



**East Pye Solar
Environmental Statement
Volume 3: Appendix 2.4 – Cumulative Schemes**

**Revision 1
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1 Cumulative Schemes

1.1 Introduction

- 1.1.1 This appendix of the Environmental Statement (ES) sets out the methodology used in the Cumulative Effects Assessment (CEA), further to Section 2.12 of **ES: Chapter 2 EIA Methodology [EN0110014/APP/6.1.2]**. This appendix provides an overview of the consultation undertaken relating to CEA, relevant planning policy and guidance, and the process for determining the cumulative schemes list, which is presented. The technical chapters of the ES (**ES: Chapters 6-18 [EN0110014/APP/6.1.6 – 6.1.18]**) include conclusions regarding the potential for cumulative effects where possible following their detailed assessments.
- 1.1.2 This appendix is supported by **ES Figure 2.1 Cumulative Developments [EN0110014/APP/6.2.2.1]**.
- 1.1.3 Paragraph (5) of Schedule 4 of the EIA Regulations (Ref 1-1) state that a description of likely significant effects of the development should be included resulting from:
- ‘the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources’*
- 1.1.4 Whilst there is no widely accepted methodology for assessing cumulative effects, two types of cumulative effects have been considered in the assessment in accordance with the assessment guidance set out in Planning Inspectorate Advice on cumulative effects assessment (Ref 1-2) these include:
- Cumulative Effects: the combined effects of other development scheme(s) which may interact cumulatively with the Scheme. The effects of these schemes may be insignificant on an individual basis, but cumulatively with the Scheme have a new or different likely significant effect (these are referred to as ‘cumulative effects’); and
 - In-Combination effects: the combined effect of individual impacts from the Scheme, for example, where a single receptor is affected by noise and traffic disruption during the construction of the Scheme.
- 1.1.5 The assessment is based on the data available from other proposed and committed developments and associated information which is currently in the public domain. The assessment of in-combination effects is presented in **ES:**

Chapter 19 In-Combination Effects Assessment [EN0110014/APP/6.1.19]

1.1.6 The cumulative effects assessment of the ES has been undertaken in line with the EIA Regulations and the PINS Advice on Cumulative Assessment (Ref 1-2).

1.2 Consultation

1.2.1 A Scoping Report **ES: Appendix 2.1 Scoping Report [EN0110014/APP/6.3.2.1]** was submitted to the Planning Inspectorate on 15 January 2025. The EIA Scoping Report was developed following initial consultation with a number of statutory consultees, baseline survey studies and preliminary scheme development. The report presents the issues that the Applicant considers the EIA will need to address. The Planning Inspectorate reviewed and consulted on the EIA Scoping Report and adopted a Scoping Opinion **ES: Appendix 2.2 Scoping Opinion [EN0110014/APP/6.3.2.2]** on 25 February 2025.

1.2.2 Further consultation in response to formal pre-application engagement was undertaken through the Preliminary Environmental Information Report (PEIR). Feedback and response to comments from Non-Statutory and Statutory Consultation, including those relating to cumulative schemes, are consolidated in the **Consultation Report [EN0110014/APP/5.1]**. The transport schemes for inclusion in the cumulative assessment were subject to additional discussion with Norfolk County Council in November 2025. Consultation comments are set out in **Table 1.1**.

Table 1.1: Consultation feedback on Cumulative Effects

Consultee	Comment	Applicant Response
Aplington with Yelverton Parish Council	Our local MP Ben Goldsborough has previously said he supports this project but in a recent news article regarding a further large solar farm proposal for South Norfolk he stated that he was concerned about the number of solar projects proposed 'carpeting South Norfolk in solar panels'.	The Applicant notes this comment.
Historic England	Whilst we acknowledge that this is based on professional judgement and standard guidelines, we recommend that the cumulative assessment should include adjacent overlapping solar/BESS projects, specifically Tasway Energy Park; High Grove; The Drovers; and Long Stratton BESS, in line with NPS EN 1 §4.2.5, EIA Regs Schedule 4(5) and PINS Scoping Opinion requirement 3.21.2; 3.21.3.	The identified schemes have been included, with the exception of Tasway Energy Park which has been placed on indefinite hold.
Hempnall Parish Council	There is a complete failure to assess correctly the cumulative impact of the East Pye Scheme, not only because new developments have been	The impact of solar developments (both existing and forthcoming) in the areas surrounding the Scheme have been

Consultee	Comment	Applicant Response
	<p>proposed since the launch of the statutory consultation (e.g. Tasway) but also because there is a cumulative impact from all the constituent parts of the East Pye Scheme acting in combination. The quantity of land impacted in terms of visual impact, impact on PROWs, hydrological issues, loss of farmland, glint and glare, impact on tourist businesses etc., is enormous. Assessing these impacts individually is in no way a proper analysis of the total combined impact of all these aspects on the area. The statutory consultation doesn't even begin to analysis these overlapping cumulative impacts. Hempnall Parish Council asked for these combined impacts to be assessed in our response to the scoping opinion.</p>	<p>fully assessed in each relevant chapter and summarised in ES Volume 1, Chapter 19: In-Combination Effects Assessment [EN0110014/APP/6.1.19].</p> <p>The potential impacts from the Tasway Energy Park were not included at PEIR stage as the project entered the public domain during the statutory consultation period for this project. The project has now been placed on indefinite hold.</p>
<p>Hedenham Parish Meeting</p>	<p>There is no lawful cumulative impact assessment in breach of NPS EN-1 4.2.5 and EIA Regs Schedule 4(5) (PINS Scoping Opinion 3.19.4, 3.21.2, 3.21.3). The PEIR fails to consider adjacent or overlapping NSIPs such as Tasway Energy Park, Ecopower Yaxley, The Drovers or High Grove Solar.</p>	<p>The assessment of cumulative scheme is set out within the technical chapters of the (ES: Chapters 6-18 [EN0110014/APP/6.1.6 - 6.1.8]), with the full list of cumulative schemes assessed provided in ES: Appendix 2.4 Cumulative Schemes [EN0110014/APP/6.1.6 - 6.3.2.4]. This includes the other relevant NSIP projects.</p>
<p>Anglian Water</p>	<p>Anglian Water's PR24 Business Plan represents £11 billion investment across the region in AMP8 (2025-2030) – this includes a number of investment schemes within South Norfolk. Specifically in relation to the Project, Anglian Water will be delivering nutrient removal schemes at Hempnall Fritton Rd WRC, which are part of our Water Industry National Environment Programme (WINEP) environmental obligations. It is considered that these schemes should be recorded as developments that have been identified but have not yet received planning approval. As environmental obligations these schemes must be delivered by 31 March 2030. This would potentially coincide with the construction of the Project and may result in cumulative and in-combination effects of a temporary nature – such as localised effects on transport and access around Hempnall.</p>	<p>These schemes have not received planning approval and fall outside the Planning Inspectorate best practice guidance on cumulative assessment. As such, they're not included within the list of cumulative schemes.</p>
<p>Anglian Water</p>	<p>The nutrient removal schemes still need to go through development milestones to agree design and delivery phases. However, the Applicant should be aware of the potential overlap of delivery timescales, and the potential need for cooperation and collaboration between both parties to manage any in-combination effects that might arise as a result.</p>	<p>These schemes have not received planning approval and fall outside the Planning Inspectorate best practice guidance on cumulative assessment. The Applicant will continue to engage with Anglian water.</p>
<p>National Highways</p>	<p>National Highways welcomes this approach to consider the cumulative impact of other projects within the draft order limits and zone of influence. National Highways will be particularly concerned around the cumulative impact of projects on the SRN, notably the A47.</p>	<p>The potential cumulative effect of major foreseen projects has been confirmed with NCC and is to be reported within the Transport Assessment [EN0110014/APP/6.3.11.1] and Environmental Statement [EN0110014/APP/6.1].</p>

Consultee	Comment	Applicant Response
		<p>The ES has considered trip generation on the SRN including A47 and A11. Analysis has concluded that percentage impact on these links is well below IEMA Guidance thresholds (30%) and is therefore not considered significant.</p>
<p>Natural England</p>	<p>Natural England welcome that a Cumulative and In-Combination Effects Assessment has been undertaken and understand that this will be updated as further evaluation becomes available. We will review this once it has been completed.</p>	<p>The Applicant welcomes this comment.</p>
<p>Norfolk County Council</p>	<p>While recognising the sustainable benefits of this project in terms of delivering on national targets on low-carbon energy, the County Council has serious concerns about the cumulative impacts of this proposal sitting alongside other approved and proposed NSIPs in South Norfolk; and other energy related development in the area. This includes the major grid connection works being carried out adjacent to Norwich Main associated with the consented Hornsea Three offshore wind farm; and the proposed new 400 kV overhead power line running between Norwich and Tilbury (DCO awaiting submission).</p> <p>4.5 The County Council is also concerned at the lack of a strategic approach to the siting solar farms across the County and the cumulative impacts associated with multiple large scale solar farms will have on Norfolk's environment; and local communities and businesses affected. There are further concerns regarding decommissioning given the longevity of Project and the potential risk this poses for future generations should the project financially fail. As such it felt that a financial bond would be needed to safeguard against the above concerns.</p>	<p>The assessment of cumulative scheme is set out within the technical chapters of the (ES: Chapters 6-18 [EN0110014/APP/6.1.6 - 6.1.8]), with the full list of cumulative schemes assessed provided in ES: Appendix 2.4 Cumulative Schemes [EN0110014/APP/6.1.6 - 6.3.2.4]. This includes the other relevant NSIP projects.</p> <p>A requirement to decommission the Scheme is part of the DCO application (see Requirement 21 of the draft DCO); failing to comply with that requirement would be a criminal offence. The Applicant has produced an Outline Decommissioning Environmental Management Plan [EN0110014/APP/7.3] as part of the EIA submitted with the DCO application. A final decommissioning strategy will be prepared and agreed with the relevant authorities at that time of decommissioning pursuant to the DCO Requirement and will include detailed measures and timescales.</p> <p>The Scheme must then be decommissioned in accordance with the approved plan.</p> <p>The Applicant notes that there is no policy requirement for a decommissioning fund to be imposed and paragraphs 2.10.138 to 2.10.143 of NPS EN-3 set out the considerations for the Secretary of State in relation to project lifetime and decommissioning of solar developments. The Applicant considers that Requirement 21 complies with paragraphs 2.10.138 to 2.10.143 of NPS EN-3. The Secretary of State has considered this point in previous decisions for solar projects under the Planning Act 2008 and determined that imposing a decommissioning fund requirement is not necessary (for example, see Oaklands Solar Farm).</p> <p>This is consistent with paragraph 4.1.17 of NPS EN-1 which stipulates that the Secretary of State should only impose requirements that are, amongst other things, necessary, and the</p>

Consultee	Comment	Applicant Response
		requirement in paragraph 4.1.17 of NPS EN-1 that only relevant requirements should be imposed.
Norfolk County Council	3.61 Cumulative Impact - It is noted that the Tasway scheme is in close proximity to East Pye and therefore should be included in cumulative assessments. This also applies for the BESS.	The Tasway Energy Park has been placed on indefinite hold.
Seething Parish Council	Whilst geography, weather patterns and grid availability may favour Norfolk as a site for such ground-based solar developments, it is essential that the environmental and ecological impacts of any such scheme are considered in the context of other neighbouring schemes (e.g. Tasway Energy Park; High Grove scheme) rather than individually.	<p>The impact of solar developments (both existing and forthcoming) in the areas surrounding the Scheme has been fully assessed within the ES [EN01100141/APP/6.1].</p> <p>Existing solar farms are considered in the baseline of each technical chapter (ES Volume 1 Chapter 7-20 [EN0110014/APP/6.1]). Forthcoming solar developments are assessed within the cumulative and in-combination effects section of each technical chapter (ES Volume 1 Chapter 7-20 [EN0110014/APP/6.1]) and summarised in ES Volume 1 Chapter 19 – In-combination effects Assessment [[EN0110014/APP/6.1.19]</p>
South Norfolk Council	The Council is aware of a number of NSIP Solar Farms potentially coming forward within this part of South Norfolk; the recent pre-application for Tasway Energy Park for at 700MW Solar and BESS NSIP, together with consented and proposed TCPA schemes. Norwich to Tilbury National Grid NSIP which is about to be submitted formally for its Development Consent Order and the consented National Highways and Off-Shore windfarm NSIPs. The significant cumulative impact, these Projects and TCPAs will have on our District has not been adequately explored and is of serious concern. Given the seriousness of our concerns, the Council is unable to support the proposed East Pye NSIP and raises a strong formal objection.	<p>The assessment of cumulative scheme is set out within the technical chapters of the (ES: Chapters 6-18 [EN0110014/APP/6.1.6 - 6.1.8]), with the full list of cumulative schemes assessed provided in ES: Appendix 2.4 Cumulative Schemes [EN0110014/APP/6.1.6 - 6.3.2.4]. This includes the other relevant NSIP projects noting the Tasway Energy Park which has been placed on indefinite hold.</p> <p>The cumulative assessment has identified the following cumulative effects of the Scheme and the cumulative schemes that could be significant during the construction and decommissioning phases:</p> <ul style="list-style-type: none"> • Major Beneficial and Moderate Beneficial socio-economic effects on jobs, employment and the supply chain • Moderate Beneficial socio-economic effect on skills and the labour market • The assessment has identified the following cumulative effects of the Scheme that are predicted to be significant during the operation phase: <ul style="list-style-type: none"> • Significant Beneficial effect on water quality • Moderate Beneficial socio-economic effects on jobs, employment and the supply chain • Moderate Beneficial socio-economic effect on skills and the labour market • Moderate Adverse effect on hazardous waste

Consultee	Comment	Applicant Response
		<p>The assessment has identified the following cumulative effects of the Scheme that are predicted to be significant during the decommissioning phase:</p> <ul style="list-style-type: none"> • Moderate Adverse effects on agricultural land • Moderate Adverse effects on hazardous waste
<p>South Norfolk Council</p>	<p>Regarding cumulative effects (page 31) details are emerging for the 700 MW Tasway Energy Park (https://taswayenergypark.co.uk/) to the west of Long Stratton. They are planning to start the consultation process this autumn/winter. It would be useful if a plan showing the areas that were not accessible to the surveyors could be made available as part of the examination to help visualise the unknowns (Para 8.3.8).</p>	<p>The Tasway Energy Park has been placed on indefinite hold.</p>
<p>South Norfolk Council</p>	<p>It is essential to South Norfolk that the economic benefits are maximised for the communities that are hosting the project which will have a significant impact on their environment. The PEIR advises that an Outline Skill, Supply Chain and Employment Plan will be prepared in consultation with relevant consultees, which is welcomed, and the Council would wish to have an input into this plan. It is noted that it is estimated that the construction phase of the project would support 258 workers per day, equivalent to 217 full time jobs and peak at 694 workers, equivalent to 583 full time jobs in month 6 of the construction programme. It suggests further 660 direct jobs, during construction. In total the project will support 1,006 net directly and indirectly, of those 73 are anticipated to be for people living in South Norfolk, 181 elsewhere in Norfolk, 252 in the rest of the East of England and 501 outside the region. Whilst it is appreciated the construction period is temporary and the benefits of the provision of jobs, an area of concern for the Council however is the need for temporary accommodation, given 50% of the scheme's construction workforce is likely to be sourced outside of the region and particularly when taken into consideration the other NSIP Projects consented and being built out: RWE Vanguard and Boreas (cable routes and Convertors stations); Hornsea Project Three (cable routes and convertor station) and Equinor (cable routes and convertor station); 3 National Highway Schemes and the NSIP projects coming forward such Norwich To Tilbury and other potential Solar Farms. It is therefore considered that a full assessment will need to be undertaken as part of the EIA, to assess the wider impacts arising from the proposed project, in combination with other NSIP developments.</p>	<p>An Outline Employment, Skills and Supply Chain Strategy [EN0110014/APP7.10] has been produced and submitted with the application which sets out a strategy for how local opportunities will be maximized.</p> <p>Environmental Statement (ES) Chapter 16: Socio Economics [EN0110014/APP/6.1.14] provides an updated assessment of estimated employment for the Scheme and effects on the temporary accommodation market.</p>

Consultee	Comment	Applicant Response
<p>Suffolk County Council</p>	<p>3.3 The Council is conscious that a significant number of renewable energy and other large scale infrastructure projects are under construction or being proposed in Suffolk, or in nearby areas, resulting in impacts on Suffolk. This includes those within the general vicinity of the location of the proposed East Pye Solar project. 3.4 The Council is aware of several other projects in the area which may surface during the determination of this application and create effects that combine or interact with the East Pye Solar proposals. The Council considers it essential that the promoter's assessment of cumulative impacts includes all reasonably foreseeable projects, as per the Norfolk Vanguard judgement. 3.5 A map of both consented and proposed NSIPs affecting Suffolk is provided in Appendix B. 3.6 The Council notes that the promoter proposes to address cumulative effects in a separate chapter within the Environmental Statement (ES). SCC considers that it is necessary for assessments which are likely to have cross-boundary effects, such as those relating to transport, ALLs and skills and employment, to include the relevant parts of Suffolk in their geographical scope.</p>	<p>The assessment of cumulative scheme is set out within the technical chapters of the (ES: Chapters 6-18 [EN0110014/APP/6.1.6 - 6.1.8]), with the full list of cumulative schemes assessed provided in ES: Appendix 2.4 Cumulative Schemes [EN0110014/APP/6.1.6 - 6.3.2.4]. This includes the other relevant NSIP projects. The approach to identifying relevant took into consideration the relevant Zone of Influence for each chapter within the ES.</p>
<p>Suffolk County Council</p>	<p>3.14 Suffolk is not mentioned at all in the cumulative assessment, despite: i. Being a neighbouring labour market ii. Having existing NSIP activity (e.g. Sizewell C, Sea link, Lion link, National Grid Norwich to Tilbury) iii. Hosting affected commuter settlements and housing stock 3.15 The PEIR's 'cumulative effects' are scoped almost entirely around South Norfolk and Norfolk, omitting potential cross-border effects on Suffolk's skills, housing, and economy. This contradicts SCC's request to include Suffolk in spatial assessments and risks underestimating displacement or cross-boundary strain. 3.16 There is no evidence of coordination with other NSIPs or engagement with SCC's Regional Skills Coordination Function (RSCF) or neighbouring promoters. The 'collaborative' opportunities described remain speculative. 3.17 While the PEIR makes broad assumptions (e.g. overlapping peaks, full workforce pressure), there is no scenario modelling or probability-based analysis. 3.18 Although significant cumulative effects are identified (e.g. major adverse impact on accommodation), no additional mitigation is proposed.</p>	<p>The assessment of cumulative scheme is in relation to other DCOs (including Norwich to Tilbury National Grid Project, The Drovers Solar Farm and High Grove Solar has been set out within the technical chapters of the (ES: Chapters 6-18 [EN0110014/APP/6.1.6 - 6.1.8]), with the full list of cumulative schemes assessed provided in ES: Appendix 2.4 Cumulative Schemes [EN0110014/APP/6.1.6 - 6.3.2.4] which sets out the approach to identifying cumulative schemes. In principle, cumulative schemes have been identified on the basis of their potential to have a cumulative effect with the Scheme in accordance with Planning Inspectorate best practice guidance, irrespective of which local authority the scheme is within.</p>
<p>Suffolk County Council</p>	<p>3.27 A number of NSIPs adjacent to the A140 between Norwich and Ipswich may be delivered concurrently, namely: i. Norwich to Tilbury (Transmission) ii. Ecopower Suffolk 3.28 SCC recognises that Norwich to Tilbury has been scoped into the list of projects considered when assessing cumulative impacts but reiterates the</p>	<p>The ES Volume 1, Chapter 11 – Transport and Access [EN0110014/APP/6.1.11] assesses impact on transport and access utilising IEMA guidelines. The guidance sets out thresholds and assessments for the following effects relevant to transport and access: severance, driver delay,</p>

Consultee	Comment	Applicant Response
	<p>importance of assessing the cumulative and in-combination highways impacts, including those of AILs. 3.29 Ecopower Suffolk has undertaken non-statutory consultation in Spring 2025 and intends to submit its application in Autumn 2026. Therefore, it meets the requirement of being reasonably foreseeable as per the Norfolk Vanguard judgement. 3.30 SCC expects developers to provide programmes and estimates of construction vehicles for study by stakeholders to allow informed comments regarding the scoping of documents such as the Transport Assessment.</p>	<p>pedestrian delay, non-motorised users, fear and intimidation, road safety and hazardous and large loads.</p> <p>For the purpose of assessing a worst-case scenario, the assessment is based on all sites being active simultaneously during the construction phase, whereas in reality, construction activities will be staggered across the programme.</p> <p>A list of cumulative schemes was agreed with NCC. The ES Volume 1, Chapter 11 – Transport and Access [EN0110014/APP/6.1.11] has considered the impact of the Scheme on the LRN, including an assessment of cumulative effects in line with IEMA guidance.</p>

1.3 Legislation, Policy and Guidance

Legislation

1.3.1 The following legislation is relevant to the assessment:

- The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (Ref 1-1)

1.3.2 In relation to cumulative effects, Schedule 4 Paragraph 5 of the EIA Regulations (Ref 1-1) requires an ES to include:

‘A description of the likely significant effects of the development on the environment resulting from, inter alia: [...] (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources [...] The description of the likely significant effects on the factors specified in regulation 5(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development’.

Policy

National Policy

1.3.3 The National Policy Statements set out the primary policy tests against which the application for a Development Consent Order (DCO) for the Scheme will

be considered. Listed below are the details of the elements of NPS considered relevant to the cumulative effects assessment.

1.3.4 The following policies are relevant to the assessment:

- The consideration of cumulative effects is addressed under each environmental topic heading within Section 5 of the NPS EN-1: Overarching National Policy Statement for Energy PINS (Ref 1-5). Paragraph 4.3.3 of NPS EN-1 explains that *'the EIA Regulations require an assessment of the likely significant effects of the proposed project on the environment, covering the direct effects and any indirect, secondary, cumulative, transboundary, short, medium, and long-term, permanent and temporary, positive and negative effects at all stages of the project.'*
- NPS EN-3 (Ref 1-6) at Section 2.10 deals with solar development, including the assessment of cumulative impacts. Consideration of cumulative effects are mentioned under impacts relating to landscape, visual and residential amenity at paragraph 2.10.86, noting the potential for a wide zone of visual influence due to solar farms being located in low lying areas of good exposure. Potential cumulative effects resulting from construction traffic including the visual impacts and abnormal traffic movements are discussed in section 2.10.118.

1.3.5 The National Planning Policy Framework as revised in December 2024 sets out national planning policies that reflect priorities of the Government for operation of the planning system and the economic, social, and environmental aspects of the development and use of land. The NPPF has a strong emphasis on sustainable development, with a presumption in favour of such development. The NPPF has the potential to be considered important and relevant to the Secretary of State's (SoS) consideration of the Scheme. The NPPF includes considerations for cumulative effects on flood risk, ground conditions and pollution, sustainable use of materials, and climate change.

Local Policy

1.3.6 The Scheme is located within Norfolk County Council (NCC) and South Norfolk Council (SNC).

1.3.7 Both Broadland District and South Norfolk Councils have worked with Norwich City Council and Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP) (Ref 1-8). With respect to climate change, *'policies 2 and 4 promote improvements to the energy grid, the development of local, renewable, and low carbon energy networks to serve major new developments and an increase in free standing renewable energy generation, such as solar farms.'*

1.3.1 The South Norfolk Local Plan Development Management Policies Document (Ref 1-9) notes with regards to a number of matters the need to assess the cumulative impacts of development of various receptors. In particular, *Policy DM 3.14 Pollution, health and safety* notes that ‘when assessed individually or cumulatively, development proposals should ensure that there will be no unacceptable impacts on:

- i. *Air quality*
- ii. *Surface and Groundwater Quality*
- iii. *Land Quality and Condition*
- iv. *Health and safety of the public*

Further Guidance

1.3.2 Planning Inspectorate Advice on Cumulative Effects Assessment (Ref 1-2) provides a brief description of the legal context and obligations regarding cumulative effects under national planning policy and the EIA Regulations. It also offers an overview of the cumulative effects assessment process for Nationally Significant Infrastructure Projects (NSIPs) and advice on a staged approach and the use of consistent templates for documenting the cumulative effects assessment within an applicant’s Environmental Statement. The advice sets out guidance on the approach to CEA to which the methodology for the CEA for this ES is based on and has been adapted to fit the nature of the Scheme and the location in which it is based.

1.4 Methodology

1.4.1 The best practice approach to the assessment of cumulative effects requires inclusion of proportionate information relating to cumulative schemes that are not yet consented, dependent on the level of certainty of them coming forward. In this regard, the PINS ‘Advice on Cumulative Effects Assessment’ relevant to nationally significant infrastructure projects (Ref 1-2) is relevant to this ES.

1.4.2 The environmental information that underpins the cumulative effects assessment is taken from publicly available information from the following sources: submitted planning applications (local planning application search portals and NSIP listed on PINS’ project page) and planning policy documents.

Establishing a Study Area

1.4.3 A topic-based approach has been taken to identify the Zones of Influence (Zol) for identifying cumulative schemes that could present cumulative effects. The worst-case Zol for each environmental topic area is identified based on the extent of likely significant effects in line with industry specific

guidance along with professional judgement and knowledge of the local area. **Table 1.2** outlines the topics' Zol for potential cumulative effects with other developments, categorised by each environmental topic.

1.4.4 The largest Zol, 25km in the case for this Scheme, will represent the search area used to compile the long list of developments.

1.4.5 It should be noted that three schemes were included on the long list that are outside the 25km Zol. The schemes and their reason for inclusion are as follows:

- **High Grove Solar (31 km from the Order Limits):** This has been included as it is another solar energy DCO scheme submitted in Norfolk.
- **Norfolk Vanguard (35 km from the Order Limits):** The onshore elements of this scheme were included following a request during the statutory consultation from, among other, Suffolk County Council.
- **The Drovers (41 km from the Order Limits):** This has been included as it is another solar energy DCO scheme submitted in Norfolk, put forward by the same developer as the Applicant.

Table 1.2: Zone of Influence by Topic

Topic	Zone of Influence
Climate Change	<p>Not applicable. As detailed in ES: Chapter 6 Climate Change [APP/6.1/6] greenhouse gas emissions are not restricted to a geographical area.</p> <p>Effects considered in the climate assessment are inherently cumulative by drawing from projections of the future baseline and therefore it is not necessary to consider cumulative effects from specific cumulative schemes.</p>
Landscape and Visual	<p>The extent of the Landscape and Visual Study Area is informed by the potential visual envelope arising from the Scheme as identified from the Zone of Theoretical Visibility (ZTV) analysis and fieldwork. On the basis of ZTV analysis, a 3km Zol extending from the Order Limits is defined as the starting point for the cumulative assessment for Landscape and Visual.</p>
Ecology and Biodiversity	<p>The Zol for ecology has been developed to capture all important ecological features sensitive to direct and indirect impacts. ZOIs identified are as follows:</p> <ul style="list-style-type: none"> • European/International Sites: Comprising Special Areas of Conservation (SACs), SPA's and Ramsar sites (non-avian qualifying features) within 5km of the Site and CRC, extended to 10km if the designated site has hydrological connectivity with the Scheme; • Statutory designated sites: Comprising Sites of Special Scientific Interest (SSSIs) and Local nature reserves (LNRs) within 5km of the Scheme; • Non-statutory designated sites: comprising County Wildlife Sites (CWSs) and Roadside Nature Reserves (RNRs) within 2km of the Order Limits; • Irreplaceable habitats: within 2km of the Scheme;

Topic	Zone of Influence
	<ul style="list-style-type: none"> • Priority habitats: within 250m of the Order Limits; • Widespread habitats and vegetation within the Order Limits; • Protected and priority species: within the Scheme and (unless otherwise stated) up to 2km from the Order Limits.
Water Environment	<p>The Zol is based on the hydrological and hydrogeological connectivity of water bodies located downstream of the Scheme. On this basis, the Zol extends 5km from the Order Limits.</p>
Cultural Heritage	<p>The following search criteria were used to determine the Study Areas for Cultural Heritage and Archaeology:</p> <ul style="list-style-type: none"> • 5km from the Scheme for higher grade heritage assets (e.g. World Heritage Sites, Scheduled Monuments, Grade I and Grade II* Listed Buildings). • 2km from the Order Limits for remaining designated heritage assets (i.e. Grade II Conservation Areas). • 1km from the Solar PV Site for non-designated heritage asserts and Historic Environment Record (HER) entries.
Transport and Access	<p>The Zol for traffic and access includes the Strategic Road Network (SRN), Major Road Network (MRN) and Local Road Network (LRN) which comprise the construction and decommissioning vehicle routes to the Solar PV Sites. In addition, PRoW that pass through the Sites are also included within the Study Area when assessing non-motorised user (NMU) effects. For the Cable Route Corridor, the study area also includes the LRN, MRN and SRN. In addition, PRoW that pass through the Cable Route Corridor have also been considered. This is the area within which transport and access effects could occur. The construction vehicle routes includes vehicles arriving via the SRN (A47) before using the MRN (A140) and key links on the LRN (B1332, B1134, B1527) to approach the Solar PV Sites. Beyond this, on roads which will not be used by construction vehicles, there will not be any transport and access effects. The effects considered in the transport and access future year assessment are inherently cumulative by considering background strategic growth alongside cumulative schemes (agreed through consultation with NCC) and increases in traffic in the Study Area through growth factors obtained from the Department for Transport TEMPRO NTM Database (2023). For more information see ES Chapter 11: Transport and Access [EN0110014/APP/6.1.11].</p>
Noise and Vibration	<p>1km from the Order Limits.</p>
Air Quality	<p>The following Study Areas have been applied for construction dust and road traffic emissions:</p> <ul style="list-style-type: none"> - 250m from the Order Limits based on the worst-case assumption that construction activities would occur at the Scheme boundary), in accordance with IAQM construction dust guidance. - Roads likely to be affected by additional road traffic resulting from the Scheme (based on the same extent used in the Transport Assessment (ES Appendix 11.1 [EN0110014/APP/6.3.11.1])).
Socio-economics & Health	<p>The cumulative effects assessment for socio-economics and human health considers the impact of Tier 1 and 2 cumulative schemes. Where this assessment relies on other technical chapters, the committed developments are considered within the study areas of those chapters, ensuring consistency with the assessment of the Scheme's direct effects on socio-economics and human health.</p>

Topic	Zone of Influence
Soils and Agricultural Land	The majority of 'other existing development and/or approved development' established by the long list comprise permanent, irreversible development of land (agricultural or otherwise). 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.
Ground Conditions	A 250m Study Area associated with contamination or instability based on professional judgement. Although not directly relevant to the Scheme, the Study Area accords with the Study Area recommended in Guidance for the Safe Development of Housing on Land Affected by Contamination (Ref 1-10).
Electromagnetic fields	Within the Order Limits
Telecommunications, Utilities, and Television	Within or adjacent to the Order Limits
Glint and Glare	Scoped out
Waste and Materials	Norfolk

Impact Assessment Methodology

1.4.6 The methodology for the assessment follows a four-stage approach:

- Stage 1 – Establishing the long list;
- Stage 2 – Establishing a shortlist;
- Stage 3 – Information Gathering; and
- Stage 4 – Assessment.

Stage 1 – Establishing the Long List

1.4.7 The assessment of cumulative effects is based on the methodology described in **ES: Chapter 2 EIA Methodology [EN0110014/APP/6.1.2]**. This methodology has been developed in accordance with Planning Inspectorate advice on cumulative effects assessment (Ref 1-2) on the assessment of cumulative effects. A four-stage approach has been adopted for this assessment:

- Stage 1 – Establishing the long list of 'other existing development and/or approved development'

- Stage 2 – Establishing a shortlist of ‘other existing development and/or approved development’
- Stage 3 – Information gathering; and
- Stage 4 – Assessment.

1.4.8 PINS guidance provides three tiers to assign to the cumulative schemes identified on the long list, as set out in **Table 1.3** below. These tiers are based on the level of certainty of an identified development coming forward or being built out, and the level of published detail for the cumulative schemes at the time of the assessment.

Table 1.3: Categories of Certainty for Cumulative Schemes

Tier	Comments
Tier 1 (most certain)	<ul style="list-style-type: none"> • Under construction; • Permitted application(s), whether under the Planning Act 2008 or other regimes, but not yet implemented; • Submitted application(s) whether under the Planning Act 2008 or other regimes but not yet determined; • All refusals subject to appeal procedures not yet determined.
Tier 2	<ul style="list-style-type: none"> • Projects on the PINS Programme of Projects (where a scoping report has been submitted).
Tier 3 (least certain)	<ul style="list-style-type: none"> • Projects on the PINS Programme of Projects where a scoping report has not been submitted. • Identified in the relevant Development Plan and emerging Development Plans – with appropriate weight being given as they move closer to adoption, recognising that there will be limited information available on the relevant proposals. • Identified in other plans and programmes (as appropriate) which set the framework for future development consents/approvals, where such development is reasonably likely to come forward.

Stage 2 – Establishing a Short List

1.4.9 At Stage 2, threshold criteria were reviewed against the long list to establish the short list, utilising Matrix 1 of Annex 1 of the PINS advice on Cumulative Effects Assessment (Ref 1-2). This method was used to ensure that only cumulative schemes which were considered likely to result in significant cumulative effects were taken forward to the assessment stage, with a view to only assessing developments that fall within the zone of influence for a particular environmental topic. The final shortlist has been used by environmental topics to inform their cumulative assessments for DCO Application.

1.4.10 The overlap in temporal scope has been reviewed against the Scheme’s anticipated construction, operation and maintenance, and decommissioning timescales. As stated in **ES: Chapter 4 The Scheme [EN0110014/APP/6.1.4]** subject to being granted development consent and

following a final investment decision, the construction of the Scheme is anticipated to commence in 2028 for a period of approximately 24 months. On this basis, it is expected that the Scheme could be completed by the end of 2030 and energised in 2031. The operational life of the Scheme is anticipated to be 60 years, with decommissioning to occur from 2091 and take between 12 and 24 months.

Stage 3 – Information Gathering

- 1.4.11 Information relating to cumulative schemes has been collected from the appropriate source (including the local planning authorities and PINS websites) and includes:
- Development design;
 - Location;
 - Programme of construction, operational and decommissioning phases; and
 - Environmental assessment of the cumulative scheme.

Stage 4 – Assessment

- 1.4.12 The assessment has been undertaken using the cumulative schemes that have been identified in Stages 1 to 3. Some assessments may inherently be cumulative, in which case no additional cumulative assessment of these topics is required.
- 1.4.13 This cumulative assessment has been updated from the PEIR, following design evolution of the Scheme and the establishment of the short list of cumulative schemes. The criteria for determining the significance of cumulative effects will be based upon:
- The duration of effect; that is, will it be temporary or permanent;
 - The extent of effect: e.g. the geographical area of an effect;
 - The type of effect; e.g. whether additive or synergistic;
 - The frequency of the effect;
 - The 'value' and resilience of the receptor affected; and
 - The likely success of mitigation.
- 1.4.14 In reporting the overall significance of cumulative effects, the relative contributions different projects make to a cumulative effect have been

considered to whether the cumulative effect is significant. For example, where a large-scale project is predicted to result in significant effects and a smaller proposed development would not have significant effects, the cumulative assessment will only conclude there is a significant cumulative effect if effects from both projects together are of greater significance than the larger project in isolation. Care is taken to not simply define such effects as being cumulative, but rather to focus on the nature and scale to which genuine cumulative effects might result.

- 1.4.15 No transboundary effects have been identified as arising from the Scheme. However, if any were identified, they would be considered in accordance with PINS Advice 'Nationally Significant Infrastructure Projects: Advice on Transboundary Impacts and Process' (Ref 1-7).

Assumptions and Limitations

- 1.4.16 The list of developments considered has been reviewed as far as reasonably practicable since undertaking the preliminary cumulative effects assessment to account for any changes in the status of developments.
- 1.4.17 The Zol is based on the worst-case Study Area of the individual specialist topics.
- 1.4.18 The information relating to cumulative schemes and subsequent assessment in the technical chapters largely relies on environmental information reported by third-party developers for their scheme. The availability of information varies between schemes and therefore there is a high degree of uncertainty in the cumulative effects reported.

1.5 List of Cumulative Schemes

- 1.5.1 The 'long list' of cumulative schemes was established in Table 19.4 of the Preliminary Environmental Impact Report (PEIR). Since then, the list has been reviewed, and subject to 'stage 2' of the PINS Advice on Cumulative Effects described in the methodology section above. **Table 1.4** below sets out the 'long list' and the 'short list' of cumulative effects. There are two schemes identified in the PEIR which has not been taken forward for assessment following stage 2 and there are a number of additional schemes which have come forward in the meantime and been included following consultation.
- 1.5.2 **Table 1.4** below therefore sets out the list of cumulative schemes using Annex 1, Matrix 1 of the PINS CEA guidance (Ref 1-7). This covers both stage 1 (the 'long list') and stage 2 (the 'short list') of the PINS CEA guidance.

- 1.5.3 The schemes highlighted in orange denote those which have been included in the transport data as agreed through consultation with the Highways Authority. The schemes highlighted in purple were not included within the assessment of cumulative effects.
- 1.5.4 Where appropriate, the technical chapters of the ES have identified the specific cumulative schemes relevant to the topic and considered in their assessment.

Table 1.4: Long and Short List of Cumulative Schemes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
TCPA	2024/3817	Land to the North of Station Road Tivetshall St Margaret Norfolk	Energy	Solar photovoltaic (PV) farm development with ancillary infrastructure, security fencing and access	Partial Overlap with Sub-Site 1C	EIA not required 05/02/2025	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2018/0111	Land East of the A140	Residential	131.7 hectares of land to the east of the A140 seeking outline planning permission for 1,275 no. dwellings, 8 hectares of employment land for uses within Classes B1, B2 and B8, 2 hectare primary school site, community facilities site, associated infrastructure and public open space. Together with application for full permission for a bypass including roundabouts and junctions.	Adjacent to southern boundary of Sub-Site 4B	Approval with Conditions 15/09/2023	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2018/0112	Land West of the A140	Residential	Hybrid Application on 40.8 hectares of land to the west of the A140 seeking outline planning permission for 387 no. dwellings and 1.5 hectares of Class B1 employment land, associated infrastructure and public open space. Together with application for full planning permission for a western relief road.	200m south of Sub-Site 4A	Approval with Conditions 15/09/2023	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/3020	Former Site of 49 High Green Brooke Norfolk	Residential	Erection of 7 x single storey dwellings, 1 x two storey dwelling, garages and construction of a vehicular access.	200m north of Sub-site 9	Approval with Conditions 23/09/2024	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
TCPA	2023/1386	Land South of Church Road Woodton Norfolk	Residential	Residential development for 50 dwellings with parking, landscaping and open space.	400m west of Sub-Site 10A	Approval with Conditions 21/11/2024	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	Agreed to be include through consultation with the Highways Authority	Yes
TCPA	2025/1689	Land north of Carr Lane, Great Moulton, Norwich.	Energy	Erection of a Battery Energy Storage System (BESS) and associated infrastructure including access, drainage, landscaping and other incidental works	900m north of Sub-Site 1B	Pending Decision - Application validated 06/06/2025	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	Agreed to be include through consultation with the Highways Authority	Yes
TCPA	2025/1150	Land North of Church Road Aslacton Norfolk	Residential	Outline planning application with all matters reserved (except access) for the erection of up to 36 dwellings, including amenity space, landscaping and all associated infrastructure.	1.7km north-west of Sub-Site 1B	Pending Decision - Application validated 09/04/2025	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	X	Yes
TCPA	2025/2930	Land Off St Marys Road Long Stratton Norfolk	Residential	Development of 45 affordable residential dwellings together with associated public open space, landscaping, highways and engineering works.	1.9km south-west of Sub-Site 4A	Pending Decision - Application validated 18/09/2025	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2025/1152	Land North of Hill Farm Wacton Road Forncett St Peter Norfolk	Energy	The installation of a Battery Energy Storage System (BESS) including associated infrastructure and landscaping	2km south-west of subsite 4A	Pending Decision - Application validated 09/04/2025	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
TCPA	2025/2000	Land South of Semere Lane Dickleburgh Norfolk	Energy	Installation and operation of a solar farm together with all associated infrastructure, works and equipment, including landscape and ecological enhancement and access for a temporary period of 40 years.	2.4km south of Sub-Site 2A	Application submitted 03/07/2025	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/2657	Malt Kiln Cottage Norwich Road Stoke Holy Cross Norfolk NR14 8LN	Energy	Installation of a ground mounted 120 solar panel array.	3.6km north of sub Site 7D	Approval with Conditions 28/11/2023	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2021/2495	Land North And South of Brick Kiln Lane Swainsthorpe Norfolk	Energy	Installation of a solar farm comprising: ground mounted solar panels, access tracks; inverter/transformers, substation; storage, spare parts and welfare cabins, underground cables and conduits, perimeter fence; CCTV equipment, temporary new site entrance and access track, temporary construction compounds, and associated infrastructure and planting scheme.	3.6km north-west of Sub-Site 7A	Approval with Conditions 04/08/2022	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2025/0806	Land West of Wymondham Road Bracon Ash Norfolk	Energy	The installation of a Battery Energy Storage System (BESS) including associated infrastructure and landscaping	4km north-west of Sub-Site 4A	Pending decision - Validated 31/03/2025	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
TCPA	2025/1442	Land East of Back Road Yelverton Norfolk	Energy	Construction and operation of a circa 15MW Solar Farm, comprising the erection of solar panels mounted on metal frames, centralised inverter housing, spares container, new access tracks, underground cabling, perimeter fencing with CCTV cameras and access gates, temporary construction compounds, landscaping, and all ancillary grid infrastructure and associated site works	4km north-east of Sub-Site 9	Pending Decision - Validated 29/05/2025	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/1055	Land off Marsh Lane Bracon Ash Norfolk	Energy	Ground mounted solar panel array and ancillary equipment	4.3km north-west of Sub-Site 4A	Approval with conditions 04/07/2025	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	FUL/2019/0062	Land off Hall Road & Pheasants Walk, Earsham, Bungay, Suffolk	Minerals	Extraction of sand and gravel from three separate extension areas with restoration to a nature conservation afteruse. Phased relocation of existing plant site (from Bath Hills Road) into Area 1, including a new site access onto Hall Road with service accesses onto Hall Road and Pheasants Walk and use of Conveyor to transport mineral to the Plant Site with culvert.	4.8km east of sub Site10E	Approval with Conditions 09/11/2020	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unknown	Yes	N/A	Yes
TCPA	2025/2789	Land East of Norwich Road Tacolneston Norfolk	Residential	15 No. residential dwellings with access road, open space, landscaping, drainage basin and other associated infrastructure	5.1km east of Sub-Site 4A	Pending Decision - Validated 12/09/2025	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
TCPA	2024/3750	Hall Farm Land North of Hickling Lane Swainsthorpe Norfolk NR14 8DS	Energy	The development of a 400MW Energy Storage System, including a 132-400kV substation and associated infrastructure	5.4km north-west of Sub-Site 7D	Approval with conditions 25/07/2025	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2024/3309	Trading Estate Langley Road Chedgrave Norfolk	Residential	Outline application with all matters reserved for the demolition of existing buildings and erection of a care home (C2) and the erection of eight private residential units and associated parking, landscaping and site improvements	5.5km north-east of Sub-Site 10E	Pending Decision - Validated 06/11/2024	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2022/2148	Land North of Caistor Lane Caistor St Edmund Norfolk	Residential	Hybrid Application: Part 1. Detailed proposals for a 25.5 hectare country park together with associated infrastructure. Part 2. Outline proposals with all matters reserved, except for access, for a residential development of 178no. dwellings, serviced site for a new 420 place primary school, serviced site for a new community building.	5.6km north-west of Sub-Site 9	Pending Consideration – Validated 25/11/2023	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/1095	Land North of Hickling Lane Swainsthorpe Norfolk	Energy	Screening Opinion in for an Energy Storage System (ESS) and associated electrical infrastructure.	5.7km north-west of Sub-Site 7D	EIA not required 12/06/2023	3	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2021/0569	Land East of Cranes Road Hethel Norfolk	Energy	Proposed development for installation and operation of ground-mounted solar farm and energy storage system and associated infrastructure	5.8km north-west of Sub-Site 7A	Approval with Conditions 21/12/2021	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning:	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
										Unlikely			
TCPA	2021/2437	Land East of Beccles Road Loddon Norfolk	Residential	Outline planning permission for 9 self build dwellings. Full planning permission for the erection of 171 dwellings with access, parking, open space and landscaping.	5.8km north-east of Sub-Site 10E	Approval with Conditions 31/07/2024	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/3506	Land North of Beccles Road Loddon Norfolk	Residential	Outline planning permission for up to 85 dwellings, creation of new vehicle access, public open space, associated infrastructure and landscaping with all matters reserved except for access	5.9km north-east of Sub-Site 10E	Approval with Conditions 12/02/2-25	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2021/1569	Land North and South of Norton Road Loddon Norfolk	Residential	Outline application for up to 130 open market and affordable dwellings, with all matters reserved except access.	6km north-east of sub Site 10E	Pending Consideration – Validated 02/07/2021	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2024/1336	Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PG	Energy	Extension of the existing Norwich Main 400 kV Substation to the west and includes associated temporary access roads.	6km north-east of Sub-Site 7D	Approval with Conditions 24/09/2024	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2024/2476	Land West of Hall Road Winfarthing Norfolk	Residential	Outline planning permission for 21 dwellings with all matters reserved	6.1km south-west of National Grid Substation Site	Pending Consideration – Validated 27/08/2024	1	Yes	Yes	Construction: Unknown Operation: Likely	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
										Decommissioning: Unlikely			
TCPA	2025/0004	Land West of Mill Road Winfarthing Norfolk	Residential	20 no. dwellings, public open space provision, 2 new vehicular accesses off Mill Road / The Street and associated site works	6.2 km south-west of National Grid Substation Site	Pending Decision - Validated 13/01/2025	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/2037	Land West of Hethel Engineering Centre Chapman Way Hethel Norfolk	Residential	Hybrid Application: 1) Outline planning application (including access and scale) for the development of modern facilities to support Lotus' production requirements. 2) Full application for new road infrastructure to facilitate masterplan and improve access by mitigating width restrictions to Potash Lane.	6.4km north-west of Sub-Site 4A	Approval with Conditions 30/10/2024	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2025/2952	Roadside Nurseries Main Road Swardeston Norfolk NR14 8DN	Residential	Demolition of former nursery buildings and application for full planning permission for the erection of 30 No. dwellings and associated infrastructure.	6.7km north-west of Sub-Site 7A	Pending Decision - Validated 02/10/2025	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2022/0067	Land to the East of Mendham Lane Harleston Norfolk	Residential	Proposed planning application for 354 residential dwellings, 91 extra care apartments, 16 extra care bungalows, public open space, allotments and 1.61ha of land for community use together with associated site infrastructure, demolition of existing agricultural buildings.	7.4km south of Sub-Site 3A	Approval with Conditions 08/02/2023	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
TCPA	2023/1418	Land North of Spirketts Lane Harleston Norfolk	Residential	Erection of 89 dwellings with associated landscaping and external works	7.5km south-east of Sub-Site 2A	Approval with Conditions 16/10/2024	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/3610	Land South of Spirketts Lane Hareleston Norfolk	Residential	Residential development of 162 dwellings with associated access, parking, open space, landscaping and surface water attenuation	8km south of Sub-Site 3A	Pending Consideration – Validated 29/11/2023	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2023/0009	Land South of Cantley Lane Ketteringham Norfolk	Energy	240 MWp Battery Energy Storage System (EIA Screening Opinion)	8.7km north-west of Sub-Site 7A	EIA not required 04/02/2023	3	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
TCPA	2024/0558	Land East of Norwich Road Scole Norfolk	Residential	Hybrid1. Full planning application for 106no. residential dwellings (including affordable homes), garages, parking, vehicular access onto Norwich Road, open spaces, landscaping, drainage and other associated infrastructure. 2. Outline planning application for a phased development of 6no. self-build plots.	9km south of BESS Site	Approval with Conditions 10/06/2025	1	Yes	Yes	Construction: Unknown Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
NSIP	EN020027	Norwich to Tilbury	Energy	Proposal to reinforce the 400kV high voltage power network in East Anglia to include a new 400kV connection substation in the Tendring district	3.9km to the northwest of 7A	Pre Application. Application is expected to be submitted between June and August 2025.	2	Yes	Yes	Construction: Likely Operation: Likely Decommissioning:	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
										Unknown			
NSIP	EN010080	Hornsea Project Three Offshore Windfarm	Energy	Development of the Hornsea Project Three offshore wind farm with an approximate capacity of up to 2,400MW off the coast of Norfolk. This is within the area known as Zone 4, under the Round 3 offshore wind licensing arrangements established by The Crown Estate	Connects to Norwich Main National Grid Substation 5.7km north-west of 8B; 6.2km north of 7A	Granted 31/12/2020	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
NSIP	EN010109	Sheringham and Dudgeon Extension Projects	Energy	Sheringham Extension Project has a maximum installed capacity of 317MW, while Dudgeon Extension Project has a maximum installed capacity of 402MW. Joint export cable system, offshore and onshore, connecting to the national grid transmission network at Norwich Main substation.	Onshore elements 6km from 7A at closest point	Granted 18/4/2024	1	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	Agreed to be include through consultation with the Highways Authority	Yes
NSIP	TR010037	A47 - A11 Thickthorn Junction	Transport	Improvement of the interchange between the A47 and A11, improving access into Norwich. The project consists of two new uni-directional slip roads connecting the A11 south to the A47 east with widening and full signalisation of Thickthorn Interchange the gyratory. The side road strategy will include mitigation measures for the severance issue caused to Cantley Lane South.	9km north of 7A	Granted 14/10/2022	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
NSIP	TR010040	A47 Blofield to North Burlingham	Transport	Dualling of the A47 to fill a gap in the dual carriageway section between Norwich and Acle Straight Includes two junctions at the schemes extent and is 4km in length.	9km north of 9	Granted 22/06/2022. Preparatory works have started.	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
NSIP	EN0110019	EcoPower Suffolk Solar	Energy	A Solar Farm with an anticipated generating capacity of up to 300MW, comprising photovoltaic (PV) solar panels, a Battery Energy Storage System (BESS), and associated development, with a planned connection to the existing National Grid electricity substation at Leys Lane, Yaxley, Suffolk.	10km south of 2A	Pre-application, expected submission January 2027	2	Yes	Yes	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
NSIP	EN010060	Progress Power Station	Energy	A gas-fired power station with a nominal generating capacity of up to 299 MW	15km south of 2A	Granted 23/07/2015. Under construction.	1	Yes	Yes		Yes	N/A	Yes
NSIP	TR010038	A47 North Tuddenham to Easton	Transport	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.	17m north west of 4A	Granted 12/08/2022	1	Yes	Yes	Construction: Unlikely Operation: Likely Decommissioning: Unlikely	Yes	N/A	Yes
NSIP	EN0110010	High Grove Solar	Energy	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 720MW.	31km north-west of 4A	Pre-application, expected submission April 2026	2	No	Yes (see other factors column)	Construction: Likely Operation: Likely Decommissioning: Unlikely	Yes	Although this scheme is outside of the ZoI, it has been included following consultation with the Council.	Yes

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within Zol? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
NSIP	EN010079	Norfolk Vanguard	Energy	Norfolk Vanguard is a proposed offshore windfarm with an approximate capacity of 1800MW off the coast of Norfolk. The centre of Norfolk Vanguard West is 67km from the Bacton coast and 63km from the Gorleston coast at their nearest point. The centre of Norfolk Vanguard East is 98km from the Bacton coast and 86km from the Gorleston coast at their nearest point. Norfolk Vanguard West is 295km, Norfolk Vanguard East being 297km. (ONSHORE ELEMENTS (SUBSTATION CONNECTION) ONLY RELEVANT)	35km north-west of 4A	Granted 11/02/2022	1	No	Yes (see other factors column)	Construction: Likely Operation: Likely Decommissioning: Unknown	Yes	Although this scheme is outside of the Zol, it has been included following consultation with the Council.	Yes
NSIP	EN0110013	The Drovers Solar Farm	Energy	The construction, operation, maintenance, and decommissioning of a solar photovoltaic (PV) electricity generating station, and associated development including Battery Energy Storage System (BESS), Ancillary Infrastructure, a Customer Substation and Grid Connection Infrastructure (including a new National Grid Substation).	41km north-west of 4A	Pre-application, expected submission November 2025	2	No	Yes (see other factors column)	Construction: Unlikely Operation: Likely Decommissioning: Likely	Yes	Same Applicant as the Proposed Development	Yes
TCPA	2025/0104	Gawdy Hall, Redenhall, Harleston, Norfolk		Conversion of former stables, coach house and stable cottage into wedding/holiday accommodation; demolition of conservatory; construction of new ceremony room to seat 200 guests; construction of 100 space car park; siting of marquee; conversion of potting shed to outdoor bar and toilet; change of use of land to glamping	5.3km south of Sub-Site 3A	Pending Consideration	1	No	No	Construction: Unknown Operation: Likely Decommissioning: Unlikely	No	N/A	No

Details								Stage 1		Stage 2			
Consenting Route	Application Reference	Address	Application Type	Brief Description	Distance from Project	Status	Tier	Within ZoI? (25 km)	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other Factors	Progress to Stage 3 / 4?
				site incorporating 5no. shepherds huts, 5 no. lodges and 10no. bell tents; construction of new shower/toilet block.									
NSIP	TBC	South Norfolk - Tharston / Ashwellthorpe	Energy	700MW solar + BESS (Tasway Solar) SCHEME NOW ON INDEFINITE HOLD	Adjacent to the western boundary of 4A	Pre-application, non stat consultation Autumn 2025	3	Yes	Yes	No	No	N/A	N0

References

- Ref 1-1 UK Government (2017) The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 No. 572.
- Ref 1-2 The Planning Inspectorate (2024) Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment. Available at: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-cumulative-effects-assessment>
- Ref 1-3 Department for Energy Security and Net Zero (2026). National Policy Statements for energy infrastructure. Available at: <https://www.gov.uk/government/collections/national-policy-statements-for-energy-infrastructure>
- Ref 1-4 Ministry of Housing, Communities and Local Government and Department for Levelling-Up, Housing and Communities (2024) National Planning Policy Framework (NPPF).
- Ref 1-5 Department for Energy Security and Net Zero (2026). Overarching National Policy Statement for energy. Available at: <https://www.gov.uk/government/publications/overarching-national-policy-statement-for-energy-en-1-2025>
- Ref 1-6 Department for Energy Security and Net Zero (2026). National Policy Statement for renewable energy infrastructure. Available at: <https://www.gov.uk/government/publications/national-policy-statement-for-renewable-energy-infrastructure-en-3-2025>
- Ref 1-7 The Planning Inspectorate (2024) Nationally Significant Infrastructure Projects: Advice on Transboundary Impacts and Process. Available at: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-transboundary-impacts-and-processes>
- Ref 1-8 Greater Norwich authorities (Broadland District Council, Norwich City Council and South Norfolk Council) (2024) Greater Norwich Local Plan). Available at: <https://www.gnlp.org.uk/>
- Ref 1-9 South Norfolk Council (2015) South Norfolk Local Plan Development Management Policies Document. Available at: <https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/development-management-policies-document-0.pdf>
- Ref 1-10 Environment Agency, NHBC and CIEH (2008) *Guidance for the Safe Development of Housing on Land Affected by Contamination*.