use of existing buildings and new building | 25km | No ALC documents | NA |

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| | | to provide - visitor utility building, reception/retail area and storage area, creation of parking area (temporary parking/drop off) new landscaping and off road path. | | | |
| 14 | 22/01706/FM | J & J Wildflower Properties Retrospective Application for an additional 10 touring caravans, with installation of 10 holiday lodges, service block, cafe, access road and caravan storage | 15km | No ALC documents | NA |
| 15 | 22/02114/F | Wicken Farming Company Ltd Construction of a clay lined irrigation reservoir within an arable field using all excavated soils within the field area to form the embankments. No soils will be removed from the site. | 6km | No ALC documents | NA |
| 16 | 24/01689/FM | British Sugar Creation of a new water storage reservoir in connection with the sugar beet processing and the animal feed drying technology from the British Sugar site | 19km | British sugar: Wissington Storage pong expansion – Planning Statement | Grade 1: 7.3ha Grade 2: 2.7ha Subgrade 3a: 1.0ha |
| 17 | 23/01826/FM | Newcome-Baker Farms Limited Erection of two poultry sheds and associated development, including feed silos, two weigh rooms, an extension to the dead bird shed, an additional water tank, extension to the access road and re-positioning of the existing landscaped earth bund | 23km | No ALC documents | NA |

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| 18 | 23/02066/FM | Extension of the site to create 28 new all-weather touring caravan pitches, 4 premium pitches, 2 new accessible pitches, 12 camping pitches, 15 glamping safari tent pitches and existing pitch improvements. Enlargement and refurbishment of the existing reception building, two new toilet block buildings following demolition of existing, siting of managers accommodation unit and utilities pod and improvements to the internal access road. | 17km | No ALC documents | NA |
| 19 | PL/2022/1215/F | Low Carbon Solar Park 15 Ltd - Construction and operation of a solar photovoltaic farm with battery storage and associated infrastructure, including inverters, substations, security cameras, fencing, access tracks and landscaping | 2km | LRA ALC Survey | Grade 2: 8.1 ha Grade 3a: 25.3 ha Grade 3b: 60.8 ha NA: 0.4 ha |
| 20 | PL/2025/1791/S CO | Crown Chicken Ltd - Request for a formal Scoping Opinion from the LPA under Part 4 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – 4no. replacement poultry breeder sheds and ancillary development | 10km | No ALC data | NA |
| 21 | PL/2025/1516/S CR | Screening Opinion for a Solar PV development Applicant: (Radiance Energy (C/O Agent) | 8km | Screening Opinion | Predicted Grade 2 |

Local Authority Development Plan Documents- Allocations within 25km

| | Project/planning reference | Description | Distance to site (all approximates) | Source | ALC data (ha) |
|---|--|---|-------------------------------------|--------------------------------|--|
| 1 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E1.2 | King's Lynn - Town Centre Retail Expansion Area: Significant expansion and enhancement of retail and other town centre uses will be encouraged in the area indicated on the Policies Map to provide or contribute to an additional 20,000m ² of retail and related floorspace. | 20km | Predictive ALC Map for England | Urban |
| 2 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E1.5 | King's Lynn – Boal Quay: Land amounting to 4.1 hectares is allocated for residential development of some 350 dwellings. | 20km | Predictive ALC Map for England | 50% Urban 50% Grade 2 |
| 3 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E1.6 | King's Lynn – South of Parkway: Land amounting to 8.8 hectares is allocated for residential development of some 260 dwellings. | 20km | Predictive ALC Map for England | 90% Urban 10% Subgrade 3a |
| 4 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E1.7 | King's Lynn – Land at Lynnsport: Land amounting to 9.1 hectares is allocated for residential development at least 297 dwellings. | 17km | Predictive ALC Map for England | Urban |
| 5 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E1.12 | King's Lynn- Employment Land: Sites at Hardwick (E1.12-HAR) (27 hectares) and Saddlebow (E1.12-SAD) (23 hectares) as shown on the Policies Map will be the preferred locations for employment expansion in King's Lynn. | 20km | Predictive ALC Map for England | Southern and northern parcel Grade 2 Central parcel Subgrade 3a |

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| 6 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E2.1 | West Winch Growth Area Strategic Policy: Land in the vicinity of West Winch of around 192ha is allocated for development to provide at least 1,600 new dwellings, together with associated facilities and infrastructure, including around 1ha of employment land. | 17km | Predictive ALC Map for England | Mostly Grade 2 Rest Subgrade 3a |
| 7 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E3.1 | Hall Lane, South Wootton: Land at South Wootton of approximately 40ha, as shown on the proposed Policies Map, is allocated for a high quality, well landscaped development of at least 300 dwellings and associated facilities. | 20km | Predictive ALC Map for England | Grade 2 |
| 8 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy E4.1 | Knight's Hill: An area of land, approximately 36.9ha, to the south of Grimston Road and east of Ullswater Avenue and Ennerdale Drive, is allocated for development of at least 600 dwellings over the period to 2026. | 17km | Predictive ALC Map for England | Mostly Grade 2 Rest 3a |
| 9 | Site Allocations and Development Management Policies Plan (adopted Sept 2016) Policy F1.3 | Downham Market North East – Land East of Lynn Road in vicinity of Bridle Lane: Land north-east of Downham Market of around 16.2ha, is allocated for a high quality, well landscaped development at least 250 dwellings and associated facilities. | 20km | Predictive ALC Map for England | Subgrade 3a |
| 10 | Local Plan Review Pre-submission Stage 2021 Policy E1.6 (supercedes adopted policy E1.6) | King's Lynn – South of Parkway: Land amounting to 8.8 hectares is allocated for residential development of some 260 dwellings. | 20km | Predictive ALC Map for England | 90% Urban 10% Subgrade 3a |
| 11 | Local Plan Review Pre-submission Stage 2021 Policy E1.7 (supercedes adopted policy E1.7) | King's Lynn – Land at Lynnsport: Land amounting to 13.7 hectares is allocated for residential development of at least 297 dwellings. | 20km | Predictive ALC Map for England | Urban |

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| 12 | Local Plan Review Pre-submission Stage 2021 Policy E1.12 (supercedes adopted policy E1.12) | Policy E1.12 King's Lynn-Employment Land: Sites at Hardwick (E1.12-HAR) (27 hectares), Saddlebow (E1.12-SAD) (23 hectares) and Estuary Road (E1.12-EST) (3 hectares) as shown on the Policies Map will be the preferred locations for employment expansion in King's Lynn. | 20km | Predictive ALC Map for England | Southern and northern parcel Grade 2 Central parcel Subgrade 3a |
| 13 | Local Plan Review Pre-submission Stage 2021 Policy E2.1 (supercedes adopted policy E2.1) | West Winch Growth Area Strategic Policy: At least 2,500 new dwellings, together with associated facilities and infrastructure, including around 1ha of employment land, in the current Plan period. Within the region of 3,500–4,000 new homes being delivered in the fullness of time. | 17km | Predictive ALC Map for England | Mostly Grade 2 Rest Subgrade 3a |
| 14 | Local Plan Review Pre-submission Stage 2021 Policy E3.1 (supercedes adopted policy E3.1) | Land at South Wootton of approximately 40ha, as shown on the proposed Policies Map, is allocated for a high quality, well landscaped development of at least 300 dwellings and associated facilities. | 20km | Predictive ALC Map for England | Grade 2 |
| 15 | Local Plan Review Pre-submission Stage 2021 Policy F1.3 (supercedes adopted policy F1.3) | Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane: Land north-east of Downham Market of around 16.2ha, as shown on the Policies Map, is allocated for a high quality, well landscaped development of at least 250 dwellings and associated facilities | 20km | Predictive ALC Map for England | Subgrade 3a |
| 16 | North Norfolk Local Development Framework Site Allocations DPD (adopted February 2011) Policy F01 | Land North of Rudham Stile Lane: Land amounting to approximately 85 hectares is identified as a suitable location for an urban expansion of Fakenham. Within this area land will be made available for a mixed use development of approximately 800-900 dwellings, not less than 7 hectares of employment land, primary school site reserve, public open space, and community facilities. | 22km | Predictive ALC Map for England | Grade 2 |

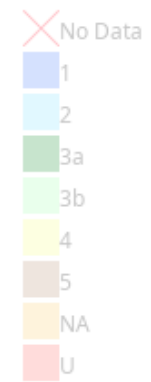
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| 17 | North Norfolk Local Development Framework Site Allocations DPD (adopted February 2011) Policy E7 | Land at Tattersett Business Park: Land amounting to 28.5 hectares is allocated for general employment development. | 19km | Predictive ALC Map for England | 70% Grade 2 30% Urban |
| 18 | North Norfolk Local Plan 2016-2036 Proposed Submission Version Publication Stage Regulation 19 (January 2022) Policy F01/B (supercedes adopted policy F01) | Land North of Rudham Stile Lane: Land amounting to 26.5 hectares, as defined on the Policies Map, is allocated for residential development of approximately 560 dwellings, elderly persons' accommodation, public open space, and associated on and off-site infrastructure. | 22km | Predictive ALC Map for England | Grade 2 |
| 19 | North Norfolk Local Plan 2016-2036 Proposed Submission Version Publication Stage Regulation 19 (January 2022) Policy E7 (supercedes adopted policy E7) | Land at Tattersett Business Park Land amounting to 28.8 hectares, as defined on the Policies Map, is allocated for general employment development. | 19km | Predictive ALC Map for England | 70% Grade 2 30% Urban |
| 20 | Breckland Local Plan (adopted Nov 2019): Dereham Housing Allocation 3 | Land off Swanton Road (LP[025]023): Land amounting to approximately 10.5 hectares is allocated for residential development of approximately 216 dwellings. | 18km | Predictive ALC Map for England | Grade 2 |
| 21 | Breckland Local Plan (adopted Nov 2019): Dereham Housing Allocation 5 | Land to the east of Shipdham Road (LP[025]030): Land amounting to approximately 22.17 hectares is allocated for a residential development of approximately 290 dwellings. | 18km | Predictive ALC Map for England | Grade 2 |

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| 22 | Breckland Local Plan (adopted Nov 2019): Swaffham Housing Allocation 3 | Land to the east of Brandon Road (LP[097]009): Land amounting to approximately 9.5 ha is allocated for residential development of at least 175 dwellings. | 14km | Predictive ALC Map for England | Mostly urban small area Grade 2 |
| 23 | Breckland Local Plan (adopted Nov 2019): Swaffham Housing Allocation 4 | Land to the south of Norwich Road: Land amounting to approximately 6.8 hectares is allocated for residential development of at least 185 dwellings. | 4km | Predictive ALC Map for England | 70% urban 30% Subgrade 3a |
| 24 | Breckland Local Plan (adopted Nov 2019): Swaffham Housing Allocation 6 | Land to the north of Norwich Road: Land amounting to approximately 5.8 hectares is allocated for a residential development of approximately 165 dwellings. | 4km | Predictive ALC Map for England | Mostly urban Small area Subgrade 3a |
| 25 | Breckland Local Plan (adopted Nov 2019): Swaffham Housing Allocation 7 | Land to the South of Norwich Road: Land amounting to approximately 6.8 hectares is allocated for a residential development of approximately 185 dwellings. | 4km | Predictive ALC Map for England | 70% urban 30% Subgrade 3a |
| 26 | Breckland Local Plan (adopted Nov 2019): Watton Housing Allocation 1 | Land off Saham Road: Land amounting to 6.6ha is allocated for residential development of at least 160 dwellings. | 15km | Predictive ALC Map for England | Subgrade 3a |
| 27 | The Greater Norwich Local Plan Document 2 – The Sites Plan (adopted March 2024) Policy S.H1.2 | Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham (2.24 ha) is allocated for employment uses in Classes E(g)/B2/B8 as an extension to the existing industrial estate. | 23km | Predictive ALC Map for England | 50/50 grade 2 and Subgrade 3a |

ATTACHMENT C
Proposed Allocations on the Predictive
ALC Map



Predictive_ALC_England_





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