



Norwich Western Link

Environmental Statement

Chapter 10: Biodiversity

Appendix 10.36: Cumulative Impacts from Nearby Committed Developments

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Glossary of Abbreviations and Defined Terms

Term	Definition
DCO	A Development Consent Order (DCO) is a form of permission for developments which are considered to be Nationally Significant Infrastructure Projects (NSIP). DCOs were introduced through the Planning Act (2008) in order to create a single process to gain all necessary consents and powers to allow a proposed scheme to proceed.
DMRB	The Design Manual for Roads and Bridges (DMRB) details the current design standards and advice relating to the design, assessment and operation of motorways and all-purpose trunk roads and bridges in the UK (Standards for Highways, 2020)
FCS	Favourable Conservation Status (FCS) describes the situation in which a habitat or species is thriving throughout its natural range and is expected to continue to thrive in the future. At a local level, this is best viewed as the contribution to wider FCS for the species concerned (Natural England, 2021).
Cumulative Effect	The combined effects of a number of different projects in the vicinity of the Proposed Scheme (in combination with the Proposed Scheme) on biodiversity features
PEA	A Preliminary Ecological Appraisal forms the first stage of an ecological assessment of a Site. A PEA generally consists of an ecological desk study, a habitat survey (Phase 1 or UK Habitat Classification) and an assessment of the suitability of the Site to support protected species.



1 Introduction

1.1.1 This appendix relates to the cumulative effects regarding biodiversity features (excluding bat species) only. Please see **Chapter 20: Cumulative Assessment** (Document Reference: 3.20.00) for all other topics.

1.2 Cumulative Effects Assessment Methodology

1.2.1 The approach to the assessment of cumulative effects considers the combined impacts on biodiversity features (excluding bat species) from one or more of applicable developments.

1.2.2 For the purposes of the assessment, applicable developments are defined in line with DMRB LA 104 guidance from section 2, which requires the assessment of cumulative effects on:

- *“Roads projects which have been confirmed for delivery over a similar timeframe;*
- *other development projects with valid planning permissions or consent orders, and for which Environmental Impact Assessment (EIA) is a requirement; and*
- *proposals in adopted development plans with a clear identified programme for delivery”.*

Cumulative Effects Study Area

1.2.3 Committed developments (and other proposed developments for which planning applications have been submitted and which may have common sensitive receptor categories and phases) within 2 kilometres of the Red Line Boundary have been identified through analysis of the extant and emerging planning policy from the following sources:

- Broadland District Council Planning Portal, Site Allocation Development Plan, and Neighbourhood Allocation Plan;



- South Norfolk District Council Planning Portal, Site Allocation Development Plan, and Neighbourhood Allocation Plan;
- Breckland District Council Planning Portal, Site Allocation Development Plan, and Neighbourhood Allocation Plan;
- National Infrastructure Planning Portal; and
- The Greater Norwich Local Plan.

1.2.4 Where large schemes such as Development Consent Orders (DCO) were identified outside this study area but still within relative proximity, professional judgement was used in relation to their inclusion as part of the assessment.

1.2.5 The stages undertaken as part of this approach are set out below.

Stage 1 – Identification and Evaluation of Projects for Consideration

1.2.6 In order to identify potential committed developments that could give rise to cumulative effects with the Proposed Scheme on ecological features (excluding bats), a high-level review of planning applications submitted to Broadland District, South Norfolk and Breckland Councils within the last three years within a 2-kilometre radius of the Red Line Boundary was undertaken.

1.2.7 Applicable projects for consideration of cumulative effects was determined using the following criterion:

- Projects that are under construction;
- Consented application(s) not yet implemented; and
- Submitted application(s) not yet determined but which may be determined prior to the determination of the Proposed Scheme.

1.2.8 An overview of the planned developments and supporting environmental information was then gathered. Where such information was not available within the documents supporting each planning application, this was highlighted with a high-level appraisal using publicly available sources undertaken to inform the assessment of cumulative effects.



1.2.9 Each of the identified planned developments was then evaluated to determine whether the following criteria were met:

- Is there potential for a concurrent demolition, construction or operational phase with the Proposed Scheme?; and
- Is there potential that the Proposed Scheme shares a common sensitive receptor (biodiversity feature, excluding bat species) with the project(s)?

1.2.10 The committed developments which met the above criteria were then evaluated to inform the selection of schemes for consideration. The selection criteria were:

- Application status and programme for delivery;
- Applications of a relevant scale for which DMRB states EIA is a requirement, although professional judgement has been used where applications were not subject to EIA, but which may result in cumulative environmental impact. Applications for other development of 10 or more homes; industrial, commercial, or retail based applications over 500m² have also been considered as part of this stage; and
- Common sensitive receptors categories – only those applications with identifiable impacts to biodiversity features (excluding bat species) were taken forward.

1.2.11 The assessment of cumulative effects has been based on the residual effects identified in the **Chapter 10: Biodiversity** (Document Reference: 3.10.00), as well as available environmental information for the applicable developments to identify common sensitive receptors categories (biodiversity features, excluding bat species) within the Study Areas.

1.2.12 In addition, several DCO committed developments have been identified and included for consideration. The Vattenfall Norfolk Boreas Project was



precautionarily included within the dataset despite being 6.3 km from the Proposed Scheme, due to its size. Furthermore, the Equinor Sheringham Shoal & Dudgeon Extension Project has been included on a precautionary basis due to its size and proximity, despite it not yet having received planning consent.

1.2.13 The A47 Thickthorn Junction Improvement DCO was considered at the sifting stage on a precautionary basis, however, it was not taken forward to the shortlist given it is already included within the committed development background assumptions in the strategic traffic network modelling and as it is over 11 km from the cumulative study area.

1.2.14 Any relevant allocations detailed within the extant local adopted site allocation development plans and neighbourhood allocation plans published on Broadland, South Norfolk, and Breckland District Council websites were included for consideration. The planning policy detailed in the Greater Norwich Local Plan was also reviewed, and any qualifying allocations detailed that were within a 2 km radius of the Proposed Scheme were also added to the committed development short-list.

1.2.15 A **Sustainable Transport Strategy (STS)** (Document Reference: 4.02.00) has been submitted with the planning application for the Proposed Scheme. The STS sets out a range of wider Complementary Sustainable Transport Measures that are proposed to improve walking, cycling and public transport use to the west of Norwich beyond the Red Line Boundary. These Complementary Sustainable Transport Measures will take advantage of the reduction in traffic volumes on local roads that are predicted once the Proposed Scheme is in operation and includes the Cycle-Friendly Routes and Bus Improvement Measures summarised in the STS. While it is anticipated that all of the works required to implement the Complementary Sustainable Transport Measures could be carried out within the bounds of the existing highway, the precise details of any physical works have not been determined and, as such, the Applicant does not seek planning permission for them as



part of its planning application for the Proposed Scheme. Consequently, the Complementary Sustainable Transport Measures have been assessed as a separate scheme and assessed cumulatively in this appendix as S15 Sustainable Transport Scheme Element as illustrated on Figure 20.1 in Appendix 20.3: Figures (Document Reference: 3.20.03 within **Chapter 20: Cumulative Assessment**).

1.2.16 Table 20-2: Committed Developments of **Chapter 20: Cumulative Assessment** (Document Reference: 3.20.00) contains the long-list of planning applications, DCOs, allocations and the STS scheme, which have potential to have concurrent demolition, construction, or operational phases with that of the Proposed Scheme. This list was reviewed to identify whether each development was predicted to have a direct or indirect impacts on biodiversity features, excluding bats.

1.2.17 Where a direct or indirect impact on biodiversity features (excluding bats) were identified, and it is possible that there would be a cumulative effect with the Proposed Scheme, these developments were taken forward into the short-list in **Table 2-1**.

Stage 2 – Identification of Features

1.2.18 Committed developments were further reviewed to understand, using publicly available sources of information, the effects upon biodiversity features (excluding bats) predicted to occur as a result of developments individually. Where impacts were predicted, developments were taken forward to Stage 3.

Stage 3 – Assessment of cumulative effects

1.2.19 Once the committed developments were identified, screened and identified to impact biodiversity features (excluding bats), consideration was given to the potential for cumulative impacts beyond those assessed for the Proposed Scheme individually. Consideration was given to the temporal and geographical extent of effects from each scheme, and the potential for these to span aspects of the Proposed Scheme.



1.2.20 The qualitative evaluation considered the following:

- Combined magnitude of change;
- Sensitivity/value/importance of the common receptor category/receiving environment to change; or/and
- Duration and reversibility of effect.

1.2.21 Through a combination of the qualitative evaluation and mitigation presented in **Chapter 10: Biodiversity** (Document Reference: 3.10.00), conclusions were drawn as to the likelihood for significant cumulative environmental effects.

2 Assessment Limitations and Assumptions

2.1 Limitations and Assumptions

2.1.1 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- The cumulative effect assessment is based on publicly available information only. The assessment of cumulative effects has been based on the interpretation and assessment of data provided by third parties available in the public domain and no survey work to supplement information of committed or other relevant developments has been undertaken. Committed development S14 was raised through landowner discussions as an exception and was covered on a precautionary basis; and
- Where the listed committed developments were not subject to formal EIA, in most instances information is lacking on the likelihood of reported significant effects. Professional judgement and a review of the environmental information submitted with the relevant application has been undertaken to identify potential for cumulative effects.



2.2 Committed Developments Shortlist

2.2.1 **Table 1.1** presents cumulative Assessment of Committed Development short list cumulatives in relation to biodiversity (excluding bats).

Table 1.1 Committed Development Shortlist

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical 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	1.72 km	Full Approval 08/01/2021	609150	315276	<p>No ecology surveys were undertaken for the committed development.</p> <p>The scale, nature, and geographic location of the development will result in no likely significant cumulative effects on biodiversity features beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S2	20211831	Change of use of existing land to a campsite with associated toilet and shower block and reception/office space	990 m	Full Approval 14/12/2021	614953	314234	<p>A Preliminary Ecological Appraisal (PEA) was undertaken of the Site in April 2021. Vegetation clearance occurred on the site in 'early 2021', removing overgrown vegetation to create camping pitches under committed development.</p> <p>A change of use such as this development, where the development includes for the site to be used as a camping area that would be occupied by tent and caravans for certain times of the year, would result in no likely significant cumulative effects on biodiversity features beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S3	20172148	Residential Development of up to 93 Dwellings with Associated Access, Parking & Open Space (Outline)	900 m	Outline Approval 28/09/2018	615325	314396	<p>A PEA for the committed development undertaken in 2017 determined that no significant ecological constraints were identified. Given that the committed development includes standard mitigation to avoid effects upon species, it is not likely to contribute towards significant cumulative effects.</p> <p>The scale and nature of the development will result in no likely significant cumulative effects on biodiversity features beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S4	20201332	Earth Bund directly north of the Northern Distributor Road (A1270), land that lies between the Fakenham Road and Fir Covert Road junctions.	845 m	Full Approval 07/09/2020	615546	316118	<p>No ecology surveys were undertaken for the committed development. The committed development is in relation to the creation of an earth bund on the verge of the A1270, in an area of arable land and grassland road verge. The bund top will be higher than the Northern Distributor Road (A1270) to provide a visual screen between the road and nearby property. It is to be seeded with grass with some further planting.</p> <p>Based on site visits, the development appears to be already completed. In any case, due to the minor nature of the committed development, and fact that no biodiversity features of value are being impacted, the development will result in no likely significant cumulative effects on biodiversity features beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical 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).	900 m	Approval 12/02/2018	615728	315228	<p>A 'Final Biodiversity and European Protected Species Report' produced in 2017 assessed the ecological value of the site to be 'low', with breeding birds reported to be present. Areas of habitat which were cleared to facilitate this development included arable and grassland, with the adjacent woodland being retained and not directly affected by the development. Post construction, the committed development will include new boundary hedgerow planting.</p> <p>Given that the committed development includes standard mitigation to avoid effects upon species, it is not likely to contribute towards significant cumulative effects.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S6	DCO 20211535	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 Honingham 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.	0 m	Granted (In August 2022 National Highways received DCO (Development Consent Order) approval from the Secretary of State for Transport to dual the A47 between North Tuddenham and Easton, replacing the existing single carriageway link. This DCO approval was subsequently subject to an appeal. The appeal was dismissed further to a hearing in the Court of Appeal in January 2024).	Not applicable	Not applicable	<p>The A47 meets the southern boundary of the Proposed Scheme where it is intended to provide a new route north between the A47 and A1067. There is the potential for overlap during the construction period.</p> <p>The scale, nature, and distance of the A47 development could result in likely cumulative effects when combined with the Norwich Western Link proposed scheme. The assessment of impact on biodiversity can be found in Section 10 of Chapter 10: Biodiversity (Document Reference: 3.10.00).</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S7	DCO	Hornsea Project Three Offshore Wind Farm	0 m	Granted 31/12/20	Not applicable	Not applicable	<p>The on-shore cable corridor for the committed development crosses the Proposed Scheme between Ringland Lane and Weston Road.</p> <p>During construction, there would be some overlap of construction activities with this development. Due to the spatial and temporal overlap this is considered in more detail in the Biodiversity Chapter of the ES (Chapter 10) (Document Reference: 3.10.00).</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
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)	800 m	Approved 21/03/19	612994	314662	<p>This development is already open and operational – known locally as The Keeper and the Dell – Unique Norfolk Outdoor Wedding & Wakes Venue. The development is relatively close to the Proposed Scheme but the nature of it as change of use (which is already happening given it is a retrospective application) would result in no likely significant cumulative effects. No ecology surveys were undertaken for the committed development.</p> <p>As there are no direct impacts to the woodland, and no likely indirect effects, and it is already part of the baseline environment, it is considered unlikely that significant Cumulative Effects on biodiversity features would occur.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical 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.	1.6 km	Approval with Conditions 30/06/2022	609476	309832	<p>A PEA undertaken in 2021 identified that the site associated with the development had the potential to support breeding birds, badgers, reptiles, otters, water voles, stag beetles and hedgehogs. Further surveys of great crested newts determined that indicates that this species was not present. A survey for badgers identified the presence of two setts, and mitigation to safeguard badgers was included.</p> <p>A Mitigation and Enhancement plan for the development indicated that existing hedgerows and trees are to be retained and protected, and that new native hedgerows would be planted, and a wildflower meadow created.</p> <p>Due to the distance from the committed development to the Proposed Scheme, and the fact that the committed development includes standard mitigation to avoid effects upon species, it is considered unlikely that significant cumulative effects on biodiversity features would occur.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S10	DCO	Norfolk Boreas Offshore Wind Farm - onshore cable route.	6.3 km	Granted	Not applicable	Not applicable	It is unlikely that significant Cumulative Effects on biodiversity receptors would occur due the distance to the Proposed Scheme and the development has been scoped out of further assessment.
S11	DCO	Equinor - Sheringham and Dudgeon Extension Projects.	0 m	Not yet consented	Not applicable	Not applicable	The on-shore cable corridor for committed development crosses the Proposed Scheme between Ringland Lane and Weston Road. There is likely to be some overlap of construction activities between this application and the Proposed Scheme. Due to the spatial and temporal overlap this is considered in more detail in the Biodiversity Chapter of the ES (Chapter 10) (Document Reference: 3.10.00).

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S12	Allocation GNLP0337R 20202233	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.	1.3 km	Allocation detailed in the Greater Norwich Local Plan	615968	315466	<p>A baseline Habitat Survey was undertaken in 2018 and the development site has been revisited multiple times as part of subsequent protected species surveys. A 2020 EIA Scoping Report stated that further species surveys confirmed that the Proposed Development may have significant effects on breeding and wintering birds and protected sites.</p> <p>The Greater Norwich Local Plan states that the development must undertake an ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development. As this ecological assessment has not been undertaken this development has been scoped out of further assessment on cumulative impact.</p> <p>This development should consider cumulative developments with the proposed Scheme when the planning application for this development is brought forward.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S13	GNLP0159R	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.	1.1 km	Allocation detailed in the Greater Norwich Local Plan (GNLP)	615139	314276	<p>A 2019 Ecological Management Plan included Pre-construction and Construction Phase Mitigation to avoid effects on species.</p> <p>The scale, nature, and geographic location of the development result in no likely significant cumulative effects on biodiversity features beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S14	Complementary Sustainable Transport Measures (described in the Sustainable Transport Strategy (Document Reference: 4.02.00))	Cycle friendly improvements within the highway boundary.	0 m	Potential Application, as outlined in the Norwich Western Link Sustainable Transport Strategy (not part of the Proposed Scheme).	612493	315136	<p>The works for the committed development would occur within the existing hardstanding areas of the highway's boundary.</p> <p>Where any works are occurring outside of existing hardstanding, this is in areas of the highways verge which is predominately grassland.</p> <p>This committed development does not affect a habitat of particular value to ecology and works occurring along existing roads would not contribute towards severance of habitats. For these reasons, it is considered unlikely that significant cumulative effects on biodiversity features would occur.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
S15	2023/2200	Excavation of soils to construct an irrigation reservoir at Wensum Valley Golf Club Beech Avenue Taverham Norfolk NR8 6HW.	150m	Decided	615320	314395	<p>A 2023 'Assessment of Potential Impacts on Local Statutory and Non-Statutory Conservation Areas to Inform Habitats Regulation' was undertaken to test whether or not the project proposal could significantly harm the River Wensum SAC/SSSI. The 2023 assessment provided justification that the development would have no Likely Significant Effect on the cited features of the River Wensum SAC / SSSI, and concluded that there will be no adverse impact on any other local wildlife sites or protected species. A 2023 Habitat Regulations Assessment determined that the development would not have an adverse effect on the integrity of the River Wensum SAC / SSSI.</p> <p>The scale, nature, and geographic location of the development result in no likely significant cumulative effects on biodiversity features beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.</p>

ID	Application Name and Reference	Applicant for 'Other Development' and Brief Description	Distance from Project	Status	Easting	Northing	Technical Assessment
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	612225	314262	<p>This application is for planning permission to install a new pre-construction drainage outside the current DCO limits, for works associated with the onshore export cable route for Hornsea Three Offshore Wind Farm (S7).</p> <p>A 2023 Ecological Management Plan for the development included pre- and post-construction mitigation measures to avoid effects on species and habitats and to provide biodiversity benefit. The 2023 Ecological Management Plan also stated that Horizontal Directional Drilling (HDD) will be employed to minimise the impact of construction on features of ecology and nature conservation value.</p> <p>The scale and nature of the development result in no likely significant cumulative effects on biodiversity features beyond that which are already identified in the main assessment and as such this development has been scoped out of further assessment on cumulative impact.</p>