

Great Yarmouth Third River Crossing

Application for Development Consent Order

Document 6.2: Environmental Statement Volume II: Technical Appendix 19B: In- Combination Assessment - Stage 1 Supporting Information

Planning Act 2008

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 (as amended) (“APFP”)**

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1 Stage 1 Development Information

1.1.1 This table provides additional relevant details on the ‘other developments’ included in Stage 1 (the long list) of the in-combination assessment as detailed in Chapter 19: Cumulative Effects (notably Table 19.15). This information was used to inform Stage 2 of the in-combination assessment, identifying a short list of ‘other developments’.

Table 1.1: Stage 1 Development Information

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
EN010077	1	East Anglia ONE North Windfarm	Offshore: lat 52.379470, long 2.438261	Windfarm: North Sea Substation: not confirmed Landfall: vicinity of Sizewell and Thorpeness	Windfarm: 32 km south east	Offshore windfarm forming part of the East Anglia Array is a wind farm development that consists of four phases.	Pre-application – consultation ended 26 th March 2019	Tier 2	Construction anticipated to start in 2025. The construction port and operation and maintenance port have not been determined.

¹ As set out in the Planning Inspectorate’s Cumulative Effects Assessment Advice Note 17 (Version 1, 2015) the ‘other development’ is grouped into tiers, reflecting the likely degree of certainty. Tier 1 being the most certain, and Tier 3 being the least certain and most likely to have limited publicly available information to inform the assessment. This is explained further in Table 19.4 of Chapter 19: Cumulative Effects.

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
EN010078	2	East Anglia TWO Windfarm	Offshore: 52.174458, long 2.197764	Windfarm: North Sea Substation: not confirmed Landfall: vicinity of Sizewell and Thorpeness	Windfarm: 35 km south east	Offshore windfarm forming part of the East Anglia Array is a wind farm development that consists of four phases.	Pre-application – consultation ended 26 th March 2019	Tier 2	Construction anticipated to start in 2026. The construction port and operation and maintenance port have not been determined.
EN010056	3	East Anglia THREE Windfarm	Offshore: lat 52.695528, long 2.47327	Windfarm: North Sea Substation: Bramford Landfall: Bawdsey	Windfarm: 59 km east, substation, 75 km south west, Landfall: 68km south west	Offshore windfarm forming part of the East Anglia Array is a wind farm development that consists of four phases.	Approved	Tier 1	The construction port and operation and maintenance port have not been determined.
n/a	4	Great Yarmouth Waterfront Area	TG 52161 07319	Made up of North Quay, The Conge, Bure Harbour	0.8 km north	1,000 new dwellings of a mix of types (of which at least 300 are anticipated to be delivered within the plan period),	n/a	Tier 3	At the time of the assessment there was no planned developments within the site. Part of the

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				Quay and Ice House Quay		16,500m ² of employment floorspace (of which at least 7,700m ² is anticipated to be delivered within the plan period), 14,200m ² of retail and leisure floorspace, promoting the mixed-use regeneration of disused and other under-used sites (of which at least 5,050m ² is anticipated to be delivered within the plan period)			development (as stated in the description), is planned to be completed by 2030.
n/a	5	Great Yarmouth Tidal Barrier	Unknown	Mouth of the River Yare	Unknown	Proposal for a flood barrier and tidal energy station.	n/a	Tier 3	This development is still at feasibility stage. Subsequently, there is no location or design information.

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
n/a	6	Epoch 2 of the Great Yarmouth Flood Defence Improvements	n/a	River Yare	Adjacent	Proposal to improve current flood defences.	Potential Scheme at appraisal stage	Tier 3	Funding for the development has been confirmed and it is currently in the design stage. The purpose of the development will be to improve flood defences, including those adjacent to the Scheme. Construction information available was reviewed and due to the scale of the works is unlikely to have any in-combination construction effects with the Scheme.

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
TR010040	7	A47 Burlingham-Blofield dualling,	TG 34930 09891	Blofield	17km north west	Dualling of the A47 to fill a gap in the dual carriageway section between Norwich and Acle Straight.	Pre-application	Tier 2	-
TR010037	8	A47 Thickthorn junction improvements	TG 18414 05486	Cringleford	34km west	Improvement of the interchange between the A47 and A11, improving access into Norwich.	Pre-application	Tier 2	-
TR010038	9	A47 Easton-North Tuddenham dualling	TG 09723 12161	Honingham	43km north west	Dualling of the single carriageway section of the A47 between Norwich and Dereham, linking together two existing sections of dual carriageway.	Pre-application	Tier 3	-
n/a	10	North Lowestoft Garden Village	TM 53071 97170	Corton, Lowestoft	8.3km south	Draft Allocation in the Waveney Local Plan, for 1,300 dwellings, and 8ha of employment land.	n/a	Tier 3	The development of this area is a longer-term ambition of the Local Plan and development is not

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
									expected to start until 2026.
06/17/0218/O	11	Proposed leisure developments south of Pleasure Beach, Great Yarmouth	TG 53121 05720	Great Yarmouth Seafront	0.5km south east	Permitted leisure development south of Pleasure Beach, Great Yarmouth, which includes a new hotel, restaurant and car parking, and an outline permission for a proposed casino plus cinema, bars and restaurants etc.	Approved permission October 2017	Tier 1	-
06/16/0064/D 06/13/0643/F 06/13/0703/O	12	Bradwell South	TG 50815 03104	Wheatcroft Farm Kings Drive Meadowland Drive	3km south west	This development comprises three planning applications. 06/16/064/D residential development comprising 127 (Phase 2) houses and associated works. 06/13/0643/F proposed residential development for 28	Approved permission	Tier 1	Considered as one development due to location and temporal scope of the three developments.

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						<p>dwellings including all site works.</p> <p>06/13/0703/O new residential development of 130 dwellings.</p>			
06/16/0391/SU	13	Beacon Park	TG 51307 02664	Site 25 Beacon Park Gorleston	3.4km south west	<p>1) Outline application for up to 231 residential units (5.88 ha).</p> <p>2) Full application for 56 residential units Associated infrastructure, pumping station, electricity sub-station and landscaping.</p>	Approved December 2017	Tier 1	-
06/15/0737/F	14	Former Claydon High School	TG 51707 05024	Beccles Road, Gorleston	0.8km south west	Residential development including 113 dwellings, access road and open space (5.08ha)	Approved January 2018	Tier 1	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
06/17/0469/F	15	90 and 102 Regent Road	TG 52741 07585	Regent Road, Great Yarmouth	1.5km north east	Mixed use development incorporating 15 three bed houses, 8 one and two-bedroom flats, leisure area and 10 retail units. Development site is 0.24ha	Approved July 2018	Tier 1	-
Y/6/2018/6003	16	North Denes Middle School	TG 52989 10071	Jellicoe Road, Great Yarmouth	4km north east	Demolition of existing school building. Erection of new 420 place pupil primary school and conversion and alteration of existing technology block to a community facility. External works to include, hard/soft play areas, sports pitch provision, car parking provision and associated works. (5.1ha)	Awaiting Determination	Tier 1	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
06/16/0583/O	17	Land west of Yarmouth Road	TG 49506 16894	Hemsby, Great Yarmouth	11km north west	Proposed development of 93 residential dwellings, associated public open space and new vehicular and pedestrian access from Yarmouth Road.	Approved June 2016	Tier 1	-
06/17/0339/O	18	Land south east of Hopton	TM 52738 99616	Lowestoft Road, Hopton, Great Yarmouth	6.2km south	Proposed residential development (up to 200 dwellings) and open space/associated works including allotments. Development area is 3.37ha.	Approved May 2018	Tier 1	-
06/15/0486/F	19	Former mushroom farm, Martham	TG 45894 18220	White Street, Martham	14km north west	Full Planning Application for 100 new dwellings, public open space, associated infrastructure and demolition of no.10 White Street (existing	Approved August 2017	Tier 1	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
						dwelling) to form access. Development area is 3.2ha.			
06/14/0817/O	20	Land north of Hemsby Road	TG 46092 18045	Martham, Great Yarmouth	14km north west	Outline Application - Residential development (103 dwellings), access, public open space, associated works and B1 employment land. Development site is 4.7ha.	Approved November 2016	Tier 1	-
06/15/0309/F	21	Pointers East, west of Ormesby Road	TG 51365 13940	Ormesby St Margaret, Great Yarmouth	8km north	Construction of 189 dwellings and associated infrastructure.	Approved June 2017	Tier 1	-
C/6/2017/60 04	22	Berths 1-4, Hazardous Waste Transfer Station	TG 53068 04344	South Denes Road, Great Yarmouth	0.5km south east	Retention of Hazardous Waste Transfer Station, with minor alterations. Redevelopment of Ships' Waste Receipt Yard. Demolition of buildings/porta cabins. Erection of	Approved September 2018	Tier 1	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
						ancillary offices and staff accommodation, Erection of small waste transfer building. Formation of new accesses, construction of yard and associated works.			
06/12/0061/O	23	Halls Riverside Road	TG 52803 04615	Gorleston, Great Yarmouth	1.3km south	Demolition of all existing buildings and erection of 104 dwellings, 3 office blocks, associated works and open space. Development site 1.9ha.	Approved August 2013	Tier 1	-
06/18/0582/F	24	Northgate Hospital	TG 52572 08662	Great Yarmouth	2.5km north	Erection of 76 No. residential units with associated parking, site works and drainage. Development site 1.6ha	Approved February 2019	Tier 1	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
06/18/0149/O	25	Repps Road	TG 44811 17649	Martham, Great Yarmouth	14.5km north west	Outline planning application with all matters reserved except access for redevelopment of the site for residential dwellings with new access points, associated landscaping and open space (56 dwellings). Development site 3.09ha	Undecided	Tier 1	-
C/6/2018/6003	26	Welcome Pit	TG 48593 04323	Butt Lane, Burgh Castle, Great Yarmouth	3.5km south west	Proposed extension to quarry with continued use of existing site access and regularisation of screening / security bund.	EIA Scoping Opinion submitted. Response that EIA not required.	Tier 3	Extraction in the extension area will commence in 2025
EN010079	27	Norfolk Vanguard	Offshore: lat 52.838882, long 2.151133	Windfarm: North Sea, Substation: Necton,	Windfarm: 50km NE, Substation: 64km west,	A proposed offshore windfarm with an approximate capacity of 1800MW off the coast of Norfolk.	Examination	Tier 1	The construction port and operation and maintenance port have not been determined.

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
				Landfall: Happisburgh	Landfall: 28km NE				
EN010087	28	Norfolk Boreas	Offshore: lat 52.963597, long 2.447556	Windfarm: North Sea, Substation: Necton, Landfall: Happisburgh	Windfarm: 60km NE, Substation: 64km West, Landfall: 28km NE	Offshore Wind Farm (Power Station) - Maximum Capacity 1.8GW also associated infrastructure required to export the electricity to the National Grid substation at Necton in Norfolk.	Pre-application	Tier 2	The construction port and operation and maintenance port have not been determined. The onshore construction components of this project were included within the Norfolk Vanguard DCO.
EN010099	29	TIGRE Project 1	Offshore: lat 53.500273, long 1.998300	Windfarm: North Sea, Location of substation and landfall unconfirmed	Offshore oil and gas station: 100km north	Transition to integrated Gas and Renewable Energy (TIGRE™) is the development and deployment of gas-fired power station facilities offshore integrated with existing late-life gas	Pre-application	Tier 3	The construction port and operation and maintenance port have not been determined.

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
						fields to utilise the gas at source and avoid gas transportation and processing costs. Existing transmission infrastructure associated with offshore windfarms is utilised to connect the development to the National Grid. The Project is based entirely offshore (beyond 12nm).			
EN010080	30	Hornsea Project Three	Offshore: lat 54.000852, long 2.683352	Windfarm: North Sea, Substation: south of Norwich Landfall: Weybourne	Windfarm: 140km NW, Substation 30km W, Landfall: 55km NW	Development of the Hornsea Project Three offshore wind farm with an approximate capacity of up to 2,400MW off the coast of Norfolk. This is within the area known as Zone 4, under the Round 3 offshore wind licensing	Awaiting Determination	Tier 1	The construction port and operation and maintenance port have not been determined.

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
						arrangements established by The Crown Estate.			
EN010060	31	Progress Power Station	TM 13363 75066	Eye, Suffolk	50km south west	A gas-fired power station with a nominal generating capacity of up to 299 MW.	Approved	Tier 1	Preliminary works are underway, but construction is on hold.
EN010012	32	Sizewell C Nuclear Power Station	TM 47201 62701	Sizewell	43km south west	New Nuclear Power Station.	Pre-application – stage 3 consultation ended 29 th March 2019	Tier 2	Construction anticipated to start in 2021.
EN020002	33	Bramford to Twinstead Overhead Line	Start - TM 09866 46137 (Bramford) End - TL 86211 36759 (Twinstead)	Hadleigh, Ipswich	71km south west (at closest point)	Electricity Line which will enable grid connection to Sizewell C.	Pre-application/on hold	Tier 2	Construction anticipated to commence early 2020s.

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
TR010023	34	Lake Lothing	TM 53945 92765	Lowestoft	13km south	A new highway crossing of Lake Lothing, Lowestoft, connecting Riverside Road to the south of Lake Lothing with Peto Way to the north of Lake Lothing.	Examination	Tier 1	Construction anticipated to be 2019-2022.
n/a	35	Gapton and Vauxhall Junction Improvements	Gapton Roundabout TG 51572 06580 Vauxhall Roundabout TG 51857 08471	Great Yarmouth	1km – 2.4km north west	Planned improvements to Gapton Roundabout and Vauxhall Roundabout.	Planned – scoping report to be submitted	Tier 3	Funding confirmed for this development. Construction anticipated to be 2019-2022.
n/a	36	Harfreys Junction Improvement	TG 52047 05881	Great Yarmouth	Adjacent west	Proposed improvements to Harfreys Roundabout.	Unknown	Tier 3	-
n/a	37	Thanet Offshore Windfarm Extension	Lat: 51.451548,	North Sea	Offshore from Margate, 125km south	Proposed extension to existing offshore windfarm facility. With a generating capacity of up to 300MW.	No application, HRA to be completed before	Tier 3	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
			Long: 1.657199				applicants are granted lease in summer 2019, developers can then commence application process.		
n/a	38	Greater Gabbard Windfarm Extension	Lat: 51.700385, Long: 1.697261	North Sea	Offshore, ~63km south	Proposed extension to existing offshore windfarm facility. With a generating capacity of up to 504MW.	No application, HRA to be completed before applicants are granted lease in summer 2019, developers can then commence application process.	Tier 3	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
n/a	39	Galloper Windfarm Extension	Lat: 51.883046, Long: 2.109842	North Sea	Offshore, ~63km south	Proposed extension to existing offshore windfarm facility. With a generating capacity of up to 353MW.	No application, HRA to be completed before applicants are granted lease in summer 2019, developers can then commence application process.	Tier 3	-
n/a	40	Sheringham Shoal Windfarm Extension	Lat: 53.253921, Long: 1.315833	North Sea	Offshore, ~65km northwest.	Proposed extension to existing offshore windfarm facility. With a generating capacity of up to 317MW.	No application, HRA to be completed before applicants are granted lease in summer 2019,	Tier 3	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
							developers can then commence application process.		
n/a	41	Dudgeon Windfarm Extension	Lat: 53.388125, Long: 1.493767	North Sea	Offshore, ~65km north-west	Proposed extension to existing offshore windfarm facility. With a generating capacity of up to 402MW.	No application, HRA to be completed before applicants are granted lease in summer 2019, developers can then commence application process.	Tier 3	-
n/a	42	Race Bank Windfarm Extension	Lat: 53.407934, Long: 1.233802	North Sea	Offshore, ~89km north-west	Proposed extension to existing offshore windfarm facility. With a generating capacity of up to 573MW.	No application, HRA to be completed before	Tier 3	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
							applicants are granted lease in summer 2019, developers can then commence application process.		
n/a	43	Southern Terminal Expansion within South Denes Enterprise Zone	TG 53541 09344	South Denes, Great Yarmouth	2km south east	Proposal to utilise the southern terminal so the outer harbour can accommodate an additional offshore windfarm project. Peels Ports has modelled 10ha of additional space and 300m working quay on southern terminal.	Proposed	Tier 3	Based on consultation with GYBC it is known there is a market demand for this development, and funding is likely to be granted.
06/17/0234/LDO	44	South Denes Business Park, Offices on	TG 53041 05261	South Beach Parade,	0.6km south-east	Allocated with the aim to provide easy access to the river port and outer	Permitted Development	Tier 1	-

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		South Beach Parade		Great Yarmouth		harbour. Currently one development – 06/17/0234/LDO Construction of offices and warehousing, ancillary car park, transit areas, security fences and gates. Development site is 0.8ha.			
n/a	45	Great Yarmouth Energy Park	TG 52930 05568	Great Yarmouth	0.2km south	A 50-acre port industrial area, with a focus on offshore energy businesses. No current developments.	n/a	Tier 3	No planned developments within the Energy Park.
Policy GN5-dp	46	Beacon Park Enterprise Zone	TG 51428 01973	Gorleston, Great Yarmouth	3.8km south	An area allocated for development for energy businesses providing a simplified planning process. including a 20ha extension in the emerging Great Yarmouth Local Plan	n/a	Tier 3	No planned developments, however some development could be potentially completed by 2022. Particular encouragement

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						Park 2 August 2018. The area is designated until at least 2030. The extension is allocated for employment uses which will benefit from, and contribute to, a high standard of environmental quality.			will be given to uses associated with: the offshore energy industry; higher value technology and employment (directly or supporting in the locality); and research and development activities. High standards of design quality and distinctiveness for both buildings and landscaping will be required. Residential development will not be permitted. Other business uses and premises

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									(such as heavy industry, large scale storage and distribution) will be permitted only where they can satisfactorily demonstrate they will not unacceptably erode the environmental, amenity and design standards intended for this business park. (The Council will generally seek to facilitate accommodation of these in other locations).
n/a	47	Great Yarmouth Selective	n/a	Various locations across	n/a	Great Yarmouth Borough Council has recently introduced a	No application, undergoing	Tier 3	Numbers are unknown, but are unlikely to reach

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
		Licensing Scheme		Great Yarmouth		selective licensing scheme within selected locations within the town. This is expected to lead to some current HMO properties coming onto the market and the Council may have to purchase some of these to maintain market rent stocks within the town.	feasibility study		close to 150 new units by 2022.
n/a	48	The Conge/Town Centre Masterplan	n/a	Various locations across Great Yarmouth	1.8km north	Phased redevelopment of the Conge to create a residential-led thoroughfare linking the train station to the market-place.	No application, undergoing feasibility study	Tier 3	Numbers are unknown, but they are unlikely to reach the 150-dwelling threshold by 2022.
n/a	49	Marina Centre Redevelopment	TG 53149 07277	Great Yarmouth Seafront	1.2km north-east	Demolishing of existing Marina Centre to be redeveloped as a	Planning application expected to be submitted later in 2019,	Tier 3	Based on information provided by GYBC, it is assumed that the

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
						sports and leisure centre.	with an aspiration to open the development in summer 2021.		development will have the necessary funding to be built.
n/a	50	Winter Garden Restoration	TG 53133 06763	Great Yarmouth Seafront	0.8km north east	Restoration of Grade II* Listed Building	No application, undergoing feasibility study	Tier 3	No confirmed funding for project.
n/a	51	Bradwell	TG 49976 03378	Bradwell, Great Yarmouth	2.9km south-west	Hybrid application for up to 600 dwellings, plus a small amount of potential other development.	Scoping Report submitted. Application likely to be submitted in Q2-Q3 2019	Tier 3	Development to be phased over 12 years.
n/a	52	Middlegate Estate Regeneration	TG 52543 06943	Nottingham Way and Fiars Way, Great Yarmouth	0.5km north	This project is looking to regenerate a 1950s housing estate (in largely Council ownership), which	No application, undergoing feasibility study	Tier 3	A limited number of additional properties are possible, but this is not certain at present.

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						requires significant investment to bring up to current standards for Decent Homes.			
n/a	53	Multi User Operation and Maintenance Facility within South Denes Enterprise Zone	TG 53290 03875	South Denes, Great Yarmouth	1.8km south	Proposal to construct an operations and maintenance campus for offshore windfarms and other users. Project will see quay restoration, pontoon placement, road realignment and opportunity for land reclamation to expand the site.	Proposed	Tier 3	Based on consultation with GYBC it is known there is a market interest in these facilities and funding is likely
n/a	54	Proposed Manufacturing Facility within South Denes Enterprise Zone	TG 53088 04723	South Denes, Great Yarmouth	1km south	Proposal to construct a manufacturing facility.	Proposed	Tier 3	Based on consultation with GYBC it is known there is a market interest in these facilities and funding is likely but is dependent on

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									governmental decisions.
EN010106	55	Sunnica Energy Farm	TL 66155 71187	Bury St Edmunds, Suffolk	89km south-west	Construction of a solar farm on Sunnica East and Sunnica West with a 500MW capacity, and associated infrastructure for connection to the national grid, including an extension to the Burwell National Grid Substation	Pre-application	Tier 2	-
EN020003	56	Kings Lynn B Connection Project	TF 60189 16630	King's Lynn, Norfolk	92km north-west	A 2.8km (400kV) overhead transmission line to the south of King's Lynn. The development will comprise of lattice towers, overhead line and require temporary	Approved	Tier 1	-

Reference Number	ID	Development Name	Grid Reference	Location	Distance from Application Site (at closest point)	Development Description	Application Status	Tier ¹	Additional Information
						construction works and highway closures.			
EN010039	57	Palm Paper 3 CCGT Power Station King's Lynn	TF 61173 17799	King's Lynn, Norfolk	91km north-west	A natural gas fired combined cycle gas turbine plant, with thermal capacity (162MW) to provide electricity and steam for internal use within the Paper Mill.	Approved	Tier 1	-