

Proposed Solar PV Development

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EN010139**

Environmental Statement

Appendix 13.3 Short List of Committed Developments

Planning Act 2008

APFP Regulation 5(2)(a)

Infrastructure Planning (Applications: Prescribed Forms
and Procedure) Regulations 2009

Volume 6

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Revision 2



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1 Identification of ‘other development’ for CEA

1.1 Introduction

- 1.1.1. This appendix provides a matrix to summarise Stages 3 and 4 of the cumulative effects assessment (CEA), in accordance with PINS Advice Note Seventeen [1].
- 1.1.2. The Appendix has been updated during the Examination process in order to:
- Incorporate comments received from Darlington Borough Council, and following a sensitivity analysis undertaken and submitted at Deadline 5 of the Examination [REP5-005].
 - Update the short-list following a request from the Examining Authority at Issue Specific Hearing 7, held on Wednesday 27 November to identify which schemes within the list are solar development.
- 1.1.3. Solar developments are therefore identified in the table below through a coloured row (light blue). ES Figure 13.2 Short List of Committed Developments (Document Reference 6.3.13.2, Revision 2) has also been updated in order to reflect this change and show spatially where the solar schemes considered as part of the cumulative assessment work are situated.

Table 1-1 Short list of Existing and/or Approved Development

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZoI?	Justification
Nationally Significant Infrastructure Projects							
1	EN010150	Lighthouse Green Fuels Project A 'waste-to-sustainable aviation fuel' facility with on-site generating station capacity of up to 150 MW. The facility will treat a combination of commercial & industrial waste, refuse derived fuel (domestic waste) and solid recovered fuel and convert it to various energy-related products, including sustainable aviation fuel and naphtha.	Approx. 9.5km east of the Order Limits	Environmental Impact Assessment (EIA) Scoping Report issued 25 July 2023 and an EIA Scoping Opinion from PINS was published on 1 September 2023.	2	Yes - Biodiversity	NSIP within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development. Noted project is only at EIA Scoping stage.
2	EN070009	H2Teesside A hydrogen production plant of up to 1,200 megawatt thermal capacity; hydrogen distribution pipelines; an air separation unit or oxygen supply pipeline; carbon dioxide capture and compression facilities and a connection to the Northern Endurance Partnership infrastructure (also known as Net Zero Teesside); a natural gas supply connection; other gas pipelines; an electricity grid connection; water supply and treatment infrastructure; wastewater treatment and disposal infrastructure; and other utilities connections, telecommunications and other associated and ancillary infrastructure.	Approx 6.3km east of the Order Limits	EIA Scoping Report issued on 6 April 2023 and an EIA Scoping Opinion was issued by PINS on 17 May 2023. Two S.46 Notifications were published on 30 November and 13 December 2023, respectively, relating to the commencement of statutory consultation.	2	Yes - Biodiversity	NSIP within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development. Noted project is only at EIA Scoping stage.
3	EN010103	Net Zero Teesside power and Net Zero North Sea Storage Limited The Net Zero Teesside Project A full chain carbon capture, utilisation and storage ('CCUS') project, comprising a CO2 gathering network, including CO2 pipeline connections from industrial facilities on Teesside to transport the captured CO2 (including the connections	Approx. 6.3km east of the Order Limits	PINS issued a Recommendation Report to the Secretary of State (SoS) on 10 February 2023. The SoS has set a new deadline to make a decision on this	1	Yes – Biodiversity	NSIP within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

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		under the tidal River Tees); a combined cycle gas turbine ('CCGT') electricity generating station with an abated capacity circa 850 gigawatts output (gross), cooling water, gas and electricity grid connections and CO2 capture; a CO2 gathering/booster station to receive the captured CO2 from the gathering network and CCGT generating station; and the onshore section of a CO2 transport pipeline for the onward transport of the captured CO2 to a suitable offshore geological storage site in the North Sea.		application which is 14 September 2023. The SoS consultation is currently underway, with the most recent consultation 9 report published on 20 December 2023.			
Town and Country Planning Projects							
14	22/0334/EIS	Summerville Farm Stockton-on-Tees Borough Council Hybrid planning application comprising of 1) full application for the erection of 385 dwellings with associated infrastructure, access and landscaping and 2) Outline application with some matters reserved (appearance, landscaping, layout and scale) for the erection of up to 285 dwellings. Approx. 26.58 hectares.	Directly adjacent south of the Order Limits	Approved with conditions 21 December 2023	1	Yes – all topics	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
15	22/01342/FULE	Burtree Garden Village Darlington Borough Council Hybrid planning application for full planning permission for Burtree Garden Village Strategic Access Road, outline application for demolition and development of 750 dwellings; office and community facilities. Approx. 50.59 hectares.	Approx 2.7km south-west of the Order Limits	Awaiting decision validated 21 December 2022 DBC update (Nov 24) – application likely to be approved.	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
16	22/00727/FUL	Gately Moor Darlington Borough Council Solar farm and energy storage facility together with associated works, equipment	Lies within the Order Limits (cable	Approved with conditions 10 November 2022	1	Yes – all topics	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZoI?	Justification
		and infrastructure. Approx. 123.37 hectares.	routes to Norton Substation)				possible temporal overlap of construction periods with the Proposed Development.
18	22/1511/FUL	California Farm Stockton-on-Tees Borough Council Proposed solar farm (49.9mw) and battery energy storage system (BESS) and associated infrastructure, access and landscaping. Approx. 80 hectares.	Directly adjacent to the south of the Order Limits	Approved with conditions 15 March 2023	1	Yes – all topics	Large scale development (2+ ha) within 10km the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
21	DM/21/02816/FPA (21/00958/FUL) / DM/23/01120/DRC	Whinfield Durham County Council Installation of a solar photovoltaic array/solar farm with associated infrastructure. Approx 42.30 hectares.	Lies directly adjacent to the north and south of the Order Limits	Approved 4 October 2022. Request for non-material amendment pending consideration validated 25 August 2023, approved on 28 November 2023	1	Yes – all topics	Large scale development (2+ ha) within 10km of the Order Limits could lead to could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
23	21/01086/FUL	Bishopton Lakes Darlington Borough Council Change of use of land for the siting of 24 no. holiday lodges together with new access track and other associated infrastructure works. Approximately 5.10 hectares.	Directly adjacent to the south of the Order Limits	Awaiting decision, validated 12 November 2021. Drainage strategy and landscape plan received 2 February 2023	1	Yes – all topics	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
26	21/2290/FUL	High Meadow 2 Stockton-on-Tees Borough Council Construction of a temporary 10.8MW Solar Farm, to include the installation of Solar Panels with transformers, a DNO control room, a customer substation, GRP comms cabin, security fencing, landscaping and other associated infrastructure. Approx 15.03 hectares.	Approx 400m north of the Order Limits	Approved with conditions 15 December 2021. Discharged conditions 13 April 2022	1	Yes – biodiversity, landscape and visual, cultural heritage and archaeology, land use and socio-economics, hydrology, noise and vibration	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZoI?	Justification
28	20/2692/FUL	Middlefield Farm Stockton-on-Tees Borough Council Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm), co-located battery storage, 132kV substation, associated equipment and infrastructure. Approx. 28.60 hectares.	Approx 80m north of the Order Limits	Approved with conditions 28 April 2021. Latest discharge of conditions approved 3 April 2023	1	Yes – all topics	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
29	DM/19/00283/OUT	Forrest Park Durham County Council Outline planning application for an Industrial and Trade Park with ancillary office space, Hotel, Pub and Roadside Restaurant and Retail Units with petrol station and associated infrastructure including an electric power station, parking and landscaping. Approx. 55.15 hectares.	Approx 600m west of the Order Limits	Approved 1 November 2019. Latest discharge of conditions 23 December 2022	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology, noise and vibration, traffic and transport	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
32	22/00146/OUT	Beaumont Hill Darlington Borough Council Outline planning permission with all matters reserved except access for a residential development up to 600 no. dwellings, convenience store (up to 400m2) and associated parking, open space, landscaping and infrastructure works. Approx. 34.64 hectares	Approx 1km south of the Order Limits	Awaiting decision, validated 16 February 2022	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology, noise and vibration	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
33	15/00804/OUT	Berrymead Farm 1 Darlington Borough Council Outline planning permission for the erection of 370 No dwelling houses (Use Class C3) and land reserved for a primary school and nursery (D1) (Additional Information received 8th September 2016) (Additional information and amended plans received 3 July 2017, 6th July 2017 and 1 November 2017). (Additional and	Approx 1.7km south of the Order Limits	Approved 27 June 2022 Request for approval of details reserved by conditions pending consideration validated 31 July 2023	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology	Large scale development (200+ dwellings) within 1.7km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

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		Amended plans received 23 January 2018) Approx 21.21 hectares.					
34	21/3097/FUL	Harrowgate Lane 2 Stockton-on-Tees Borough Council Application for the erection of 178 dwellings to include creation of new access from Redmarshall Road and Darlington Back Lane, associated infrastructure, landscaping and SUDS. Approx. 9.40 hectares.	Approx 1.7km south of the Order Limits	Awaiting decision, validated 5 January 2022	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology	Medium scale development (10-199 dwellings) within 2km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
36	22/00213/FUL	Burtree Lane Solar Darlington Borough Council Installation of a solar farm comprising of ground mounted bifacial solar panels, access tracks, string inverters, transformers, substation, storage containers, underground cables and conduits, perimeter fence, temporary construction compound and associated infrastructure and planting scheme. Approx. 58.96 hectares.	Approx 2km south-west of the Order Limits	Approved 11 January 2023	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
37	15/01050/OUT	Burtree Lane (S) Darlington Borough Council Outline planning permission for residential development for up to 380 residential dwellings, with access arrangements, open space and landscaping with all matters reserved except for access (Amended Description) (Additional information received 8th September 2016) (Amended plans and information received 27th, 30 June 2017, 3 November 2017 and 31 January 2018). Approx. 17.05 hectares.	Approx 2.3km south-west of the Order Limits	Approved 21 August 2020. Non material amendment approved 19 August 2022	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
40	20/2131/FUL	Thorpe Bank Stockton-on-Tees Borough Council Installation of a ground mounted photovoltaic (PV) solar energy generation	Approx 2km north of the	Approved with conditions 11 December 2020. Discharge of	1	Yes - biodiversity, landscape and visual, cultural	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within Zol?	Justification
		system (Solar Farm) with associated equipment and infrastructure. Approx. 38.50 hectares.	Order Limits	conditions granted 10 May 2023		heritage and archaeology	possible temporal overlap of construction periods with the Proposed Development.
41	22/01329/FUL	Long Pasture Darlington Borough Council Proposed ground mounted solar farm consisting of the Installation of 49.9MW solar photovoltaic array/solar farm with associated infrastructure. Approx. 104.50 hectares.	Approx 700m south of the Order Limits	Granted with conditions 10 Aug 2023	1	Yes - biodiversity, landscape and Visual, cultural heritage and archaeology, hydrology, noise and vibration, traffic and transport	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
42	DM/20/01991/FPA	Cowley House Farm Durham County Council Installation and operation of a Solar Farm and associated infrastructure. Approx. 87.77 hectares.	Approx 3.6km north of the Order Limits	Approved 25 January 2021	1	Yes – biodiversity, cultural heritage and archaeology	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
57	17/00632/OUTE	Land North Of Coniscliffe Road Darlington Borough Council Outline planning application for the erection of up to 535 Dwellings, landscaping, ancillary works and wider highway mitigation measures with all matters reserved except access. Approx. 28.27 hectares	Approx. 6.2km south-west of the Order Limits.	DBC Update (Nov 24) - Approved 28 May 2024	1	Yes - biodiversity	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
58	23/00782/FUL	Site Of Former Blackwell Grange Golf Club (East) Darlington Borough Council Residential development consisting 44 No. dwellings, with associated access, landscaping, SUDS pond and infrastructure, demolition of agricultural building and the regeneration of Blackwell Grange historic parkland	Approx. 7.4km south of the Order Limits.	Granted after 106 agreement 21 December 2023	1	Yes - biodiversity	Large scale development (4+ ha of housing land) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

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		Approx. 23.34 hectares					
60	22/00423/FUL	<p>Land East Of Lingfield Estate</p> <p>Darlington Borough Council</p> <p>Industrial development comprising of the erection of 3 no. industrial buildings of Class B2 and/or B8 use (industrial, storage and distribution) with ancillary office space, access, gatehouse, landscaping, parking, service areas and associated works</p> <p>Approx. 10.27 hectares</p>	Approx. 4.6km south of the Order Limits.	Granted after 106 Agreement 28 February 2023	1	Yes – biodiversity, cultural heritage and archaeology	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
61	18/00033/DC / 21/00987/DC	<p>Ingenium Parc</p> <p>Darlington Borough Council</p> <p>Hybrid application for 100,000 square metre employment development including Class B8, up to 46,000 square metres, Class B1 b/c and up to 11,000 square metres Class B2 including associated landscaping, access and parking with proposed phase 1 infrastructure works consisting of the industrial estate, distributor road and initial landscaping works submitted in detail.</p> <p>Approx. 40.8 hectares</p>	Approx 6.2km south of the Order Limits.	18/00033/DC Granted with conditions 16 April 2018 21/00987/DC Granted with conditions 23 December 2021	1	Yes - biodiversity	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
64	19/00036/OUT	<p>DB Symmetry Phase 2 Land East Of Lingfield Estate Lingfield Point</p> <p>Darlington Borough Council</p> <p>Outline permission for the erection of up to 58,529 sqm (630,000 sq. ft.) of B1 and/or B2 and/or B8 uses comprising an office/industrial development; ancillary development including</p>	Approx. 4.5km from the Order Limits.	Granted Subject to 106 agreement 20 March 2020	1	Yes – biodiversity, cultural heritage and archaeology	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within Zol?	Justification
		restaurants/cafe (A3/A5), Public House (A4), Hotel (C1), and Petrol Filling Station (Sui Generis); together with other associated works with all matters reserved. Approx. 20.36 hectares					
65	23/00733/SCO	Proposed New NWL Water Main Ketton Lane Darlington Borough Council Scoping Opinion request for a new 800mm diameter mains water pipeline for the Tees and Central Strategic Transfer Mains development on land from Dynance Beck to Long Newton Service Reservoir. Approx. 298 hectares	Approx. 766m from the Order Limit.	Scoping Opinion Issued 18 September 2023 DBC Update (Nov 24) – Full planning application anticipated.	2	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology, noise and vibration, traffic and transport	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
66	DM/23/02331/FPA	Land North East Of Ricknall Grange Farm Ricknall Lane Preston-le-Skerne Durham County Council Conversion of agricultural land to wetland habitats with associated engineering works. Approx. 35.92 hectares.	Approx. 1.88km from the Order Limit.	Approved on 5 December 2023	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
67	DM/23/02905/FPA	Plot 3B Merchant Park Millennium Way Aycliffe Business Park Durham County Council Erection of industrial buildings including	Approx. 1.9km from the Order Limit.	Validated 29 December 2023, Pending Consideration.	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

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		ancillary office space together with associated works. Approx. 7.06 hectares.					
68	DM/23/03701/WAS	Aycliffe Quarry Aycliffe Village Newton Aycliffe Durham County Council Erection of a concrete plant (retrospective) and a construction and demolition washing plant. Approx. 2.0 hectares.	Approx. 588 metres from the Order Limit.	Validated on 8 December 2023, Pending Consideration.	1	Yes - biodiversity, landscape and visual, cultural heritage and archaeology, hydrology, noise and vibration, traffic and transport	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
69	23/2102/FUL	Land Off Cygnet Drive Bowesfield Lane Stockton-on-Tees Stockton on Tees Borough Council Erection of 257no dwellings to include associated infrastructure and landscaping. Approx. 9.68 hectares.	Approx 6.5km from the Order Limits.	Validated on 21 December 2023, awaiting decision.	1	Yes - biodiversity	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
70	23/1819/FUL	Land At Westland Way Stockton-On-Tees Stockton on Tees Borough Council Erection of 1no industrial unit to accommodate use classes B2 and B8 with associated yard space, access and landscaping.	Approx. 5.4km from the Order Limits.	Validated on 27 September 2023, awaiting decision.	1	Yes - biodiversity	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

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		Approx. 2.5 hectares.					
71	23/0261/OUT	<p>Land At Wynyard Village Wynyard Stockton on Tees Borough Council</p> <p>Outline application with all matters reserved for the erection of up to 700 dwellings, community centre, care and medical facilities, open space, golf course improvements and associated works.</p> <p>Approx. 118.2 hectares.</p>	Approx. 3.3km from the Order Limits.	Validated on 30 March 2023, awaiting decision	1	Yes – biodiversity, cultural heritage and archaeology	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
72	20/2408/OUT	<p>Land West Of Maynard Grove Wynyard Stockton on Tees Borough Council</p> <p>Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.</p> <p>Approx. 13.5 hectares.</p>	Approx. 5km from the Order Limits.	Approved with Conditions 13 December 2022.	1	Yes – biodiversity, cultural heritage and archaeology	Large scale development (4+ ha of housing land) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
73	17/00636/OUTE	<p>Site 249 – Coniscliffe Park North (A6) Darlington Borough Council</p> <p>Outline planning permission for residential development of up to 985 dwellings (Use Class C3), convenience store with up to 400 sqm retail floor space (Use Class E), a GP (Class E) land for proposed primary school</p>	Approx 5.8km away from the Order Limits	Granted as part of the local plan allocation. 6 June 2024	1	Yes – Biodiversity	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

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		and early years school (Use Class F1) and sports pitches with associated parking, public open space, landscaping and sustainable drainage system (SUDS), onsite nutrient mitigation scheme and vehicular access points from Staindrop Road with all matters reserved except means of vehicular access. Approx. 48.51 hectares					
74	24/00772/FULE	Site 251 – Skerningham (A7) Darlington Borough Council Hybrid planning application consisting of full planning permission for 450 residential dwellings (Use Class C3) with associated access, parking, landscaping and infrastructure, an area of open space with associated access and drainage infrastructure and outline planning permission (all matters reserved) for retail store (Use Class E) and public house (Use Class Sui Generis) with associated parking, landscaping and infrastructure. Approx. 94.43 hectares	Approx 1km away from the Order Limits	Validated 15 August 2024 – awaiting decision.	1	Yes – Biodiversity, landscape and visual, cultural heritage, hydrology, noise and vibration and transport.	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
75	21/00529/FUL	Maxgate Farm, Middleton St George (A16) Darlington Borough Council Demolition of existing agricultural buildings and structures and development of 260 no. dwellings including access, open space,	Approx 5.5km away from the Order Limits	Granted subject to S106 – 10 April 2024	1	Yes – Biodiversity	Large scale development (200+ dwellings) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.

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		landscaping, sustainable drainage systems and associated infrastructure and works Approx 13.90 hectares					