

# Medworth Energy from Waste Combined Heat and Power Facility

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## Environmental Statement

## Appendix 18A: Long List and Short List of Other Developments

Regulation reference: The  
Infrastructure Planning  
(Applications: Prescribed Forms and  
Procedure) Regulations 2009  
Regulation 5(2)(a)

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# Appendix 18A Long List and Short List of Other Developments



Stage 1: Long List							Stage 2: Short list		
ID	Application or policy/programme reference	Description of Other Development	Distance from Proposed Development	Status	Tier	Relevant ZOI	Potential for significant cumulative effects (scale, nature, temporal scope)	Progress to Stage 3/4 assessment	Topics to be Considered
1	F/YR20/1011/F	Fenland District Council Mrs G Meecham  Erect a dwelling (2-storey 3-bed) involving demolition of existing garages and Anglian Water pumping station	7.5km	Refused 21/12/20 Appeal Dismissed	NA	NA	NA	NA	
2	F/YR17/1171/F	Fenland District Council Mr Lott, Cannon Kirk (UK) Ltd (Agent Mr Andrew Hodgson, Pegasus Group)  Change of use of agricultural land to surface water lagoon, and associated drainage works	13.5km Land East and West of Isle of Ely Way, South of River Nene, Gaul Road, March	Approved 19/07/18	1	Air (operation, nature conservation sites), biodiversity (internationally designated sites and operation – nitrogen deposition)	Effects related to hydrology, landscape and visual but outside relevant ZOI (structure not 20m high), no biodiversity effect re protected sites and nitrogen deposition	No	-
3	F/YR17/0186/F	Fenland District Council Asda Stores Limited (Agent Miss Eleanor Higgs, Pegasus Group)  Erection of a 4 x pump petrol filling station with canopy, and includes a kiosk, air/water units, a 6.0m high mounted CCTV camera and 2 x 5.0m high lighting columns, and the formation of additional car parking to serve existing supermarket	1.8km	Granted 22/06/17	1	Noise, air (operation), Landscape and Visual, Historic Environment, Biodiversity, Socio-economic	Assumed constructed.	No	
4	F/YR17/0493/F	Fenland District Council Mr Steven Foster, Foster Property Developments Ltd. (Agent: Mr James Burton, Swann Edwards Architecture Limited) Erection of 29 x business units (B1, B2 and B8) and erection of 1.8m palisade fencing and gates; landscaping; and electric sub-station	0.8km	Granted 19/11/18	1	Noise, air (operation), Landscape and Visual, Historic Environment, Biodiversity, Socio-economic	Assumed constructed.	No	
5	F/YR19/0810/F	Fenland District Council ScottishPower Renewables (Agent Mrs Kieran Shafiq, Arcus Consultancy Services Ltd).  Installation of a ground mounted solar V array solar farm with substation compound, battery energy storage facility and associated ancillary development	5.7km		1	Air (all Receptors), Historic Environment, Biodiversity, (designated sites),	Medium scale development, Moderate, low level of landscape change, limited potential for intervisibility. Renewable energy low emissions	No	



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6	F/YR21/0156/F	Fenland District Council Mr T Smeeth, Dagless Ltd, (Agent Mr Daniel Elvin, Directions Planning Consultancy Ltd) Installation of a replacement biomass boiler with 14.5m high flue and 12.8m high fuel silo, and associated equipment to existing factory	2.5km	Granted 09/04/21	1	Landscape and Visual, Historic Environment, Biodiversity, Socio-economic	Medium scale development, Moderate, low level of landscape change, limited potential for intervisibility. Renewable energy low emissions	No	
7	F/YR21/1471/F	Fenland District Council Mr C Russell, Pike Textiles (Agent: Nick Seaton, Anglia Building Consultants) Formation of a car park and new vehicular access	0.7km	Pending Consideration 09/12/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Small scale development.	No	
8	F/YR18/0908/F	Fenland District Council A & EG Heading Ltd (Agent Mr Lewis Smith, Robert Doughty Consultancy Ltd)  Erection of an Anaerobic Digestion Plant, associated infrastructure, lagoon and feedstock clamps	15.5km	Granted 27/02/19	1	Air (operation, nature conservation sites), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development, Moderate, Natural England Consultation response – no likely significant effect upon statutorily protected sites	No	
9	F/YR19/0990/F	Fenland District Council Mr J Punton (Agent: Mr Nigel Lowe, Peter Humphrey Associates Ltd) Erect a C2 use care home facility (3-storey, 100-bed) and 5 x dwellings (3 x 2-storey, 3-bed and 2 x 2-storey, 4-bed) with integral garages and formation of 3 x new accesses from Barton Road and 3 x new accesses from Magazine Lane involving the demolition of existing shed.	1km	Granted 04/03/21	1	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic.	Low to moderate scale of development, limited potential for intervisibility, residential use, low emissions	No	
10	F/YR21/1031/F	Fenland District Council Mr Edward Peggs, Kempston Homes Ltd (Agent: Mr Jordan Trundle, Peter Humphrey Associates Ltd) Erect 38 no dwellings and garages (1 x 2-storey 5-bed, 13 x 2-storey 4-bed, 16 x 2-storey 3-bed, 6 x single-storey 4-bed, 1 x single-storey 3-bed) and 2-storey dwelling with	4.9km	Pending Consideration 01/09/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development.	No	



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		domestic workshop accessed from Wolf Lane (Plot 17) involving demolition of buildings.							
11	F/YR21/0852/O	Fenland District Council Mr C McGill, WMS (Agent: Swann Edwards Architecture Ltd) Erect up to 102 x dwellings, a retail unit and sports changing facilities involving the demolition of existing buildings (outline application with all matters reserved).	4.1km	Pending Consideration 20/07/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Low to moderate scale of development, limited potential for intervisibility, residential use, low emissions	No	
12	F/YR20/0054/O	Fenland District Council Mr & Mrs Humphrey, Meadowgate Ltd (Agent: Miss Grace Humphrey, Peter Humphrey Associates) Hybrid application: Erect up to 10 self build dwellings (outline application with matters committed in respect of access) and full planning permission for construction of internal road layout	4.1km	Granted 17/11/21	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition)	Low to Moderate scale of development, magnitude of effects low-medium, set alongside existing school, no intervisibility with site	No	
13	F/YR19/0944/O	Fenland District Council Mr Goodale (Agent: Mr G Edwards, Swann Edwards Architecture) Erection of up to 33no dwellings (outline application with matters committed in respect of access).	3.5km	Pending Consideration 04/11/19	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development.	No	
14	F/YR18/0573/O	Fenland District Council Mr S Proctor, Hickman Farm Partnership (Agent: Mr John Maxey, Maxey Grounds & Co LLP) Erection of 35 x dwellings involving the formation of a new access (outline application with matters committed in respect of access and layout).	2.8km	Rejected 07/09/21 Appeal Dismissed			NA	NA	
15	F/YR18/0159/O	Fenland District Council Mr Goodale (Agent: Mr G Edwards, Swann Edwards Architecture) Erection of up to 28no dwellings (outline application with matters committed in respect of access).	2.2km	Refused 11/10/18 Appeal Dismissed			NA	NA	



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16/17	F/YR20/1224/SCOP	Fenland District Council East Anglian Property Developments Limited Scoping Opinion - Grantham to Bexwell Pipeline	3.5km	Scoping Opinion 22/02/22	2	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Contaminated land, Socio-economic, construction traffic	Medium-large scale infrastructure development. 3.5km to the south of Proposed Development	No	
18	CCC/21/070/FUL	Cambridgeshire County Council Mr R Chapman, KMA (Agent: Mr G Edwards, Swann Edwards Architecture) Use of land for recycling inert waste including use of a screener; construction of an earth bund and material storage bays; and the erection of a demountable building (retrospective).	9.3km	Pending Consideration 20/11/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development. No potential for visibility with Proposed development	No	
19	CCC/20/070/FUL	Cambridgeshire County Council Mr Neil Bowers, Goldstar Metal Traders Limited (Agent: Mr Dan Walker, David L Walker Limited) Change of use of land to create an extension to the existing waste transfer and treatment station; the provision of hard surfaced areas for ancillary storage and processing; a 5.2 metre high metal container wall and landscaping proposals including a 3 metre high bund; and 300mm high retaining wall.	14.9km	Approved 14/06/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition).	Medium scale development. No potential for visibility with Proposed development	No	
20	CCC/21/215/FUL	Cambridgeshire County Council Keir Construction, Cambridgeshire County Council (Agent: Miss Elena Drozdowska, Strutt & Parker) Erection of a single storey 60 place SEMH social emotional and mental health school for pupils in KS3 and KS4 11 to 16 years, with associated vehicle and pedestrian access, formal sports pitches and amenity space, car and cycle parking, vehicular drop off area, landscaping, and associated ancillary works together with the provision of a footpath and associated highway works, creation of a new access to The Still for	1.4km	Approved 24/02/2022	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development with sensitive Receptors	Yes	Hydrology, air, noise, landscape and visual, biodiversity, historic environment, socio-economics, Land contamination, construction traffic



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		agricultural vehicles, and demolition of existing residential farmhouse and barn.							
21	F/YR17/02321/F	Borough Council of King's Lynn and West Norfolk Mr Kevin Walker, Mars Food Ltd Erection of waste water treatment plant as a turn-key system including the execution of civil works.	17.3km	Approved 22/02/18 (application to remove planning permission conditions permitted 19/05/21)	1	Air (operation, nature conservation sites), biodiversity (internationally designated sites and operation – nitrogen deposition)	Low scale of development distant from site, low potential for intervisibility, low emissions	No	
22	17/02338/F	Borough Council of King's Lynn and West Norfolk Mr Michael Stollery, GMT Biogas. (Agent: Mr Grahame French, The Planning Group). Erection of anaerobic digestion facility to process up to 19,250 tonnes of biomass including reception/office building and workshop, two digesters, two storage tanks, combined heat and power plant, energy crop storage area, and ancillary plant.	17.3km	Application permitted 07/06/18	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development unlikely to have significant impacts upon internationally and nationally designated sites. No potential for visibility with Proposed development	No	
23	17/01342/F	Borough Council of King's Lynn and West Norfolk Mr Steve Short, Accent Fresh Ltd. (Agent: Mr I Trundley, Trundley Design Services). Factory extension and alterations.	17.5km	Application permitted 12/10/17	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Small scale development unlikely to have significant impacts upon internationally and nationally designated sites. No potential for visibility with Proposed development	No	
24	17/01066/FM	Borough Council of King's Lynn and West Norfolk Mr Philip Collison, JA Collison. (Agent: Mr I Trundley, Trundley Design Services). Proposed extension of glasshouses, existing reservoir and rainwater lagoon and retention of relocation of land drain.	10.1km	Application permitted 08/11/17	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development unlikely to have significant impacts upon internationally and nationally designated sites. No potential for visibility with Proposed development	No	
25	18/01691/FM	Borough Council of King's Lynn and West Norfolk Mr Edward Pope, Watlington Farms Ltd. (Agent: Shelley Coffey, Rural Solutions). Change of use of a former quarry site to a Wildlife Park including the erection of a 2.15-metre-high	15.2km	Application permitted 04/03/19	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Small scale development unlikely to have significant impacts upon internationally and nationally designated sites. No potential for visibility with Proposed development	No	



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		perimeter stock proof fence, siting of a static caravan to serve as a site office/reception, and creation of a hardstanding to provide for car parking and storage of park buggies.							
26	20/01508/FM	Borough Council of King's Lynn and West Norfolk Simon Wheeler, Walpole Green Limited. (Agent: Rachel Ness, Aardvark EM Limited). Installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements	7.8km	Application permitted 15/01/21	1	Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Moderate scale of development, intervisibility with Grid Connection Option 1. NE consultation response: no significant impact on designated sites	No	
27	18/01864/FM	Borough Council of King's Lynn and West Norfolk Mr Michael Stollery, Mickram Limited. Erection of anaerobic digestion facility to process biomass including reception/office building and workshop, digesters, storage tanks, combined heat and power plant, energy crop storage area, and ancillary plant.	17.5km	Application permitted 05/02/19	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition).	Medium scale development, NE consultation considered unlikely to have significant impacts upon internationally and nationally designated sites. Structure at circa 4.8m no, potential for visibility with Proposed development	No	
28	21/01803/FM	Borough Council of King's Lynn and West Norfolk Mr Sam & Ben Markillie, Roc Noir Ltd (Agent Mr James Whatton, Enzygo). Temporary planning application (30 years) for the development of a battery energy storage facility and associated infrastructure.	6.8km	Awaiting decision 29/09/21	1	Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Moderate scale of development, intervisibility with Grid Connection Option 1. NE consultation response: no significant impact on designated sites	No	
29	21/01715/FM	Borough Council of King's Lynn and West Norfolk Mr Luke Murray, Tribus Clean Energy Ltd (Agent Mr Alan Hannify, Union4 Planning).	8km	Awaiting decision 31/08/21	1	Outside of relevant ZOIs	Moderate scale of development. NE consultation response: no significant impact on designated sites.	No	





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		Temporary planning application (30 years) for the development of a battery energy storage facility and associated infrastructure.							
30	19/02004/FM	Borough Council of King's Lynn and West Norfolk Tribus Clean Energy Ltd (Agent Tanya Kozak). Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	8.4km	Application permitted 19/03/20	1	Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Moderate scale of development, intervisibility with Grid Connection Option 1. NE consultation response: no significant impact on designated sites	No	
31	19/02002/FM	Borough Council of King's Lynn and West Norfolk Tribus Clean Energy Ltd (Agent Tanya Kozak). Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	5.6km	Application permitted 05/03/20	1	Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Moderate scale of development, intervisibility with Grid Connection Option 1. NE consultation response: no significant impact on designated sites	No	
32	17/00711/FM	Borough Council of King's Lynn and West Norfolk Mrs Natalie Durney-Knight, Anglian Water Services Ltd. Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	10.2km	Application permitted 07/07/17	1	Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Moderate scale of development, intervisibility with Grid Connection Option 1. NE consultation response: no significant impact on designated sites	No	
33	21/01580/FM	Borough Council of King's Lynn and West Norfolk Mr John Bateman (Agent: Lapwing Fen II). Proposed hybrid for the proposed Bexwell to Bury St Edmunds Pipeline Scheme with full planning consent sought for a proposed 70 kilometre pipeline and associated above ground infrastructure at Gazeley, Isleham and Woodditton; and outline consent for above ground infrastructure at Bexwell, Kentford Ladys Green and Rede with all matters reserved except access.	15km	Awaiting decision 04/08/21	1	Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Moderate scale of development. Underground pipeline.	No	



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34	18/01267/FM	Borough Council of King's Lynn and West Norfolk EP UK Power Development Ltd (Agent: Mr Colin Turnbull, DWD LLP). Development of a new gas supply connection and new underground gas pipeline.	15km	Application permitted 01/11/18	1	Air (operation, nature conservation sites), biodiversity (internationally designated sites and operation – nitrogen deposition)	Located at existing Power Station. No objection from Natural England with regard to nationally designated sites.	No	
35	18/00683/FM	Borough Council of King's Lynn and West Norfolk Mr Philip Barton-Wright, Alex Platinum Investments Ltd (Agent: Mr Gawain Ferguson, Higgins Bromage Ferguson Ltd). Construction of 16 Light Industrial/Storage and Distribution Units (Class B1 and/or Class B8).	17.3km	Application permitted 09/01/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	Medium scale development, unlikely to have significant impacts upon internationally and nationally designated sites. No potential for visibility with Proposed development.	No	
36	21/01432/FM	Borough Council of King's Lynn and West Norfolk NS Solar 01 Limited (Agent: Mr Dale Greetham, ADAS). Construction of 16 Light Industrial/Storage and Distribution Units (Class B1 and/or Class B8).	18.5km	Application permitted 08/12/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition).	Medium scale development. No potential for visibility with Proposed development.	No	
37	18/01100/FM	Borough Council of King's Lynn and West Norfolk Palm Paper Ltd (Agent Mr Alexander Payne, DHA Planning) Construction of a paper separation plant building, including raw material storage, bale storage, paper separation and de-inking storage areas, together with associated conveyor, internal access roads and drainage.	15km	Application Permitted 09/11/18	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition).	Medium scale development 18m high therefore below height relevant for LVIA. 'No comment' received from Natural England.	No	
38	20/01056/OM	Borough Council of King's Lynn and West Norfolk McCurry Developments Ltd (Agent Mr Gareth Edwards, Swann Edwards Architecture Ltd) Outline application with some matters reserved for proposed industrial units.	3.1km	Application Permitted 22/10/20	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition) .	Medium scale development, unlikely to have significant impacts upon internationally and nationally designated sites. No potential for visibility with Proposed development	No	
39	FUL/2021/0007	Norfolk County Council Mr John Gough, Mick George Ltd Extraction of sand & gravel and clay	15.1km	Awaiting Decision	1	Air (operation, nature conservation sites), Landscape and Visual	Medium scale development, unlikely to have significant impacts	No	



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		and subsequent importation of inert material to achieve a beneficial restoration of the site, together with operation of an inert waste recycling facility and continued use of the plant site.				(operation), biodiversity (internationally designated sites and operation – nitrogen deposition)	upon internationally and nationally designated sites. No potential for visibility with Proposed development.		
40	FUL/2020/0044	Norfolk County Council Mr Nick Barker, NB Construction (Holdings) Ltd, (Agent: Mr Gareth Edwards, Swann Edwards Architecture Ltd) Proposed change of use of former quarry to proposed inert waste recycling facility with associated access and ancillary infrastructure including a workshop, hardstanding, car parking, storage areas, an office, weighbridge and access.	19.5km	Refused 05/08/21	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition).	Existing quarry operation. No structure over 20m high therefore below relevant height for LVIA. Natural England consultation advises mitigation measures to address potential impacts on two designated sites, River Nar SSSI and Blackborough End Pit SSSI. Neither are Receptors for the Proposed Development.	No	
	SCO/2021/0001	Norfolk County Council WSP Request for Scoping Opinion - West Winch Housing Access Road	17km	Scoping opinion given 21/05/21	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition).	Small scale development associated wider development	No	
42	SCO/2019/0002	Norfolk County Council John Pingstone, WSP Request for Scoping Opinion - West Winch Housing Access Road	17km	Scoping opinion given 31/07/19	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition).	Small scale development associated wider development	No	
43	H18-1282-21	South Holland District Council Mr Andrew Bennet, EDF Renewables (Agent Naomi Heikalo, Arcus Consultancy Services Ltd) Installation of underground cabling and associated electrical infrastructure to connect connected solar development (Ref: H18-1126-20) to the Walpole National Grid Substation.	8.2km	Undecided 09/12/21	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition)	Small scale development located to north of Walpole substation. Renewable energy development – no nitrogen deposition. No potential for significant levels of intervisibility with Proposed development.	No	



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44	H18-1126-20	South Holland District Council Mr Andrew Bennett, EDF Renewables (Agent Mrs Naomi Heikalo, Arcus Consultancy Services Ltd).  Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with capacity of up to 49.9mw with associated infrastructure and landscaping.	12km	Approved 12/03/21	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition).	Medium scale development located to north of Walpole substation. Renewable energy development – no nitrogen deposition. No potential for significant levels of intervisibility with Proposed development. No objection from Natural England or Historic England. Will change setting of listed bridge and Engine House, less than substantial and proposed Development does not fall within these settings.	No	
45	F/YR20/0420/F	Fenland District	<1km	Approved 12/08/20	1	Air (operation, nature conservation sites), Landscape and Visual (operation), biodiversity (internationally designated sites and operation – nitrogen deposition).	Small scale development.	No	
46	F/YR11/0475/EXTIME, plus subsequent applications  F/YR11/0475	Proposed Development (4.7 ha) incorporating Class A 1, A3/A5, 81 and/or 82 and/or 88 and C1 uses and petrol station with ancillary retails sales kiosk with associated access, car parking and landscaping	1km	Approved 29/11/2013	1	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic	Low to moderate scale of development, potential for intervisibility, from approach from the south/A47.	Yes	Landscape and Visual, biodiversity, Noise.
<b>Plan-led Potential Proposals</b>									
47	F/YR19/0199/SCOP	Fenland District Council Wisbech Urban Extension  East Anglian Property Developments Ltd  Scoping Opinion - Residential development with associated public open space, infrastructure, local centre and school	<1km	Further Information Required 04/03/19	2	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Contaminated land, Socio-economic, construction traffic	Medium-large scale development. Close proximity, scoping response requires assessment of potential to affect designated sites.	Yes	Hydrology, air, noise, landscape and visual, biodiversity, historic environment, socio-economics, Land contamination, construction traffic
48	Local Plan Policy LP8	East Wisbech (Strategic Allocation)	2km	-	3	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity,	Medium-large scale development	Yes	Hydrology, air, noise, landscape and visual, biodiversity, historic



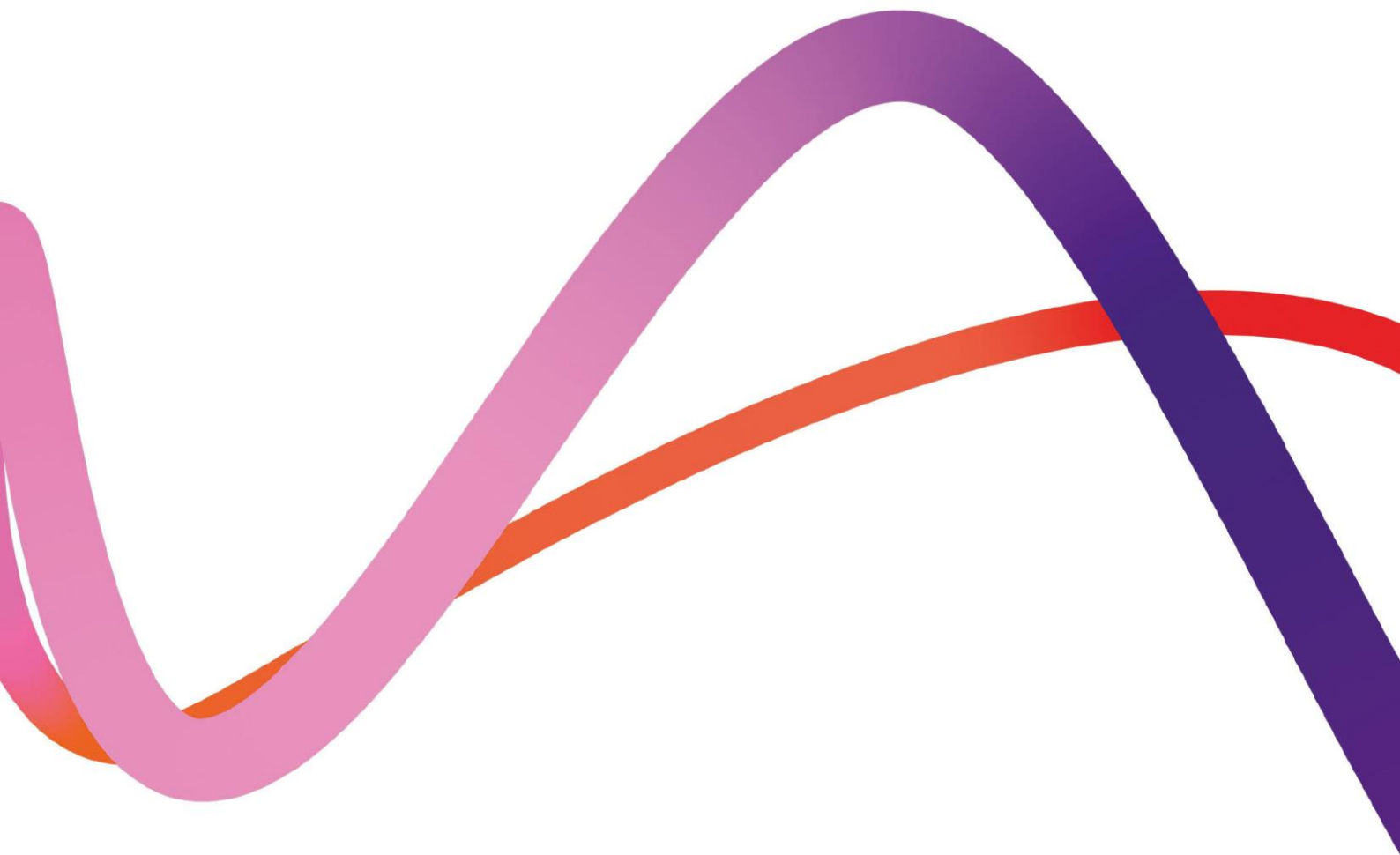
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						(protected habitats and species, designated sites), Socio-economic, construction traffic.			environment, socio-economics, construction traffic
49	Local Plan Policy LP8	South Wisbech (Broad Location for Growth)	0km Site is within the allocation	-	3	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, Hydrology, Geology, Hydrogeology and Contaminated Land, Socio-economic, construction traffic	Medium-large development. proximity.	scale Close Yes	Hydrology, air, noise, landscape and visual, biodiversity, historic environment, socio-economics, Land contamination, construction traffic
50	Local Plan Policy LP8	West Wisbech (Broad Location for Growth)	1.5km	-	3	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, Hydrology, Socio-economic, construction traffic	Medium-large development, proximity.	scale Close Yes	Hydrology, air, noise, landscape and visual, biodiversity, historic environment, socio-economics, construction traffic,
51	Local Plan Policy LP8	Nene Waterfront and Port (Broad Location for Growth)	2.3 km	-	3	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites)	Medium-large development. proximity,	scale Close Yes	Hydrology, air, noise, landscape and visual, biodiversity, historic environment,
52	Site Allocations and Development Management Policy Plan – Policy F3.1	Wisbech Fringe - Land east of Wisbech (west of Burrowgate Road)	2 km	-	3	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition), construction traffic	Medium-large development (Circa 550 dwellings) but to be brought forward with ID 31. No structure above 20m anticipated therefore no cumulative LVIA. Potential for impact upon designated sites. However, site allocated following HRA.	scale Yes	Hydrology, air, noise, landscape and visual, biodiversity, historic environment, socio-economics, construction traffic
53	n/a	March-Wisbech Rail Link	0.1km	-	3	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, Hydrology, Geology, Hydrogeology and Contaminated Land, Socio-economic, construction traffic	Medium scale development adjacent to and including part of the Proposed Development site.	Yes	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, Hydrology, Geology, Hydrogeology and



Stage 1: Long List							Stage 2: Short list		
ID	Application or policy/programme reference	Description of Other Development	Distance from Proposed Development	Status	Tier	Relevant ZOI	Potential for significant cumulative effects (scale, nature, temporal scope)	Progress to Stage 3/4 assessment	Topics to be Considered
									Contaminated Land, Socio-economic, construction traffic.
54	n/a	A47 Corridor Improvement	4km	-	3	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Medium scale development consisting of improvements to existing road junctions. Level of effects likely to be similar to existing baseline but with improved traffic flows. Temporal scope such that works (eg Guyhirn) likely to be complete before construction of Proposed Development.	No	-
<b>Other Initiatives</b>									
55	n/a	Wisbech Garden Town	2km	-	3	Noise, Air (all Receptors), Landscape and Visual, Historic Environment, Biodiversity, (protected habitats and species, designated sites), Socio-economic, construction traffic	Large-scale development up to 12,000 homes over 40 years together with 100ha employment, schools and green space.	Yes	Air, Landscape and Visual, Historic Environment, Biodiversity, Socio economic, construction traffic
<b>Additional Applications Identified</b>									
56	21/01715/FM	Borough Council of King's Lynn and West Norfolk Installation of a solar farm and battery storage facility with associated infrastructure	8.4km	Application permitted	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition)	Small scale development located to north of Walpole substation. Renewable energy development – no nitrogen deposition. No potential for significant levels of intervisibility with Proposed development.	No	
57	21/01442/FM	Borough Council of King's Lynn and West Norfolk Installation of a solar farm and battery storage facility with associated infrastructure	8.5km	Application refused	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition)	Small scale development located to north of Walpole substation. Renewable energy development – no nitrogen deposition. No potential for significant levels of intervisibility with Proposed development.	No	
58	20/00865/FM 17/01705/FM	& Borough Council of King's Lynn and West Norfolk	8.1km	Application permitted	1	Air (nature conservation sites), Landscape and Visual, Historic	Small scale development located to within Upwell – no nitrogen deposition. No	No	



Stage 1: Long List							Stage 2: Short list		
ID	Application or policy/programme reference	Description of Other Development	Distance from Proposed Development	Status	Tier	Relevant ZOI	Potential for significant cumulative effects (scale, nature, temporal scope)	Progress to Stage 3/4 assessment	Topics to be Considered
		Fountains Foods, Upwell - canteen, training room and staff facilities were approved under 20/00865/F and a storage building was approved under 17/01705/F.				Environment, Biodiversity (bats, national and international sites, nitrogen deposition).	potential for significant levels of intervisibility with Proposed development.		
59	05/02472/FM	Borough Council of King's Lynn and West Norfolk Fountains Foods, Upwell - 20metre high telecommunications tower with three antennas, two 600mm and one 300mm diameter dish antennas, equipment cabinet, enclosure and ancillary development.	8.1km	Allowed on Appeal	1	Air (nature conservation sites), Landscape and Visual, Historic Environment, Biodiversity (bats, national and international sites, nitrogen deposition)	Small scale development located to within Upwell – no nitrogen deposition. No potential for significant levels of intervisibility with Proposed development.	No	





# Medworth Energy from Waste Combined Heat and Power Facility

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## Environmental Statement

# Appendix 18B: Criteria for Determining Zones of Influence

Regulation reference: The  
Infrastructure Planning  
(Applications: Prescribed Forms and  
Procedure) Regulations 2009  
Regulation 5(2)(a)

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# Appendix 18B

## Criteria for Determining Zones of Influence



Environmental topic	Potential effects	Zone of Influence
<b>Noise and vibration</b>	<p>Construction activities for all components of the Proposed Development together with other developments resulting in noise and vibration effects.</p> <p>Operation of the EfW CHP Facility and Grid Connection together with other developments resulting in noise and vibration effects.</p> <p>Any increase in road noise is considered in the transport modelling used to inform the noise assessment and is therefore inherently cumulative.</p>	<p>Construction– 2km from the Order limits.</p> <p>Operation – 2km from the EfW CHP Facility Site.</p> <p>Significant noise effects are unlikely to occur beyond 1km and therefore 2km is a reasonable distance to capture potential cumulative effects on a common Receptor.</p> <p>There is also the potential for future Receptors to experience noise effects from the Proposed Development, however these will not be identified as future Receptors because there are closer existing Receptors to the site (e.g., along New Bridge Lane which are likely to experience the greatest effects, are being used for the assessment.</p>
<b>Air quality</b>	<p>Construction dust effects for all components of the Proposed Development together with other developments resulting in air quality effects.</p> <p>Operational emissions to air from the EfW CHP Facility chimneys, together with other developments, affecting human and nature conservation Receptors.</p> <p>Any increase in emissions due to increased traffic is considered in the transport modelling used to inform the air quality assessment and is therefore inherently cumulative.</p>	<p>Construction (dust) - 350m from temporary construction site boundaries; and 50m from routes used by construction traffic, up to 500m from the construction site entrance/exit.</p> <p>Operation (all Receptors) – 2km from the Order limits.</p> <p>Operation (nature conservation sites potentially affected by nitrogen deposition) – 20km from the Order limits.</p> <p>There is also the potential for future Receptors to experience air quality effects from the Proposed Development, however these will not be individually identified as future Receptors because there are closer existing Receptors to the site (e.g., along New Bridge Lane which are likely to experience the greatest effects, are being used for the assessment.</p>
<b>Landscape and visual</b>	<p>Construction activities resulting in potential effects together with other developments on landscape character and visual impacts (e.g. presence of cranes).</p> <p>Operational effects on landscape character and visual impacts together</p>	<p>Construction and Operation – 5km from the Order limits. Above 5km significant cumulative effects are not anticipated.</p> <p>Operation between 5km – 17km (development with a height over 20m).</p>



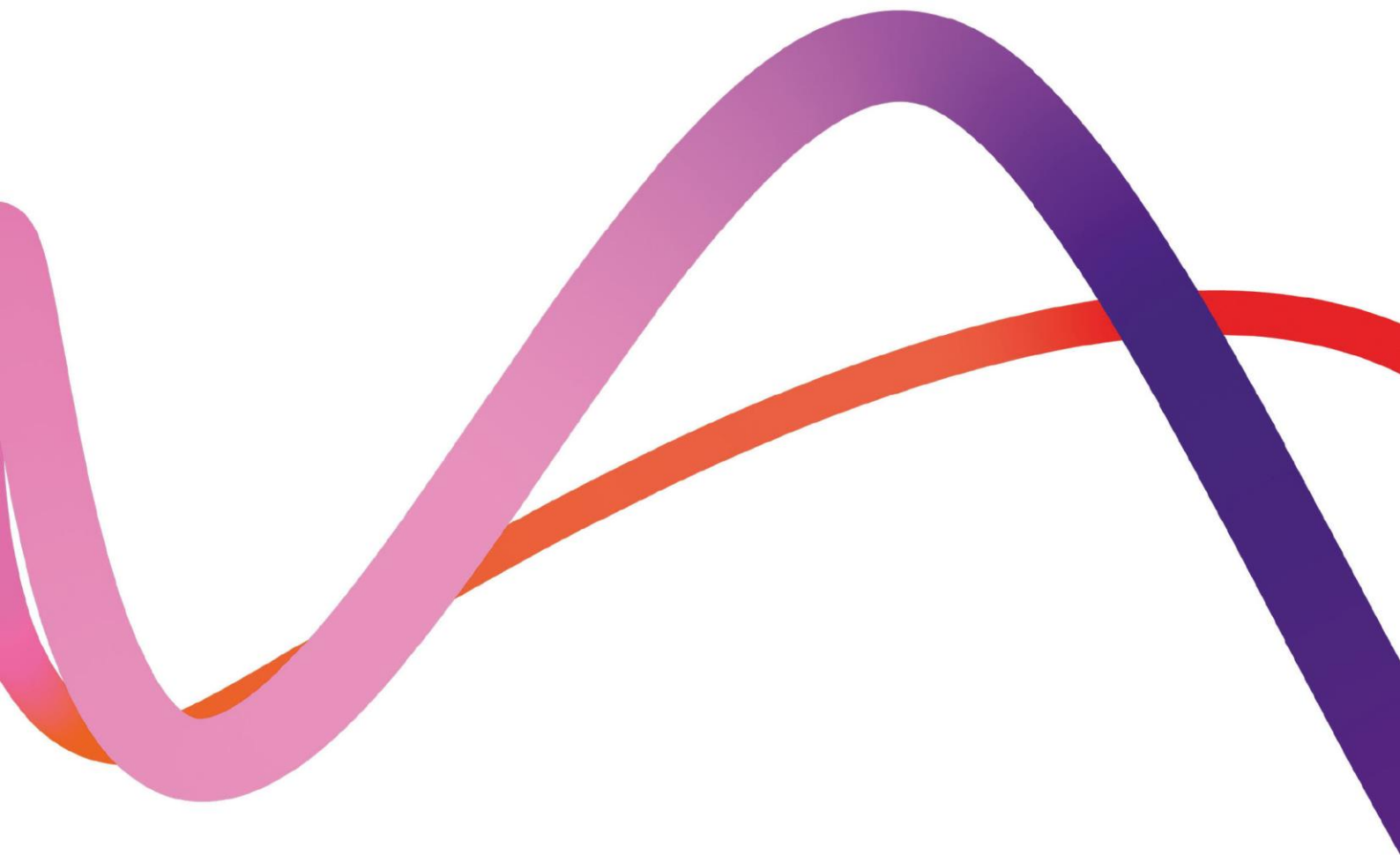
Environmental topic	Potential effects	Zone of Influence
<b>Historic environment</b>	<p>with other developments, specifically in relation to the chimneys and buildings on the EfW CHP Facility Site, the CHP Connection and the overhead line.</p> <p>Construction activities resulting in potential effects on historic landscape character and heritage assets together with other developments.</p> <p>Operational effects of the Proposed Development on historic landscape character and the setting of designated and non-designated heritage assets, together with other developments, specifically in relation to the chimneys and buildings on the EfW CHP Facility Site, the CHP Connection and the overhead line.</p>	<p>Construction and Operation – 4km.</p> <p>Significant effects on the historic environment are unlikely to occur beyond 2km and therefore 4km is a reasonable distance to capture potential cumulative effects on a common Receptor.</p>
<b>Biodiversity</b>	<p>Construction activities, together with other developments resulting in permanent and temporary habitat loss, and temporary disturbance to species and habitats.</p> <p>Operation of the Proposed Development, together with other developments, resulting in disturbance to species and habitats.</p>	<p>Construction and Operation – Protected habitats and species (with the exception of bats) and non-designated sites- 2km from the Order limits. Bats – 5km from the Order limits. Nationally designated sites – 5km from the Order limits boundary Internationally designated sites (non-ornithological) – 15km from the Order limits. Internationally designated sites (ornithological) – 20km from the Order limits.</p> <p>Operation - 20km from the Order limits for nature conservation sites potentially affected by nitrogen deposition.</p> <p>The ZOIs above represent the maximum extent at which significant cumulative effects may occur.</p>
<b>Hydrology</b>	<p>Construction activities, together with other developments, resulting in effects on surface water quality (specifically in surrounding IDB adopted drains) and increased flood risk.</p> <p>Operation of the Proposed Development, together with other developments, resulting in effects on surface water quality (specifically in surrounding IDB adopted drains) and increased flood risk.</p>	<p>Construction and Operation – ZOI delineated based upon the watercourses (IDB adopted drains) which intersect the Order limits. This includes a 1km upstream extent from the Order limits and 1.5 km downstream extent. In the southwest area of the Order limits, the downstream extents of the watercourses include the discharge of the HWIDB drainage network to the River Nene (approximately 3.5 km downstream of the Order limits).</p>



Environmental topic	Potential effects	Zone of Influence
<b>Geology, hydrogeology and contaminated land</b>	<p>Construction activities together with other development resulting in land contamination.</p> <p>Operation - activities resulting in contamination with operational activities for other developments.</p> <p>Effects on hydrogeology and soils are scoped out of the cumulative assessment based on the absence of Receptors.</p>	<p>Construction and Operation – 500m for the Order limits.</p> <p>For land contamination, the spatial extent for the site (taking into account contaminant degradation, dilution and dispersion in the environment) at which significant land contamination effects are likely to have the potential to be realised through potentially active contaminant linkages is considered to be 250m, although 500m has been applied on a precautionary basis. This distance is based on professional judgement on how contaminants are likely to behave in the environment (with degradation, dilution and dispersion limiting the size of a contaminant plume).</p>
<b>Socio-economics</b>	<p>Construction and Operation - increased workforce in area, together with other developments affecting the local employment market and local services and facilities.</p>	<p>Construction and Operation County – within Norfolk or Cambridgeshire up to 2km from the Order limits. Local/District – within Fenland District or Kings Lynn and West Norfolk Borough up to 2km from the Order limits.</p>
<b>Traffic and transport</b>	<p>n/a- with regards to transport, and transport related effects reported in other aspect assessments, there is not anticipated to be a separate CEA given that the modelling and data takes account of employment and housing projections associated with operational traffic.</p> <p>Construction - consideration may however be given to projects that have the potential to introduce construction traffic as this will not be reflected in the modelling and data referred to.</p>	
<b>Climate change</b>	<p>n/a - the GHG assessment methodology (see Chapter 14), amongst other things, will test whether the Proposed Development hinders the UK's ability to meet its national climate change targets by 2050. The impact of the Proposed Development on UK national projected GHG emissions will be evaluated. The assessment can be regarded as a cumulative assessment as the national projected GHG emissions take into account trends such as future development, technology and population changes. Therefore, a separate cumulative effects assessment on GHG emissions will not be undertaken. The rationale for this refinement to GHG assessment is explained further below. In accordance with IEMA, all GHG emissions might be considered to be significant and contribute to climate change. The Receptor for the climate change topic is the global atmosphere, and its relative carrying capacity for GHG emissions is large, therefore the scope for cumulative effects has the potential to be unlimited. It is considered that no single UK project in isolation, or on a cumulative national basis, would have any material impact on global warming. The core assessment is expected to show that the Proposed Development GHG emissions will have a beneficial effects in terms of the UK Governments ability to meet its GHG emission budgets by 2050.</p> <p>The climate change resilience assessment is only concerned with the assets of the Proposed Development, therefore a CEA is not required.</p>	



Environmental topic	Potential effects	Zone of Influence
		<p>The assessment of in-combination climate change impacts (ICCI) is an assessment of the exacerbation of climate change on existing assets. This will be reported as part of the aspect core assessments, and any ICCI would be carried through to the CEA. A standalone ICCI ZOI will therefore not be required.</p>
<p><b>Health</b></p>	<p>n/a - there is no overarching or standalone ZOI for health. The ZOI is comprised of the following aspect ZOIs: noise, air quality, water, landscape and visual impact assessment and socio-economics.</p> <p>An assessment of effects as a result of the Proposed Development in combination with 'other development' will be undertaken for the above aspects. These effects will then be reported in the CEA for health.</p> <p>The health assessment will also consider any relevant effects within the traffic and transport assessment. As the assessment for traffic and transport is inherently cumulative, it is excluded from the CEA for health.</p>	
<p><b>Major accidents and disasters</b></p>	<p>n/a – major accidents and disasters has been scoped out of the assessment with the agreement of the Secretary of State.</p>	



# Medworth Energy from Waste Combined Heat and Power Facility

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## Environmental Statement

## Appendix 18C: Search Terms for Major Development

Regulation reference: The  
Infrastructure Planning  
(Applications: Prescribed Forms and  
Procedure) Regulations 2009  
Regulation 5(2)(a)

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# Appendix 18C

## Search Terms for Major Development



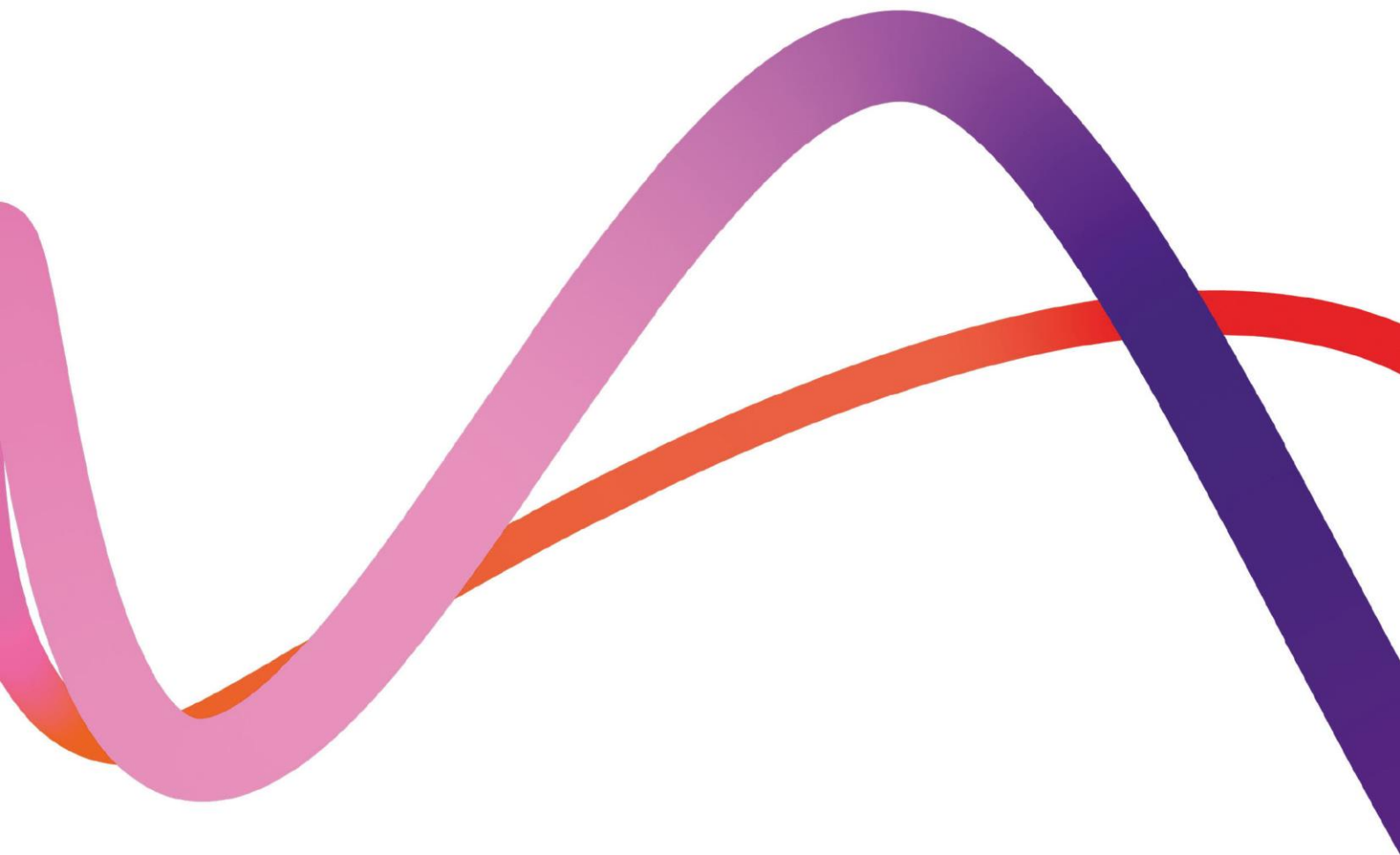
Search term	5km	5 – 17km (developments above 20m)	5 – 20km
1. Waste	Yes	Yes	Yes
2. Water	Yes		Yes
3. Rail	Yes		Yes
4. Motorway	Yes		Yes
5. Highway Road	Yes		Yes
6. Quarry	Yes		
7. Crude	Yes	Yes	
8. Thermal	Yes	Yes	Yes
9. Nuclear	Yes	Yes	Yes
10a. Electric	Yes	Yes	Yes
10b. Power	Yes	Yes	Yes
10c. Energy	Yes	Yes	Yes
11. Petrol	Yes	Yes	Yes
12. Carbon	Yes	Yes	Yes
13. Asbestos	Yes		
14. Chemical	Yes	Yes	Yes
15. Poultry	Yes		
16. Pig	Yes		
17. Timber	Yes		
18. Scrap	Yes		
19. Theme Park	Yes		
20. Pipeline	Yes		Yes
21. Gas	Yes	Yes	Yes



Search term	5km	5 – 17km (developments above 20m)	5 – 20km
22. Racing	Yes		
23. Sludge	Yes		
24. Engine	Yes		
25. Turbine	Yes	Yes	Yes
26. Explosive	Yes		Yes
27. Marina	Yes		Yes
28. Hotel	Yes		
29. Campsite	Yes		
30. Caravan	Yes		
31. Golf	Yes		
32. Farm	Yes		
33. Agriculture	Yes		
34. Livestock	Yes		
35. Fish	Yes		
36. Wind	Yes	Yes	Yes
37. Metal	Yes	Yes	Yes
38. Industry	Yes	Yes	Yes
39. Vehicle	Yes		
41. Manufacturr	Yes	Yes	Yes
42. Factor	Yes	Yes	Yes
43. Brew	Yes		
44. Shopping	Yes		
45. Car Park	Yes		
46. Stadium	Yes	Yes	



Search term	5km	5 – 17km (developments above 20m)	5 – 20km
47. Leisure	Yes		
48. Cinema	Yes		
49. Infrastructure	Yes	Yes	Yes
50. Airfield	Yes		Yes
51. Extract	Yes		Yes
52. Dredging	Yes		
53. Geothermal	Yes		Yes
54. Coal	Yes		
55. Coke	Yes		
56. Pharma	Yes		
57. Drill	Yes		Yes
58. Production	Yes	Yes	Yes
59. Refinery	Yes	Yes	Yes
60. Aircraft	Yes		Yes
61. Plant	Yes	Yes	Yes
62. Residential	Yes		
63. Dwelling	Yes		



# Medworth Energy from Waste Combined Heat and Power Facility

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June 2022



## Environmental Statement

# Appendix 18D: Landscape and Visual Cumulative Impacts Analysis

Regulation reference: The  
Infrastructure Planning  
(Applications: Prescribed Forms and  
Procedure) Regulations 2009  
Regulation 5(2)(a)

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# Appendix 18D

## Landscape and Visual Cumulative Impacts Analysis



# Contents

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<b>1.</b>	<b>Introduction</b>	<b>3</b>
<b>2.</b>	<b>Methodological Approach Adopted</b>	<b>4</b>
<b>3.</b>	<b>CLVIA for Tier 3 Strategic Allocations and Broad Areas for Growth</b>	<b>5</b>
3.1	Introduction	5
3.2	Cumulative landscape assessment	5
3.3	Cumulative visual assessment	7
<b>4.</b>	<b>CLVIA for Tier 1 and Tier 2 consented and Proposed Development</b>	<b>9</b>
4.1	Cumulative landscape assessment	9
4.2	Cumulative visual assessment	9
<b>5.</b>	<b>CVLIA Summary</b>	<b>11</b>





# 1. Introduction

- 1.1.1 The basis for the developments that have been included in the CLVIA is the 'Consultation on Potential Cumulative Effects' note issued in February 2022 from which the shortlist of 10 consented, planned or 'plan led potential proposals', and their locations in relation to the Proposed Development, have been taken forward into the CLVIA.
- 1.1.2 These are applications or policies/programme references 20; 46; 47; 48; 49; 50; 51; 52; 53; and 55. They vary in size from a petrol station and associated retail to a 12,000 dwelling and 100ha employment land multi-site development. Only one application (46: a 4.7ha petrol station with ancillary retail sales kiosk to the immediate north-east of the traffic island for B198 and A47) falls into Tier 1 categorisation as defined in Table 18.6 (Volume 6.2). The other developments are proposals or more commonly policies/programmes in the current Local Plan where several are Strategic Allocations or 'Broad Locations for Growth'. They are highly unlikely to be developed before the commencement of the operation phase of the Proposed Development in 2026 and are defined as Tier 2 or, more commonly Tier 3 developments, which are "reasonably likely to come forward."



## 2. Methodological Approach Adopted

- 2.1.1 Reference has been made to the cumulative methodology set out in **Appendix 9B: LVIA Methodology (Volume 6.4)** and to Chapter 7 in GLVIA3. The latter states in sections 7.4 & 7.5 that "... it is very important to agree the approach on a case-by-case basis, depending upon the specific project" and that "The challenge is to keep the task reasonable and in proportion to the project under consideration. Common sense has an important role to play ... the landscape professional may have to exercise judgement in what is appropriate and proportionate and be able to justify the approach taken. It is always important to remember that the emphasis in EIA is on likely significant effects rather than on comprehensive cataloguing of every conceivable effect that may occur." This guidance has been applied in the review of the potential cumulative effects that could arise between the operation of the Proposed Development and the 10 shortlisted developments.
- 2.1.2 Application of this overarching approach has resulted in the development of a stratified 'common sense' approach in which only broad consideration has been applied to the Tier 3 plan led potential proposals i.e., references 47; 48; 49; 50; 51; 52; 53; and 55. It should be noted that in the detailed landscape and visual assessments in **Appendices 9G and 9J (Volume 6.4)** comment has been made for specific visual Receptors where the potential presence of the reference 49 - 'South Wisbech Broad Location for Growth' could influence the assessment at Operation Year 15. It is not clear how the proposal to reopen the March-Wisbech Railway would function alongside the proposed CHP Connection which is routed along a section of the former railway line within Wisbech.
- 2.1.3 A more detailed narrative review of potential cumulative impacts and their effects upon relevant landscape and visual Receptors has been applied to the Tier 1 consented development: reference 46, and the more spatially discrete Tier 2 proposal: ID20. In formulating the CLVIA methodology reference has been made to paragraph 18.4.20 which states that for "short-listed developments falling into Tier 3, the assessment presented will be high level, reflective of the level of information likely to be available." The overarching cumulative methodology within which this approach is set out was agreed by Fenland District Council in October 2021.



## 3. CLVIA for Tier 3 Strategic Allocations and Broad Areas for Growth

### 3.1 Introduction

3.1.1 It is reasonable to consider that, were they to be consented and be developed, none of these developments would be in operation by 2026 when the Proposed Development would be operational. Consequently, application of the approach set out in GLVIA3 Section 7.14 which states that “Schemes that are at the pre-planning stage or scoping stage are not generally considered in the assessment of cumulative effects ...” would exclude these Strategic Allocations and Broad Areas for Growth from the CLVIA. In the complete absence of details regarding height, layout, and density of built development, plus lighting strategies, landscape strategies and mitigation works that may be provided, it is only possible to provide some general commentary as per **Chapter 18: Landscape and Visual (Volume 6.2)**.

### 3.2 Cumulative landscape assessment

3.2.1 The spatial scale of the strategic allocation and each of the broad areas of growth, individually and cumulatively, provide them with the potential to have significant effects upon their host LCAs. These would be:

3.2.2 Settled Wisbech Fen LCA:

- 49 - South Wisbech (Broad Location for Growth);
- 50 – West Wisbech (Broad Location for Growth);
- 51 – Nene Waterfront and Port (Broad Location for Growth); and
- 55 – Wisbech Garden Town.

3.2.3 LCA D4 – Emneth, West Walton and Walsoken:

- 47 – Wisbech Urban Extension;
- 52 – Wisbech Fringe – Land East of Wisbech; and
- 55 – Wisbech Garden Town.

3.2.4 The spatially more extensive proposals, especially West Wisbech and the Wisbech Garden Town, would be likely to be on a scale that would result in the loss of extensive landscape elements and alter many of the key characteristics and perceptual qualities of their host LCAs. These effects would occur regardless or not of the presence of the Proposed Development within the Settled Wisbech Fen LCA or adjacent to LCA D4 – Emneth, West Walton and Walsoken.

3.2.5 By virtue of separation distance and the intervening presence of Wisbech, the Proposed Development would make an even more incremental contribution to cumulative landscape effects upon the two LCAs generated by one or more of the



Nene Waterfront and Port, Wisbech Urban Extension; East Wisbech (Strategic Allocation); and Wisbech Fringe – Land East of Wisbech developments.

- 3.2.6 The Proposed Development could have a greater role for cumulative landscape effects combined with the South Wisbech (Broad Location for Growth) upon their host Settled Wisbech Fen LCA. The part of the Settled Wisbech Fen LCA within which the South Wisbech (Broad Location for Growth) would be located is substantially coterminous with the small proportion of the relatively extensive Settled Wisbech Fen LCA within which the landscape assessment provided in **Appendix 9G Landscape Character Assessment Tables (Volume 6.4)** concluded that significant adverse landscape effects would be likely to arise during the operation phase. It is reasonable to assume that significant landscape effects would be generated within the part of Settled Wisbech Fen LCA within which South Wisbech Broad Location for Growth would be located. Based on the understanding of Settled Wisbech Fen LCA gained in undertaking the landscape assessment, it would be likely that these significant effects would extend for a certain distance beyond the Broad Location for Growth i.e., the area south of A47 towards Elm and Begdale. If this situation were to prevail during the operation phase, dependent upon the type and parameters of the development within the Broad Location for Growth, it is assessed that there would be few, if any, small parts of Settled Wisbech Fen LCA to the south of A47 where the presence of the operational EfW CHP Facility, principally its boiler house and chimneys, would ‘tip the balance’ from cumulative effects being not significant to being significant. In contrast it would be likely that in the closest parts of Settled Wisbech Fen LCA, the presence of large-scale built development in the South Wisbech Broad Area for Growth would diminish the landscape role that would be played by the Proposed Development including provision of increased screening of its less elevated components.
- 3.2.7 An assessment has been undertaken for Settled Wisbech Fen LCA for the Proposed Development combined with the more distant, but more spatially extensive West Wisbech Broad Location for Growth and Wisbech Garden Town. A key consideration is a greater separation distance between the EfW CHP Facility i.e., the chimneys and periodically the boiler house, and this part of Settled Wisbech Fen LCA that would ensure that within these two allocations the Proposed Development has been assessed as generating a landscape effect that would be not significant. However, if either the West Wisbech Broad Location for Growth and Wisbech Garden Town were to be developed, their scale would be certain to substantially alter a high proportion of the key characteristics of a portion of the Settled Wisbech Fen LCA within and close to where they are located. The Proposed Development could only have an incremental and indirect landscape role that would reduce considerably were one or both allocations to be developed.
- 3.2.8 A similar situation to that described in the two preceding paragraphs would apply to the LCA D4 – Emneth, West Walton and Walsoken should the eastern section of the Wisbech Garden Town to be developed during the operation phase of the Proposed Development given that the Grid Connection would be underground.



### 3.3 Cumulative visual assessment

- 3.3.1 The spatial coverage of the Tier 3 developments has the consequence that the development of any of them would remove several visual Receptors subsumed within their footprint. Simultaneously their development would have significant visual effects upon a larger number of visual Receptor groups that are located within them, sited close to them, or for whom large-scale built development would alter large tracts of intervening middle ground in views towards the EfW CHP Facility. This situation would be especially relevant were the Wisbech Garden Town and/or the West Wisbech Broad Location for Growth to be developed.
- 3.3.2 It is not intended to provide a comprehensive list of the community, recreational and vehicular visual Receptor groups for whom these Tier 3 developments could have one of these types of impact. However, it is helpful to provide two different examples.
- 3.3.3 Recreational visual Receptors using the Still PRow south of Leverington (PRow Network 1 on **Figure 9.13: Individual PRows and PRow networks (Volume 6.3)** included in the visual assessment) are assessed as sustaining a low magnitude of change throughout the operation phase in **Appendix 9J Viewpoint Assessment Tables (Volume 6.4)**. This assessment is based upon the PRow being within the ZTVs for the main buildings and the chimneys with southbound users having consistent views across open fore- and middle ground to the top of EfW CHP Facility and the chimneys above a narrow section of the developed and vegetated south-eastern horizon. The retained PRow would be fully subsumed within the West Wisbech Broad Location for Growth, but users would have views of nearby built development that would be a minimum of two/three storeys high and, as a potential green corridor, would benefit from enhanced adjacent planting. Consequently, revised ZTVs would be highly likely to become sparse in their coverage of the PRow (as they are for most of Wisbech in ZTVs in **Figure 9.2i: EfW CHP ZTV within 5km of Order limits of the main building at EfW CHP Facility** and **Figure 9.2ii: EfW CHP Facility chimneys within 5km of main building at EfW CHP Facility**) (both **Volume 6.3**). Hence southbound recreational visual Receptors' views of the EfW CHP Facility would become, at best, highly intermittent and potentially completely screened. Simultaneously they would sustain a high magnitude of change due to the new built development and planting within the Broad Location for Growth that would foreshorten and completely change the composition of their views. Even if they did have occasional views of the EfW CHP Facility's chimneys, these would only be minor, distant components in any south-eastern views.
- 3.3.4 Community visual Receptors in Elm – North of Begdale Road are assessed as sustaining a low magnitude of change throughout the operation phase in **Appendix 9J Viewpoint Assessment Tables (Volume 6.4)**. Reference to the photomontage visualisation in **Figure 9.24b: Viewpoint 8 Halfpenny Lane Byway (Volume 6.4)** development of the South Wisbech Broad Location for Growth would not alter the baseline simple composition of the fore- or middle ground where views of these fields are available in residents' north-western views. However, depending upon the height and scale of the development in the closest part of South Wisbech Broad Location for Growth, the upper sections of its built development would be seen above a section of the vegetated horizon formed by the planting along A47. This new development would be alongside or close to both the EfW CHP Facility and the cold store. It would be unlikely to have the height and scale to be visually



comparable to these developments, nor would it possess the verticality of the steel lattice pylons in the same view. However, if it were to be horizontally extensive and to possess sufficient height e.g., to be commercial and/or light industrial developments as opposed to residential development, its presence could result in either a maintained low magnitude of change being assessed as significant or the magnitude of change becoming medium and therefore significant. In both scenarios it would be the development within the South Wisbech Broad Location for Growth that would be the cause of significant cumulative visual effects given that it would be certain to postdate the operation of the Proposed Development.

3.3.5 The two sample assessments demonstrate some of the detailed variations that could arise in the cumulative visual assessment between the Proposed Development (always the EfW CHP Facility) and the different Tier 3 developments. However, it is apparent that even for visual Receptors for whom the assessment in **Appendix 9J Viewpoint Assessment Tables (Volume 6.4)** concludes a low magnitude of change during the operation phase i.e., those visual Receptors with the greatest vulnerability to sustaining significant cumulative visual effects, the greater contribution to any significant effects would be generated by the Tier 3 development. Where this would not be the case, given that the operation of the EfW CHP Facility would always precede the impacts generated by the later Tier 3 development, it would be the Tier 3 development that would be responsible for any significant cumulative visual effects.



## 4. CLVIA for Tier 1 and Tier 2 consented and Proposed Development

### 4.1 Cumulative landscape assessment

4.1.1 The Tier 1 petrol station (Item 46) consented development and the Tier 2 SEMH School (Item 20) are both located within the Settled Wisbech Fen LCA. They are too far west to potentially have any effects upon LCA D4 – Emneth, West Walton and Walsoken and too distant and small-scale to have any effects pathway that could be effective for other LCAs.

4.1.2 The small-scale of these developments would ensure that any significant landscape effects from either development as a standalone development would be highly unlikely especially at an LCA scale. This broad assessment would be supported at the petrol station by its location close to the southern edge of the Wisbech Industrial Estate alongside B198 and the busy A47 as well as being within the previously mentioned South Wisbech Broad Location for Growth. Neither development would have any visual or perceptual linkage with the operational EfW CHP Facility, and neither development would have the potential to extend the small proportion of the Wisbech Settled Fen LCA within which a significant landscape effect is assessed for the Proposed Development. Hence the host LCA will not be subject to any significant cumulative inter-project landscape effects.

### 4.2 Cumulative visual assessment

4.2.1 The small-scale of the consented and Proposed Development would result in both developments generating visual impacts for only a small number of visual Receptors.

4.2.2 The petrol station (ID46) could contribute to cumulative visual effects sustained by vehicular visual Receptors using the A47 and B198, community Receptors at Begdale and the property at southern end of B198, Cromwell Road. The potential for significant cumulative visual effects for vehicular visual Receptors is minimised by their low sensitivity and the transient nature of their views in which both the EfW CHP Facility and the petrol station could be seen in a short-lived combination view. In the context of the nature of their baseline views and the effects generated by the EfW CHP Facility as assessed in detail in **Appendix 9J Viewpoint Assessment Tables (Volume 6.4)**, it is assessed that there would be no potential for significant cumulative visual effects.

4.2.3 There would be a minimum separation distance of over 1km between residents in this community and the consented petrol station. Consequently, the consented petrol station would be susceptible to screening, if visible would be viewed in the visual context of the other commercial development located close to B198 and would be seen at some distance for the southern elevation and chimneys at the EfW CHP Facility. Significant visual effects have been assessed in **Appendix 9J Viewpoint Assessment Tables (Volume 6.4)** for most residents in the community



of Begdale because of the operation of the Proposed Development. It is assessed that the proportion of residents sustaining significant visual effects would not increase due to any cumulative visual effects.

4.2.4 Residents the property at southern end of B198, Cromwell Road are likewise assessed as sustaining significant visual effects from the operation of the Proposed Development, principally the presence of the upper section its main buildings and the chimneys at the EfW CHP Facility. This was caveated on the assumption that the intervening western fringe of the South Wisbech Broad Location for Growth would not screen the residents' required north-eastern view. The petrol station would be located approximately 300m to the property's south-west with a moderate level of intervening vegetative screening. Any cumulative visual effect would be dependent upon residents possessing north-eastern and south-western views in succession from a location with property or its curtilage which would be very unlikely to occur.

4.2.5 The location of the SEMH School close to Lords Lane to the west of the River Nene could potentially result in cumulative visual effects for vehicular visual Receptors travelling south-east along Lords Lane who are of low sensitivity and high sensitivity recreational visual Receptors using the closest subsection of the Nene Way promoted long-distance route. Both visual Receptor groups would require the availability of views in succession which would be unlikely given the good level of screening that is provided by orchards in this locality. The SEMH School would be likely to be only briefly available in glimpsed views with a scale and appearance of existing residential and farm-related development in views. Only the chimneys and possibly the top of the main building at EfW CHP Facility would be visible over a minimum separation distance of 1km with no visual linkage between the two developments. There would be no significant visual effects given that significant visual effects have already been assessed for northbound recreational visual Receptors using the Nene Way South in **Appendix 9J Viewpoint Assessment Tables (Volume 6.4)**.





## 5. CVLIA Summary

- 5.1.1 The CLVIA has reflected best practice guidance and adopted a pragmatic approach to assessing the potential for significant landscape or visual cumulative effects to be generated by the operation of the Proposed Development (only the EfW CHP Facility would make any contribution to cumulative effects during the operation phase) and one or more of the Tier 1, 2 or 3 developments identified in the agreed cumulative development shortlist. The CLVIA has concluded that there would be no significant cumulative effects upon landscape character Receptors where the difference between significant and not significant landscape effects would be due to impacts generated by the operation of the EfW CHP Facility. The scale of some of the Tier 3 developments alone would be sufficient to generate significant visual effects for a proportion of visual Receptors. No visual Receptors have been identified where the difference between significant and not significant visual effects would be due to impacts generated by the operation of the EfW CHP Facility. For visual Receptors located within or close to the Tier 3, there would be a strong potential for the visual impact of the EfW CHP Facility and its chimneys to be reduced or lost. The few Tier 1 consented or Tier 2 Proposed Developments would be too small -scale and/or separate from the EfW CHP Facility to generate significant cumulative visual effects, especially as some of their closest visual Receptors are assessed to sustain significant visual effects from the operation of the Proposed Development alone.

