



# **Norwich Western Link**

## **Environmental Statement**

### **Chapter 8: Cultural Heritage**

#### **Appendix 8.6: In-Combination Assessment**

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# 1 In-Combination Assessment

## 1.1 Committed Developments Short List

- 1.1.1 This Appendix assesses the in-combination effects of the Proposed Scheme in relation to Cultural Heritage.
- 1.1.2 In-combination effects are defined as: the combined effects of a number of different projects in the vicinity of the Proposed Scheme (in combination with the Proposed Scheme) on a common sensitive receptor category and / or a single receptor / resource.
- 1.1.3 The following table presents the committed developments deemed to have the potential for significant effects in combination with the Proposed Scheme, and assesses the likelihood of any significant effects in regard to Cultural Heritage. Information on the assessment methodology can be found in **Chapter 20: Cumulative Assessment** (Document Reference 3.20.00).
- 1.1.4 The conclusions of this appendix are used to inform the assessment within **Chapter 20: Cumulative Assessment** (Document Reference 3.20.00).
- 1.1.5 For buried heritage assets within the Site Boundary, the future baseline is expected to be the same as the present. For above ground heritage assets, this chapter provides an in-combination assessment of committed developments.

**Table 1-1 In-Combination Assessment of Committed Development Short List**

ID	Application Name and Reference	Applicant for 'other development' and brief description	Distance from project	Status	Easting	Northing	Topic Assessment
S1	20201769	Retention of 42m x 42m concrete hardstanding, building and bagging machinery; proposed increase of existing hardstanding area for bark processing/storage and erection of storage building	1.72km	Full Approval 08/01/2021	609150	315276	Any potential cumulative effects, notably through potential physical impacts to the non-designated Attlebridge World War Two Airfield would be negligible. No further mitigation is required with respect to above ground assets.
S2	20211831	Change of use of existing land to a campsite with associated toilet and shower block and reception/office space	990m	Full Approval 14/12/2021	614953	314234	Any potential cumulative effects would be negligible as the committed development would not impact on the setting of heritage assets in Ringland or further impact the setting of assets at Low Farm. No further mitigation is required with respect to above ground assets.
S3	20172148	Residential Development of up to 93 Dwellings with Associated Access, Parking & Open Space (Outline)	900m	Outline Approval 28/09/2018	615325	314396	Any potential cumulative effects would be negligible as the committed development would not impact on the setting of heritage assets in Ringland or further impact the setting of assets at Low Farm. No further mitigation is required with respect to above ground assets.
S4	20201332	Earth Bund directly north of the Northern Distributor Road (A1270), land that lies between the Fakenham Road and Fir Covert Road junctions.	845m	Full Approval 07/09/2020	615546	316118	Any potential cumulative effects would be negligible as the committed development would not further impact the setting of assets at Low Farm. No further mitigation is required with respect to above ground assets.

ID	Application Name and Reference	Applicant for 'other development' and brief description	Distance from project	Status	Easting	Northing	Topic Assessment
S5	20171782	Hybrid planning application (part outline, part detailed), made up of: 1. An application for outline planning permission for the erection of a Class A1 retail unit; a Class A3/A4 public house/restaurant; Class A3/A5 fast food restaurant; and a Class A1/A3/B1 lifestyle leisure unit. 2. An application for full planning permission for the construction of a supermarket (Class A1), together with associated access, car parking and landscaping. The supermarket will comprise a total of 2,206 square metres, gross external footprint, and will be served by a total of 129 car parking spaces (of which 7 would be disabled spaces, and 8 parent and child spaces).	900m	Approval 12/02/2018	615728	315228	Any potential cumulative effects would be negligible as the committed development would not further impact the setting of assets at Low Farm. No further mitigation is required with respect to above ground assets.

ID	Application Name and Reference	Applicant for 'other development' and brief description	Distance from project	Status	Easting	Northing	Topic Assessment
S6	DCO	Proposed dual carriageway A47 North Tuddenham to Easton. Also PINS application (row 568) - 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 two new junctions. The first junction will be at Berry's Lane and Wood Lane, and the second junction will be located at Blind Lane and Norwich Road. Because of these additions to the side roads, the Easton roundabout will be removed.	0m	Granted 12/08/22	Not applicable	Not applicable	Potential for physical impacts to the non-designated Honingham Park. Potential for settings impacts to the non-designated Honingham Park, the Grade II listed Stables and Coach House to Honingham Hall, and the non-designated Site of Honingham Hall. Any potential cumulative effects would be negligible. No further mitigation is required with respect to above ground assets.
S7	DCO	Hornsea Project Three Offshore Wind Farm	0m	Granted 31/12/20	Not applicable	Not applicable	Any potential cumulative effects would be negligible. No further mitigation is required with respect to above ground assets.
S8	20190021	Part Change of Use from C3 to D2 for the Use of the Site as a Wedding Venue for up to 20 Weddings per Year & Use of Buildings and Marquee in Association with Wedding Venue (Retrospective)	800m	Approved 21/03/19	612994	314662	No potential cumulative effects as the committed development proposes a change of use for existing buildings and the erection of a temporary Marquee for up to 20 weddings per year. No further mitigation is required with respect to above ground assets.

ID	Application Name and Reference	Applicant for 'other development' and brief description	Distance from project	Status	Easting	Northing	Topic Assessment
S9	2022/0509	Ground mounted solar photovoltaic (PV) farm with battery storage; along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works including underground cabling.	1.6km	Approval with Conditions 30/06/2022	609476	309832	The in-committed development would be visible in views out from Honingham Road, although it would not impact on the primary relationship between the Grade II listed Berry Hall and the Grade II listed Icehouse located on Berrys Lane. Any potential cumulative effects would be negligible. No further mitigation is required with respect to above ground assets.
S10	DCO	Norfolk Boreas Offshore Wind Farm - onshore cable route.	10.4km	Granted	Not applicable	Not applicable	Any potential cumulative effects would be negligible. No further mitigation is required with respect to above ground assets.
S11	DCO	Sheringham and Dudgeon Extension Projects.	0m	Not yet Approved	Not applicable	Not applicable	Any potential cumulative effects would be negligible. No further mitigation is required with respect to above ground assets.

ID	Application Name and Reference	Applicant for 'other development' and brief description	Distance from project	Status	Easting	Northing	Topic Assessment
S12	GMLP0337R	Allocation: This is a strategic-scale site well-related to the existing edge of Thorpe Marriott with no major constraints to make the site unsuitable for development. The site will need to be masterplanned to provide a local centre, community and recreation facilities including a school and medical care facility. Highway improvements will be needed including provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at the A1067 Fakenham Road/Fir Covert Road.	1.3km	Allocation detailed in the Greater Norwich Local Plan	615968	315466	Any potential cumulative effects would be negligible as the committed development would not impact on the setting of heritage assets in Ringland or further impact the setting of assets at Low Farm. No further mitigation is required with respect to above ground assets.
S13	GMLP0159R	Allocation: This site off Beech Avenue is allocated with access via the adjacent site with planning permission (20191065) under the same land ownership. The total area allocated reflects the mature trees on site as well as other buildings shown on the site map below.	1.1km	Allocation detailed in the Greater Norwich Local Plan	615139	314276	Any potential cumulative effects would be negligible as the committed development would not impact on the setting of heritage assets in Ringland or further impact the setting of assets at Low Farm. No further mitigation is required with respect to above ground assets.



ID	Application Name and Reference	Applicant for 'other development' and brief description	Distance from project	Status	Easting	Northing	Topic Assessment
S14	STS Scheme	Cycle friendly improvements within the highway boundary (various local to the Proposed Scheme).	0m	Potential Application	612493	315136	Any potential cumulative effects would be negligible as the nature of the proposed works would not further impact the setting of heritage assets. No further mitigation is required with respect to above ground assets.
S15	2023/2200	Excavation of soils to construct an irrigation reservoir at Wensum Valley Golf and Country Club.	150m	Approved 15/01/24	615320	314395	Potential for settings impacts to the assets at Low Farm. However, taken overall, any potential in-combination effects would be negligible, as the development would not significantly alter the wider landscape, and the assets would still be experienced as agricultural buildings in a farmland setting. No further mitigation is required with respect to above ground assets.
S16	2023/2575	Installation of pre-construction field drainage to support the operation of the Hornsea Project Three onshore export cable route (EIA Development)	0m	Pending Consideration	Not applicable	Not applicable	Potential for settings impacts, primarily to the Grade I listed Church of St Peter in Ringland. However, as with S7, any potential cumulative effects would be negligible. No further mitigation is required with respect to above ground assets. .