



**East Pye Solar  
Environmental Statement  
Volume 1: Chapter 3 – The Order Limits**

**Revision 1**

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## 3 The Order Limits

### 3.1 Introduction

3.1.1 This Chapter of the Environmental Statement (ES) provides a description of the area within which the Scheme would be situated and the surrounding area.

3.1.2 This Chapter is supported by the following figures and plans:

- **ES: Figure 1.1: Location Plan [EN0110014/APP/6.2.1.1];**
- **Land Plans [EN0110014/APP/2.2];**
- **Works Plan [EN0110014/APP/2.3]; and**
- **Access and Rights of Way Plan [EN0110014/APP/2.7].**

### 3.2 The Order Limits

3.2.1 In this Chapter and throughout the ES, the following definitions are used to describe the key areas and elements of the Scheme which are illustrated in **ES: Figure 1.1: Location Plan [EN0110014/APP/6.2.1.1]** and the **Works Plan [EN0110014/APP/2.3]**:

- Order Limits are the maximum extent of land anticipated to be acquired and/or used for the construction, operation and maintenance, and decommissioning phases of the Scheme;
- The Sites are the areas collectively containing the Solar PV Panels, associated infrastructure including Grid Connection Infrastructure, landscaping, heritage, surface water and biodiversity mitigation areas. The Sites comprise a number of land parcels grouped into Sites 1 through 10, with some of these Sites comprising Sub-Sites:
  - Site 1 (Sub-Sites A – D);
  - Site 2 (Sub-Sites A – C);
  - Site 3;
  - Site 4 (Sub-Sites A – B);
  - Site 5 (Sub-Sites A – B);
  - Site 6 (this excludes Solar PV Panels and is given over entirely to biodiversity mitigation);
  - Site 7 (Sub-Sites A – L);

- Site 8 (Sub-Sites A – B);
- Site 9; and
- Site 10 (Sub-Sites A – E).
- BESS Site – the area within which the BESS would be located for the storage, import, and export of energy to the National Grid. The Scheme includes a single BESS Site.
- Up to 400 kV Project Substation – the areas within which up to 400 kV Substation infrastructure would be located are:
  - Project Substation in BESS Site;
  - Project Substation in Sub-Site 5A; and
  - Project Substation in Sub-Site 1B.
- Up to 132 kV Substation – the Sub-Sites within which up to 132 kV Substation infrastructure would be located are:
  - Project Substation in Sub-Site 4B;
  - Project Substation in Sub-Site Solar 7F; and
  - Project Substation in Sub-Site Solar 10C.
- National Grid Substation – the area within which the new National Grid Substation infrastructure (owned and operated by the National Grid) would be located, within Sub-Site 1B.
- Cable Route Corridor – the area of land identified for the proposed underground cables between the Sites, Sub-Sites and BESS Grid Connection Infrastructure.
- Underground and/or overhead lines including new pylons between the National Grid Substation and the Point of Connection will be located within Sub-Sites 1A – D; and
- Highway Works – the areas within which improvements to sections of the existing highway network will be completed to facilitate access to the Scheme, such as improvements to road edge and traffic management.

### 3.3 Order Limits Description

- 3.3.1 The Order Limits comprise a total area of 1,212.3 hectares (ha) of land located within the administrative areas of South Norfolk Council (SNC) and Norfolk County Council (NCC).

## Sites

3.3.2 The Sites comprise an area of approximately 1,051.4 ha. The area and National Grid Reference (NGR) for each individual Site / Sub-Site is as follows:

- Site 1 consists of an area of approximately 73.6 ha and comprises:
  - Sub-Site 1A, 7.7 ha, centred on NGR TM 16678 89158;
  - Sub-Site 1B, 48.2 ha, centred on NGR TM 17091 89199;
  - Sub-Site 1C, 13.9 ha, centred on NGR TM 16676 88715; and
  - Sub-Site 1D, 3.8 ha, centred on NGR TM 17224 88509.
- Site 2 consists of an area of approximately 99.9 ha and comprises:
  - Sub-Site 2A, 40.5 ha, centred on NGR TM 18330 87840;
  - Sub-Site 2B, 43.1 ha, centred on NGR TM 18536 88946; and
  - Sub-Site 2C, 16.3 ha, centred on NGR TM 18977 89499.
- Site 3 consists of an area of approximately 57.8 ha and is centred on NGR TM 24420 91879;
- Site 4 consists of an area of approximately 100.7 ha and comprises:
  - Sub-Site 4A, 40.9 ha, centred on NGR TM 20084 94668; and
  - Sub-Site 4B, 59.8 ha, centred on NGR TM 20595 94193.
- Site 5 consists of an area of approximately 90.5 ha and comprises:
  - Sub-Site 5A, 50.2 ha, centred on TM 22455 93844; and
  - Site 5B, 40.4 ha, centred on TM 22833 93694.
- Site 6 consists of an area of approximately 18.0 ha and is centred on NGR TM 25285 93820;
- Site 7 consists of an area of approximately 328.1 ha and comprises:
  - Sub-Site 7A, 19.5 ha, centred on NGR TM 21298 95641;
  - Sub-Site 7B, 9.5 ha, centred on NGR TM 22752 94861;
  - Sub-Site 7C, 74.6 ha, centred on NGR TM 22652 95494;
  - Sub-Site 7D, 44.1 ha, centred on NGR TM 23572 96146;

- Sub-Site 7E, 22.7 ha, centred on NGR TM 24288 95610;
  - Sub-Site 7F, 51.5 ha, centred on NGR TM 24400 95943;
  - Sub-Site 7G, 20.5 ha, centred on NGR TM 25203 95321;
  - Sub-Site 7H, 13.5 ha, centred on NGR TM 25771 95136;
  - Sub-Site 7I, 10.4 ha, centred on NGR TM 25937 95685;
  - Sub-Site 7J, 14.1 ha, centred on NGR TM 26245 95355;
  - Sub-Site 7K, 25.5 ha, centred on NGR TM 26950 95514; and
  - Sub-Site 7L, 22.1 ha, centred on NGR TM 27240 95489.
- Site 8 consists of an area of approximately 55.9 ha and comprises:
    - Sub-Site 8A, 29.9 ha, centred on NGR TM 26071 96727; and
    - Sub-Site 8B, 25.9 ha, centred on NGR TM 26049 97502.
  - Site 9 consists of an area of approximately 57.8 ha and is centred on NGR TM 28072 98075; and
  - Site 10 consists of an area of approximately 146.2 ha and comprises:
    - Sub-Site 10A, 23.8 ha, centred on NGR TM 30131 94753;
    - Sub-Site 10B, 64.2 ha, centred on NGR TM 30640 95210;
    - Sub-Site 10C, 40.0 ha, centred on NGR TM 29802 95552;
    - Sub-Site 10D, 1.3 ha, centred on NGR TM 30822 95585; and
    - Sub-Site 10E, 16.9 ha, centred on NGR TM 31091 96292.
  - BESS Site consists of an area of approximately 22.90 ha and is centred on NGR TM 17224 88509

3.3.3 The landscape within and surrounding the Sites comprises predominantly agricultural fields and rural villages and hamlets. Sites 1 and 2 are located southeast of Great Moulton. Site 3 is located south of Lundy Green. Sites 4 and 5 are northeast of Long Stratton. Site 6 is east of Hempnall. Site 7 is located to the east of Tasburgh, north of Hempnall and south of Saxlingham Nethergate. Sites 8 and 9 are southwest of Brooke. Site 10 is northeast of Woodton.

## Cable Route Corridor

3.3.4 The Cable Route Corridor runs between the 10 Sites (approximately 24km), within which the underground 33kV, 132kV and 400kV cables will be laid,

interconnecting between the Sites and Sub-Sites. It covers a total area of approximately 158.9 ha, with Cable Route Corridors 1-14 covering 156.3 ha and limited areas of unnumbered corridor covering 2.6 ha.

3.3.5 The below summarises the routing of the 14 proposed Cable Route Corridors:

- CRC 1 – Links the southern edge of the National Grid Substation Site (Sub-Site 1B) to the north of the BESS Site;
- CRC2 – Links the north east of the proposed BESS Site to the south west corner of Sub-Site 2B and runs through a number of fields;
- CRC 3 – Links the north east of Sub-Site 2A to the south east corner of Sub-Site 2B and runs through a number of fields parallel to the A140;
- CRC4 – Links Site 2 with Sites 4 and 5 to the north and east of Long Stratton. CRC4 comprises numerous fields and accommodates some highway infrastructure including the A140;
- CRC5 – Links the north east corner of Sub-Site 7H with the southern boundary of Sub-Site 7J and crosses a single field;
- CRC6 – Situated to the south of Hempnall and links the north of Site 3 to the west of Sites 5 and the east of Site 6. It comprises a number of fields and accommodates some highway infrastructure;
- CRC7 – Links the north of Sub-Site 5B to south east edge of Sub-Site 7B. CRC7 comprises a number of fields, woodland and a Statutory Main River;
- CRC8 – Links CRC6, the north of Site 6 and the south of Sub-Site 7H and 7K together. CRC8 comprises numerous fields and accommodates some highway infrastructure. The east section of CRC8 links onto CRC9;
- CRC9 – Links with CRC8 at its western end and the western edge of Sub-Site 10C at its eastern end. CRC9 comprises numerous fields and accommodates some highway infrastructure;
- CRC10 – Links the north of Sub-Site 7G with the south western edge of Sub-Site 8A. CRC10 comprises a number of fields and accommodate highway infrastructure;
- CRC11 – Links the west edge of Sub-Site 7A and the south west edge of Sub-Site 7C. CRC11 comprises a number of fields;
- CRC 12 – Links the north east edge of Sub-Sites 7C and the adjacent south west edge of Sub-Site 7D. CRC12 comprise a number of fields;

- CRC13 – Links the south east edge of Sub-Site 8B to the south west corner of Site 9. CRC13 comprises a number of fields and accommodates highway infrastructure; and
  - CRC14 – Links the north edge of Sub-Site 10B to the southern edge of Sub-Site 10E and comprises two fields.
- 3.3.6 The Order Limits width of the CRC is typically 50m, with the Order Limits narrowing in places to approximately 13m owing to environmental constraints and widening in places up to 405m to allow flexibility for detailed design and temporary construction compounds. As set out in the **Design Principles, Parameters and Commitments [EN0110014/APP/7.18]** for the open cut trenches of the electrical cabling there would be a construction working width of 25m, demarcated by temporary (heras style) fencing, where required. This will be widened in places to accommodate required operations (such as the crossing of watercourses, roads, utilities etc.) and narrowed in others, for example, to minimise impacts on hedgerows, trees and ponds.
- 3.3.7 The Cable Route Corridor is presented in **ES: Figure 1.1: Site Location Plan [EN0110014/APP/6.2.1.1]**. The land within the Cable Route Corridor is predominantly agricultural and, where practicable, cable routing would be to the edge of fields to minimise impacts. The Grid Connection Cables and Interconnecting Cables would be buried.

## Highway Works

- 3.3.8 Highway Works comprise various sections of existing highway within the administrative area of SNC to facilitate access to the Sites and Cable Route Corridor. There are seven highway improvement areas within the Order Limits covering a combined 2.02 ha. These are:
- Land at Station Road 1, 0.10 ha, centred on TM 17252 87640;
  - Land at Station Road 2, 1.20 ha, centred on TM 17569 87238;
  - Land at Station Road 3, 0.17 ha, centred on TM 18180 87030;
  - Land at Station Road 4, 0.15 ha, centred on TM 18331 86972;
  - Land at Ipswich Road, 0.04 ha, centred on TM 19631 92188;
  - Land at Hall Lane, 0.18 ha, centred on TM 19956 92177; and
  - Land at Church Hill, 0.18 ha, centred on TM 23071 97101.
- 3.3.9 Highway Works are shown on the **Works Plan [EN0110014/APP/2.3]**.

## 3.4 Existing Conditions Within and Surrounding the Order Limits

3.4.1 Key environmental and planning constraints within and surrounding the Order Limits are shown on **ES: Figure 5.1: Environmental Constraints and Key Features [EN0110014/APP/6.2.5.1]**. Public Rights of Way (PRoW) and highways within and surrounding the Order Limits are also shown on the **Access and Public Rights of Way Plan [EN0110014/APP/2.7]**. Further detail regarding baseline conditions of the Order Limits and the surroundings is provided in **ES: Chapter 6 to Chapter 20 [EN0110014/APP/6.1.6 – 6.1.20]**.

### Landscape and Visual

3.4.2 There are no statutory landscape designations covering the Sites, nor are there any within 5km of the Sites.

3.4.3 The Broads National Park is located 3.9km south of Sub-Site 10A.

3.4.4 The topography of the Sites is predominantly flat, as is the surrounding area.

3.4.5 Each Site is bordered by trees and hedgerows, ranging from sporadic greenery to dense hedgerows. The Sub-Sites and fields within are similarly bordered by trees and hedgerows.

3.4.6 There are further agricultural fields and woodland blocks beyond the general Site areas. Site-specific features of note are listed below:

- The existing 400kV overhead line is a prominent feature which cuts diagonally across Site 1, with pylon towers located in Sub-Sites 1B, 1C and 1D;
- Site 3 comprises farm tracks and hedgerows within it, delineating fields;
- An existing solar farm is located adjacent to Sub-Site 4A (Land South of Hall Farm Bungay Road, Tasburgh);
- There are a number of commercial properties and a nursery to the north of Site 5;
- To the north of Site 6 are a number of commercial properties and an educational facility; and
- There are a number of commercial properties to the north of Sub-Sites 10B, 10C and 10D, and south of Sub-Site 10E.

3.4.7 Nearby residential features are set out in **Table 3.1**.

**Table 3.1: Nearby Residential Features**

Site	Nearby residential receptors
<b>Site 1</b>	The nearest residential area to Site 1 is Great Moulton, located 220m north of Sub-Site 1B. However, there are closer, individual residential dwellings, some within 75m of Sub-Site 1A to the north-west and 120m east of Sub-Site 1B.
<b>Site 2</b>	The nearest area of residential dwellings is in Pulham Market. However, there are individual residential dwellings surrounding the Sub-Sites, with the closest being west of Sub-Site 2A, 90m west of Sub-Site 2B and 270m north-east of Sub-Site 2C.
<b>Site 3</b>	The nearest area of residential dwellings is Lundy Green, adjacent along the northern boundary of Site 3. There are other isolated dwellings surrounding the Site, including a farm dwelling 175m south-west of Site 3.
<b>Site 4</b>	The nearest area of residential dwellings is Tasburgh. However, there are isolated dwellings surrounding the Sub-Sites, including 35m to the west and 25m south of Sub-Site 4B.
<b>Site 5</b>	The nearest area of residential dwellings is Hempnall. However, there are isolated dwellings surrounding Site 5, with a dwelling adjacent to the eastern boundary of Sub-Site 5B, 100m north-west of Sub-Site 5B and 60m north of Sub-Site 5A.
<b>Site 6</b>	The nearest areas of residential dwellings are Hempnall and Silver Green. There are residential properties which border Site 6 alongside the eastern and western boundaries.
<b>Site 7</b>	<p>The closest settlement areas are described above. However, there are residential properties located outside of these areas that are located closer to Site 7:</p> <ul style="list-style-type: none"> <li>• 150m west of Sub-Site 7A;</li> <li>• 25m and 50m south of Sub-Site 7C;</li> <li>• 30m north of Sub-Site 7D;</li> <li>• 120m north-east of Sub-Site 7F; and</li> <li>• 15m and 130m east of Sub-Site 7L.</li> </ul>
<b>Site 8</b>	Residential properties are located along Brooke Road, with the closest located approximately 220m north. Shotesham is located further along Brooke Road, approximately 1km north-west. There is an isolated dwelling along the boundary of Sub-Site 8B, along Market Lane and a further dwellings 150m south of Sub-Site 8B.
<b>Site 9</b>	The nearest populated area to Site 9 is Brooke, with the closest properties located 35m north. There are also residential properties and agricultural buildings along the southern and western boundaries of Site 9.
<b>Site 10</b>	The closest residential properties are located to the south-west, which are located on the outskirts of Woodton, with some located 225m away from Sub-Site 10A and 10C. Additionally, there are a residential property and farm buildings 130m north of Sub-Site 10E, and 300m north-west of Sub-Site 10D.
<b>BESS Site</b>	The closest residential properties to the BESS site are properties along Station Road 230m south of the BESS Site and properties on Frith Way 140m northeast of the BESS Site
<b>CRC 1</b>	Links the southern edge of the National Grid Substation Site (Sub-Site 1B) to the north of the BESS Site. The nearest residential receptor are small amounts of dwellings along Hundred Lane to the west of the CRC site – approximately 850m.
<b>CRC 2</b>	Links the north-east of the proposed BESS Site to the south-west corner of Sub-Site 2B and runs through a number of fields. The nearest residential receptors are small amounts of dwellings along Lodge Road and Carpenter’s Walk – 200m and 400m from CRC2 respectively.

Site	Nearby residential receptors
<b>CRC 3</b>	Links the north-east of Sub-Site 2A to the south-east corner of Sub-Site 2B and runs through a number of fields parallel to the A140. The closest residential receptors are a small number of dwellings on Carpenter's Walk and Stony Lane – both 300m from CRC3.
<b>CRC 4</b>	Links Site 2 with Site 4 and 5 to the north and east of Long Stratton. CRC4 comprises numerous fields and accommodates some highway infrastructure including the A140. The closest residential receptors to CRC4 are dwellings on Wood Lane (160m), Parkers Lane (390m) and Mill Road (240m).
<b>CRC 5</b>	Links the north-east corner of Sub-Site 7H with the southern boundary of Sub-Site 7J and crosses a single field. The nearest residential receptor is 1.3km north-east.
<b>CRC 6</b>	Situated to the south of Hempnall and links the north of Site 3 to the west of Site 5 and the east of Site 6. It comprises a number of fields and accommodates some highway infrastructure. The closest residential receptors are Hempnall (250m) to the north, Hempnall Green (730m) to the east and Lundy Green toward the south (140m).
<b>CRC 7</b>	Links the north of Sub-Site 5B to the south-east edge of Sub-Site 7B. CRC7 comprises a number of fields, woodland and a Statutory Main River. The nearest residential receptors to CRC7 are Hempnall (130m) to the east and a small number of dwellings adjacent to the B1527 (160m) just south of CRC7.
<b>CRC 8</b>	Links CRC6, the north of Site 6 and the south of Sub-Site 7H and 7K together. CRC8 comprises numerous fields and accommodates some highway infrastructure. The closest residential receptors are a small number of dwellings adjacent to Shotesham Road (400m).
<b>CRC 9</b>	Links with CRC8 at its western end and the western edge of Sub-Site 10C at its eastern end. CRC9 comprises numerous fields and accommodates some highway infrastructure. There are limited number of residential receptors in the immediate proximity of CRC9. The closest receptor is Woodton to the south (800m).
<b>CRC 10</b>	Links the north of Sub-Site 7G with the south-west edge of Sub-Site 7C. CRC11 comprises a number of fields. The closest residential receptor is a small number of dwellings towards Saxlingham Green, 1.1km to the north-west of CRC10.
<b>CRC 11</b>	Links the west edge of Sub-Site 7A and the south-west edge of Sub-Site 7C. CRC11 comprises a number of fields. The nearest residential receptors are Tasburgh 850m to the east of CRC11 across Ipswich Road.
<b>CRC 12</b>	Links the north-east edge of Sub-Site 7C and the adjacent south-west edge of Sub-Site 7D. CRC12 comprises a number of fields. There aren't any residential receptors in close proximity to the site, the nearest are 1km south-east towards Hempnall.
<b>CRC 13</b>	Links the south-east edge of Sub-Site 8B to the south-west corner of Site 9. CRC13 comprises a number of fields and accommodates highway infrastructure. The nearest residential receptor is dwellings accessed by Baxter's Lane and Mill Lane. These are both 250m from CRC13.
<b>CRC 14</b>	Links the north edge of Sub-Site 10B to the southern edge of Sub-Site 10E and comprises two fields. The nearest residential receptors is Thwaite Saint Mary, 2.1km east, Kirstead Green 2km north-west and Woodton 1.8km south west of CRC14.

3.4.8 A full description of the landscape and visual baseline is provided within **ES: Chapter 7: Landscape and Visual [EN0110014/APP/6.1.7]** and associated appendices.

## Ecology and Biodiversity

3.4.9 No international / European designated sites for nature conservation, nor national or local statutory designated sites for nature conservation, are present within the Order Limits. The nearest designated sites are listed

below (refer to **ES: Figure 8.1 Internationally Designated Sites within 10km [EN0110014/APP/6.2.8.1]**):

- Aslacton Parish Land Site of Special Scientific Interest (SSSI) located 2.4km north of Sub-Site 1B;
- Forncett Meadows SSSI located 2.8km north of Sub-Site 1B;
- Pulham Market Big Wood SSSI located 1.2km east of Sub-Site 2C;
- Norfolk Valley Fens SAC located 2.3km north-west of Sub-Site 4A;
- Fritton Common SSSI located 600m south of Sub-Site 5B;
- Shotesham-Woodton Hornbeam Woods SSSI located adjacent to Sub-Sites 7F, 7G and 7H. Additionally, the SSSI is located 140m west of Sub-Site 8B and 730m north-east of Site 6;
- Smockhill Common Local Nature Reserve (LNR) located 2km north west of Sub-Site 7D; and
- Shotesham Common SSSI located 1.8km north-west of Sub-Site 8B.

3.4.10 The following non-statutory sites are located within, or in close vicinity of the Site (refer to **ES: Figure 8.3: Non-Statutory Designated Sites within 2km [EN0110014/APP/6.2.8.3]**):

- Spring Wood, Hemphall County Wildlife Site (CWS) is adjacent to Sub-Site 3 and 920m east of Sub-Site 7K;
- Pecks Plantation CWS is located 400m west of Sub-Site 4A;
- Tasburgh Red Poll Meadows CWS is located 300m north of Sub-Site 4A;
- Saxlingham Grove CWS is adjacent to Sub-Site 7F;
- Pope's Wood CWS is adjacent to Sub-Site 7C;
- D'Olyly's Grove CWS is adjacent to Sub-Site 7C;
- Fylands Road Roadside Nature Reserve (RNR) is adjacent to Sub-Site 7I and 7J;
- Fritton Grange Meadows CWS is located 150m south of Sub-Site 7B;
- Krones Meadows CWS is located 240m south east of Sub-Site 7B;
- Woodton Road RNR is located 200m north of Sub-Site 7K;
- Beckett's Wood CWS is located 470m south-east of Sub-Site 7I;
- Lower Spring Wood CWS is located 790m east of Sub-Site 7I;

- Market Lane RNR is adjacent to Sub-Site 8A;
- Pye’s Covert & Privett Plantation CWS 180m is located north of Sub-Site 8B;
- Brooke Road RNR is located 490m north of Sub-Site 8B;
- The Brooke Wood CWS is located 140m west of Site 9;
- Park Plantation CWS is located 350m east of Site 9;
- Nunn’s Grove CWS is located 470m south-west of Site 9; and
- Backwood Lane RNR is located 600m west of Site 9.

3.4.11 A full description of the ecology baseline is provided within **ES: Chapter 8 Ecology and Biodiversity [EN0110014/APP/6.1.8]** and associated appendices.

## Heritage

3.4.12 **Table 3.2** displays listed buildings within 1km of the Order Limits and in addition 1 – 2km from of the Order Limits. Due to their prevalence, only Grade II listed buildings within 100m will be detailed in this section and the relevant section for the subsequent Sub-Sites.

**Table 3.2: Listed Buildings**

Buffer Area	Portion of the Site	Listed Buildings
<b>Within 1km of the Site</b>	Site 1	<ul style="list-style-type: none"> <li>Grade II Listed Building ‘Moulton Farmhouse’, 85m south of Sub-Site 1B; and</li> <li>Grade II* Listed Building ‘Wacton Hall’, 980m north-east of Sub-Site 1B.</li> </ul>
	Site 2	<ul style="list-style-type: none"> <li>Grade II Listed Building ‘Hill House (South Norfolk District Council Offices)’, 70m east of Sub-Site 2A; and</li> <li>Grade II* Listed Building ‘Wacton Hall’, 920m north-west of Sub-Site 2C.</li> </ul>
	Site 4	<ul style="list-style-type: none"> <li>Grade II Listed Building ‘Barn North of the Old Rectory’, 10m south of Sub-Site 4B;</li> <li>Grade II Listed Building ‘Cottage Occupied by Mr and Mrs Woods, North-West of Church of St Michael’, 30m south-west of Sub-Site 4B;</li> <li>Grade II Listed Building ‘Church Farmhouse’, 45m south of Sub-Site 4B;</li> <li>Grade I Listed Building ‘Church of St Michael’, 45m south-west of Sub-Site 4B;</li> <li>Grade II Listed Building ‘The Cedars’, 70m west of Sub-Site 4B;</li> <li>Grade II* Listed Building ‘The Old Rectory’, 70m south of Sub-Site 4B;</li> <li>Grade II* Listed Building ‘Tharston Hall’, 550m south-west of Sub-Site 4A; and</li> <li>Grade I Listed Building ‘Church of St Mary’, 570m west of Sub-Site 4A</li> </ul>

Buffer Area	Portion of the Site	Listed Buildings
	Site 5	<ul style="list-style-type: none"> <li>Grade I Listed Building 'Church of St Catherine', 25m south of Sub-Site 5B;</li> <li>Grade II Listed Building 'Barn Immediately North-West of Church Farmhouse', 30m east of Sub-Site 5B;</li> <li>Grade II Listed Building 'Church Farmhouse', 60m east of Sub-Site 5B;</li> <li>Grade I Listed Building 'Church of St John the Baptist', 790m south of Sub-Site 5A; and</li> <li>Grade I Listed Building 'Church of St Margaret', 820m east of Sub-Site 5B;</li> </ul>
	Site 6	<ul style="list-style-type: none"> <li>Grade II Listed Building 'Poachers Cottage', 60m south-west;</li> <li>Grade II Listed Building 'The Firs', 85m west;</li> <li>Grade II Listed Building 'The Haven', 90m south; and</li> <li>Grade I Listed Building 'Church of St Margaret', 970m north-west.</li> </ul>
	Site 7	<ul style="list-style-type: none"> <li>Grade II Listed Building 'Wood Farmhouse', 30m south of Sub-Site 7C;</li> <li>Grade II Listed Building 'Hill Cottages', 30m east of Sub-Site 7D;</li> <li>Grade II Listed Building 'Grove Farmhouse', 45m south-west of Sub-Site 7C;</li> <li>Grade II Listed Building 'Manor Cottage', 55m north of Sub-Site 7D;</li> <li>Grade II Listed Building 'Manor Farmhouse Barn', 65m north-east of Sub-Site 7D;</li> <li>Grade II Listed 'Holly Cottage', 70m north-west of Sub-Site 7F</li> <li>Grade II Listed Building 'Manor Farmhouse', 70m north of Sub-Site 7D;</li> <li>Grade II Listed Building 'Former Quaker Meeting House', 95m south-west of Sub-Site 7A;</li> <li>Grade II* Listed Building 'Oaks Farmhouse', 180m east of Sub-Site 7L;</li> <li>Grade II* Listed Building 'Remains of Church of St Mary', 330m north-west of Sub-Site 7D;</li> <li>Grade II* Listed Building 'Old Hall', 600m north of Sub-Site 7D;</li> <li>Grade II* Listed Building 'The Old Rectory', 670m north-west of Sub-Site 7D;</li> <li>Grade II* Listed Building 'Church of St Mary the Virgin', 680m north-west of Sub-Site 7D;</li> <li>Grade II* Listed Building 'Remains of Church of St Mary', 760m north of Sub-Site 7C;</li> <li>Grade I Listed Building 'Church of St Margaret', 920m south of Sub-Site 7B; and</li> <li>Grade I Listed Building 'Church of St Mary', 935m north-west of Sub-Site 7A.</li> </ul>
<b>Within 1-2km of the Site</b>	Site 1	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Tomb Chest' south-west of Church St Michael and 1.2km north of Sub-Site 1B;</li> <li>Grade II* Listed Building 'Church of St Michael', 1.2km north-west of Sub-Site 1A;</li> <li>Grade II* Listed Building 'Channonz Hall', 1.6km west of Sub-Site 1C;</li> </ul>
	Site 2	<ul style="list-style-type: none"> <li>Grade I Listed Building 'Church of St Mary Magdalene', 1.8km south-east of Sub-Site 2A.</li> </ul>
	Site 3	<ul style="list-style-type: none"> <li>Grade I Listed Building 'Church of St Mary', 1.8km south-west of Site 3; and</li> <li>Grade I Listed Building Church of St Catherine', 1.9km north-west of 3.</li> </ul>
	Site 4	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Premises Owned by Mr. Tummore and G.J. Cracknell and son', 1.3km south-west of Sub-Site 4B;</li> <li>Grade I Listed Building 'Church of St John the Baptist', 1.5km south-east of Sub-Site 4B;</li> <li>Grade I Listed Building 'Church of St Catherine', 1.8km east of Sub-Site 4B and</li> </ul>

Buffer Area	Portion of the Site	Listed Buildings
		<ul style="list-style-type: none"> <li>Grade I Listed Building 'Rainthorpe Hall Including Garden Wall with Gate and Gate Piers', 1.9km north of Sub-Site 4A.</li> </ul>
	Site 5	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'The Old Rectory', 1.5km west of Sub-Site 5B; and</li> <li>Grade I Listed Building 'Church of St Michael', 1.6km west of Sub-Site 5A.</li> </ul>
	Site 6	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Church of St Margaret', 1.3km south-east of the Site.</li> </ul>
	Site 7	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Oaks Farmhouse', 1.2km east of Sub-Site 7J;</li> <li>Grade II* Listed Building 'Church of All Saints', 1.3km south-east of Sub-Site 7L; and</li> <li>Grade I Listed Building 'Rainthorpe Hall including Garden Wall with Gate and Gate Piers', 1.6km north-west of Sub-Site 7A.</li> </ul>
	Site 8	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Grove Farmhouse Formerly Creasey's Grove Farmhouse' 1.2km north-west of Sub-Site 8A;</li> <li>Grade II* Listed Building 'Oaks Farmhouse', 1.6km south-east of Sub-Site 8A;</li> <li>Grade II* Listed Building 'Church of All Saints', 1.7km north-west of Sub-Site 8B; and</li> <li>Grade II* The Dukes Head', 1.8km north-west of Sub-Site 8B.</li> </ul>
	Site 9	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Church of St Margaret', 1.1km east of Site 9;</li> <li>Grade II* Listed Building 'Porch House' 1.1km north-east of Site 9;</li> <li>Grade I Listed Building 'Kirstead Hall' 1.2km east of Site 9;</li> <li>Grade II* Listed Building 'Church of St Peter' 1.5km north-east of Site 9; and</li> <li>Grade II* Listed Building 'Church of St Mary' 1.5km north of Site 9.</li> </ul>
	Site 10	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Church of All Saints', 1.1km south-west of Sub-Site 10C;</li> <li>Grade I Listed Building, 'Church of St Peter', 1.4km south of Sub-Site 10A;</li> <li>Grade I Listed Building 'Church of St Andrew', 1.6km south-west of Sub-Site 10A;</li> <li>Grade II* Listed Building 'Church of St Margaret', 1.7km north-east of Sub-Site 10E;</li> <li>Grade II* Listed Building 'Oaks Farmhouse', 1.7km west of Sub-Site 10C; and</li> <li>Grade I Listed Building 'Hedenham Hall', 1.9km south-east of Sub-Site 10A.</li> </ul>
	BESS Site	<ul style="list-style-type: none"> <li>Grade II* Listed Building 'Wacton Hall', 1.6km north-east of Sub-Site 1B.</li> </ul>

3.4.13 There are no Scheduled Monuments, Registered Historic Parks and Gardens or Registered Battlefields within close proximity of Site 1, Site 2, Site 6, Site 8, Site 9 or Site 10.

3.4.14 The following lists sites designated for their cultural heritage value are within the local area:

- Located 2km south-east of Site 3 is a Scheduled Monument 'Castle Hill, Hangman's Hill and adjoining earthworks, Darrow Green';

- The Registered Historic Park and Garden 'Ranthorpe Hall' is located 1.7km north of Sub-Site 4A and 1.5km north-west of Sub-Site 7A;
  - Scheduled Monument 'Camp in village' is located 590m north of Sub-Site 4A and 870m north-west of Sub-Site 7A;
  - The south-eastern corner of Sub-Site 5B borders Fritton Conservation Area;
  - Saxlingham Green Conservation Area is located immediately north of Sub-Sites 7D and 7F; and
  - Saxlingham Nethergate Conservation Area is located 400m north-west of Sub-Site 7D.
- 3.4.15 A full description of the cultural heritage baseline is provided within **ES: Chapter 10 Cultural Heritage [EN0110014/APP/6.1.10]** and associated appendices.

## Transport

- 3.4.16 The Great Eastern Main Line runs approximately 300m west of Sub-Site 1A, running north to south from Norwich to London Liverpool Street.
- 3.4.17 Tibenham Airfield is situated approximately 1.5km west of Sub-Site 1A, which accommodates the Norfolk Gliding Club.
- 3.4.18 Seething Airfield is situated immediately to the northeast of Sub-Site 10B.
- 3.4.19 The following roadways lie adjacent to or intersect the Sites:
- Norwich Road runs north to south, running adjacent, to the east of Site 2. Norwich Road bisects Site 4, forming the eastern and western boundaries of Sub-Sites 4A and 4B, respectively;
  - Hundred Lane extends from east to west between the proposed BESS Site and Sub-Site 1B;
  - Frith Lane travels south, between Sub-Sites 1B and 1D, before heading to the east, south of Sub-Site 2B;
  - Prangle Lane borders the western boundary of Sub-Site 2A, extending north;
  - Spring Lane borders the eastern boundary of Sub-Site 3B;
  - Bungay Road travels east to west, along the northern boundary of Site 4, before transitioning into the B152, extending east along the northern boundary of Site 5 and Site 6;
  - Church Lane extends to the south of Sub-Site 4B from east to west;

- Boylandhall Lane travels north to south, along the eastern boundary of Site 5;
  - The Street extends along the eastern boundary of Sub-Site 5B, travelling north to south;
  - Alburgh Road travels west of Site 6, with an unnamed road travelling south of the boundary of Site 6;
  - Sub-Site 7D is bordered to the north by The Green, which then extends south-west travelling adjacent to Sub-Sites 7I and 7J and between these Sub-Sites and Sub-Site 7H, to the south;
  - Woodton Road borders the eastern boundary of Sub-Sites 7K and 7L;
  - Sub-Site 8A is bound by Wash Lane to the south-west;
  - Market Lane extends north to south, adjacent to the western boundary of Sub-Sites 8A and 8B;
  - Brooke Road, which transitions into Baxter's Lane travels, south, runs to the west of Sub-Site 8B;
  - An unnamed roadway connects Market Lane and Brooke Road, travelling along the northern boundary of Sub-Site 8B;
  - Littlebeck Lane and Mill Lane border the southern boundary of Site 9. An unnamed farm track borders the northern boundary of Site 9;
  - Norwich Road extends north to south to the west of Sub-Site 10C;
  - Harvey's Lane travels to the north of Sub-Sites 10B, 10C and 10D, and south of Sub-Site 10E; and
  - Pound Lane is located on the south-west boundary of Sub-Sites 10B and 10C.
- 3.4.20 The locations of PRoW and proposed Permissive Paths is contained within the **Outline Public Rights of Way and Permissive Paths Management Plan [EN0110014/APP/7.8]**.
- 3.4.21 A full description of the transport baseline is provided within **ES: Chapter 11 Transport and Access [EN0110014/APP/6.1.11]** and associated appendices.

## Ground Conditions

- 3.4.22 Active and Historic Landfills located within 1km of the Order Limits include:
- There is an historic landfill located 160m south-east of Site 3. The landfill site accepted inert, commercial and liquid sludge waste until 1975;

- Thorn Wood, which accepted inert waste until 1986, 330m north of Sub-Site 4A;
- A site off the B1135, which accepted commercial, household and gas control waste until 1992, 900m east of Sub-Site 4B;
- A historic landfill, off the B1135, which accepted commercial, household and gas control waste until 1992, 100m north-west of Sub-Site 5A;
- Off B1135, which accepted commercial, household and gas control waste until 1992, 610m south-west of Sub-Site 7B;
- Thorn Wood, which accepted inert waste until 1986, 600m south-west of Sub-Site 7A; and
- Howe Pits is an active landfill site located approximately 1.9km north of the Site. It accepts non-biodegradable waste. It also accepted inert, commercial and household waste until 1994.

3.4.23 A summary of ground conditions at each of the Sites is set out in **Table 3.3**.

**Table 3.3: Site Ground Conditions**

Site	Ground Conditions
<b>Site 1 and BESS Site</b>	The superficial deposits beneath Site 1 are the Lowestoft Formation – Diamicton, which is classified as a Secondary (undifferentiated) Aquifer. The Chalk deposits beneath the superficial deposits in Sub-Sites 1A (all except south-eastern corner) and 1B (northern half only) is classified as a Principal Aquifer.
<b>Site 2</b>	The bedrock geology of the southernmost land parcel is Norwich Crag Formation (sand), classified as a Principal Aquifer. The bedrock geology under the remaining two land parcels is chalk deposits of Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk, which are classified as a Principal Aquifer. The superficial deposits beneath Site 2 are Lowestoft Formation which is classified as a Secondary (undifferentiated) Aquifer.
<b>Site 3</b>	The superficial deposits of Site 3 are Norwich Crag Formation (sand), classified as a Principal Aquifer. The bedrock geology beneath Site 3 is Lowestoft Formation (diamicton) which is classified as a Secondary (undifferentiated) Aquifer.
<b>Site 4</b>	The bedrock geology is chalk deposits of Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations, which are classified as a Principal Aquifer. The superficial deposits are predominant Lowestoft Formation (diamicton), classified as a secondary undifferentiated aquifer, with areas of Lowestoft Formation (sand and gravel) in the north-west and areas of Leet Hill sand and gravel member in the north-east, which are both classified as Secondary A Aquifers.
<b>Site 5 and Site 6</b>	The superficial deposits are predominant Lowestoft Formation (diamicton), classified as a Secondary (undifferentiated) Aquifer. The bedrock geology is Norwich Crag formation (sand), classified as a Principal Aquifer.
<b>Site 8</b>	The superficial deposits are predominantly Lowestoft Formation (diamicton), classified as a secondary undifferentiated aquifer, with an area of Alluvium (clay, sand and gravel) running through the Site along the river, which is classified as a Secondary A Aquifer. The bedrock geology is Crag Group (sand and gravel), which is classified as a Principal Aquifer.
<b>Site 7, Site 9 and Site 10</b>	The superficial deposits are predominantly Lowestoft Formation (diamicton), classified as a Secondary (undifferentiated) Aquifer. The bedrock geology is Crag Group (sand and gravel), which is classified as a Principal Aquifer.

- 3.4.24 A full description of the baseline ground conditions is provided within **ES: Chapter 16 Ground Conditions [EN0110014/APP/6.1.16]** and associated appendices.

## Water Resources and Flooding

- 3.4.25 Most of the Order Limits falls within Flood Zone 1. Some small/narrow areas of Flood Zone 2 and Flood Zone 3 are located just within or adjacent to the boundary of the following Sub-Sites as follows:
- South-eastern corner of Sub-Site 7B (which is proposed for Solar PV Arrays) and narrow corridors within CRC4, CRC6, CRC7 and CRC8 (associated with the Hempnall Beck);
  - Narrow corridors within Sub-Site 8A and a small area in the southern part of Sub-Site 8B (which is proposed for Solar PV Arrays and is associated with the River Tas); and
  - Approximately 80m to the west of Sub-Site 1C (associated with the Starston Brook).
- 3.4.26 The majority of the Order Limits is at a very low risk of surface water flooding with some pockets of medium and high risk of surface water flooding and a very low risk of river and sea flooding.
- 3.4.27 The principal watercourses within or local to the Order Limits are summarised as follows:
- The Hempnall Beck (main river) flows between Site 7 and Sites 4-6 and through CRCs 6-7. The watercourse becomes part of the Waveney, Yare and Lothingland Internal Drainage Board (IDB) district approximately 600m to the north-east of Sub-Site 4B and south of Sub-Site 7A;
  - The River Tas – Tasburgh to River Yare (main river) flows along the boundary between Sub-Sites 8A and 8B and north-east of Sub-Site 7F. This tributary becomes part of the IDB district approximately 800m north of Sub-Site 8B. A tributary of the River Tas (Head to Tasburgh) flows north-east close to the western boundary of Sub-Site 4A and this becomes part of the IDB district approximately 200m south-west of the Sub-Site;
  - The Broome Beck (ordinary watercourse at Sub-Site 10A boundary) flows in a south-westerly direction as an ordinary watercourse adjacent to the southern boundary of Sub-Sites 10A and 10C and becomes a main river shortly downstream of Sub-Site 10A. The watercourse flows into the River Waveney to the east of the village of Broome; and
  - Little Beck (ordinary watercourse tributary of the River Chet (main river)) flows in a northerly direction, to the north-west of Sub-Site 10E and to the east of Sub-Site 9.

- 3.4.28 Ordinary watercourse tributaries of the Hempnall Beck and River Tas flow along or adjacent to the western boundary of Sub-Site 5B and the western boundary of Sub-Site 7A, respectively. Other smaller ordinary watercourses/field boundary ditches are present within several of the Sub-Sites.
- 3.4.29 A full description of the baseline water environment is provided within **ES: Chapter 9 Water Environment [EN0110014/APP/6.1.9]** and associated appendices.

## Socio-economics

- 3.4.30 Nearby residential receptors include farm dwellings and associated buildings in the immediate vicinity of the Order Limits, as well as small rural villages and hamlets and the town of Long Stratton west of CRC4 and approximately 330 metres south-west of Sub-Site 4b. Recreational receptors in proximity to the Order Limits include Norfolk Gliding Club, Long Stratton Sports Centre, open spaces such as New Buckenham Common, historic buildings, local sports grounds, golf clubs, and private aviation associated with local airfields.
- 3.4.31 A full description of the baseline socio-economic environment is provided within **ES: Chapter 14 Socio-Economics [EN0110014/APP/6.1.14]**.