

# Springwell Solar Farm

## Environmental Statement

### Appendix 16.1: Long List of other Developments

Volume 3

EN010149/APP/6.3  
November 2024  
Springwell Energyfarm Ltd

APFP Regulation 5(2)(a)  
Planning Act 2008  
Infrastructure Planning  
(Applications: Prescribed Forms  
and Procedure) Regulations 2009



'Other Development' Details				Stage 1			Stage 2		
ID	Application Reference	Applicant for 'other development' and brief description	Distance from Proposed Development	Status	Tier	Within Zol?	Progress to stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
1	PL/0082/22	Applicant: Brauncewell Quarries Ltd  Determining authority: Lincolnshire County Council  For the installation and operation of filter press	Located within the Site Bounding Circle (10km buffer) as outlined in <b>Figure 16.1</b>	Approved 22 September 2022	1	Yes	No - The plant will be located within the setting of an existing operational quarry, which benefits from existing boundary screening and other measures to reduce potential amenity impacts beyond the site boundaries. No environment assessment technical reports prepared as part of the application.	N/A	N/A
2	PL/0028/22	Applicant: Len Kirk Plant Hire Ltd  Determining authority: Lincolnshire County Council  For the installation and operation of a wash plant in conjunction with the existing recycling facilities	Located within the Site Bounding Circle (10km buffer) as outlined in <b>Figure 16.1</b>	Approved 13 May 2022	1	Yes	No - The wash plant will be located within the existing permitted recycling area in the base of the quarry. No environmental assessment technical reports prepared as part of the application.	N/A	N/A
3	PL/0001/20	Applicant: Brauncewell Quarries Ltd  Determining authority: Lincolnshire County Council  For installation and use of aggregate washing plant and associated stockpiles and lagoon	Located within the Site Bounding Circle (10km buffer) as outlined in <b>Figure 16.1</b>	Approved 20 March 2022	1	Yes	No - The aggregate washing plant and associated infrastructure will be located within the boundary of of the existing quarry. In terms of environment assessment technical reports, only a Flood Risk and Sequential Test Report prepared as part of application.	N/A	N/A

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4	20/0029/FUL	Applicant: JCO Developments Limited  Determining authority: North Kesteven District Council  Erection of 329 no. dwellings, formulation of new access points from Sleaford Road and Dunston Road, provision of new internal access roads, and, provision of new sustainable drainage infrastructure	0.37km NE	Approved 17 February 2021	1	Yes	Yes	Yes - Operation proposed for 2026	Yes - the site is approximately 115ha and immediately adjacent to the existing settlement of Metheringham. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
5	18/0437/FUL	Applicant: D.B.Lawrance and Associates Limited  Determining authority: North Kesteven District Council  Erection Of 6no Light Industrial Units (B1) Including Associated Parking, Access Road and change of use of site.	1.46km SE	Approved 17 August 2018	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
6	EIA/37/22	Applicant: Unknown  Determining authority: Lincolnshire County Council  Proposed construction of an Anaerobic Digestion Plant and associated infrastructure	2km NE	Issued 16 December 2022	2	Yes	Yes	Uncertain – documentation does not specify dates.	Yes - the overall site is approximately 8ha. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
7	23/0390/EIASCO	Applicant: Pegasus Group  Determining authority: North Kesteven District Council  Navenby Heath battery storage project: Erection of 400MW Battery Storage Development incorporating 324no. Containerised Battery Storage Units, 54no. transformer/inverter blocks and 8 back up auxiliary transformers, 4no. storage containers for spare parts etc, substation comprising 4-6no. switchgear	2km NW	Scoping Opinion 14 September 2023	2	Yes	Yes	Uncertain – documentation does not specify dates.	Yes - the overall site is approximately 11.8ha with the developable area approximately 5ha. The Scoping Report sought to scope out all environmental factors, apart from landscape and visual. However, North Kesteven District Council has requested that archaeology and cultural heritage, agricultural land,

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		units, a control room and a HV compound with 2 Step-up Transformers, associated access tracks, inverter, switchgear substations, boundary treatments and CCTV							climate change, major accidents, and waste (hazardous waste disposal) be scoped in. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
8	21/1609/FUL	Applicant: Stonegate Farmers Ltd  Determining authority: North Kesteven District Council  Proposed erection of additional 8 no. poultry units with associated infrastructure	3.21km SE	Approved 19 May 2022	1	Yes	Yes	<b>Uncertain</b> - documentation does not specify dates.	<b>No</b> – the site is located at an existing poultry rearing facility encompassing an area of approximately 3.9ha. 8 additional units of a similar scale and appearance to the existing units will be required. The size and nature of the development is not anticipated to give rise to cumulative effects with the Proposed Development.
9	19/0631/FUL	Applicant: RCS Commercial Properties Ltd  Determining authority: North Kesteven District Council  Erection of 17 commercial units (B2 Use)	6.06km NW	Approved 26 November 2019	1	Yes	No - The application is for additional industrial units on an existing industrial estate.	N/A	N/A

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10	EN010151	<p>Applicant: Beacon Fen Energy Park Limited</p> <p>Determining authority: PINS</p> <p>A 400MW solar photovoltaic farm incorporating up to 600MVA Battery Energy Storage System and on-site substation and electrical connection, including solar PV panels up to 4.5m in height; single stacked BESS units up to 4.5m in height; security perimeter fencing; hedgerow improvements; ecological enhancements; above and/or below ground electrical cable connection at up to 400kV; associated development and ancillary works.</p>	7.45km SE	Pre-application – expected to be submitted to PINS Q3 2024	2	Yes	Yes	<b>Yes</b> – construction is anticipated to start in 2026 (subject to consent)	<b>Yes</b> - the site comprises two areas of land equating to approximately 1,036 ha, although not all of this area will be developed with above ground infrastructure. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
11	17/1615/FUL	<p>Applicant: JHG Planning Consultancy Ltd</p> <p>Determining authority: North Kesteven District Council</p> <p>Erection of 20 no. dwellings.</p>	8.39km NW	Approved 27 November 2018	1	Yes	Yes	<b>No</b>	<b>No</b> – the application site occupies an area of approximately 0.98ha upon land situated within the established built environment. The size and nature of the development is not anticipated to give rise to cumulative effects with the Proposed Development.
12	EN010154	<p>Applicant: Fosse Green Energy Limited</p> <p>Determining authority: PINS</p> <p>The Scheme comprises the installation of solar photovoltaic panels, associated electrical equipment, cabling and on-site energy storage facilities together with grid connection infrastructure. At this early stage, the connection to the national grid is being explored. The generating capacity of the FGE Scheme</p>	11.24km NW	Pre-application – Application is expected to be submitted to the Planning Inspectorate in Q4 2024	2	No	Yes	<b>Uncertain</b>	<b>Yes</b> – the solar and energy storage park is approximately 1003ha. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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		will exceed 50MW. and its capacity is anticipated to be approximately 320MW.							
13	EN010123	<p>Applicant: Ecotricity (Heck Fen Solar) Limited</p> <p>Determining authority: PINS</p> <p>The Proposed development will comprise the construction, operation and decommissioning of a solar photovoltaic electricity generating facility exceeding 50 MW. output capacity, together with associated energy storage. The installed capacity of the solar generation is expected to be in the order of 500MW.</p>	12.97km SE	Examination	1	No	Yes	Construction will commence, at the earliest in the Spring 2025 for 30 months. Earliest operation Autumn 2027.	<b>Yes</b> – the site extends to approximately 644.5ha. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
14	17/1038/FUL	<p>Applicant: Persimmon Homes Nottingham</p> <p>Determining authority: NKDC</p> <p>Erection of 91no. residential (C3) dwellings comprising of 2no., 3no., and 4no., bed houses and the associated infrastructure, site accesses and landscaping.</p>	5.44km NW	Approved	1	Yes	Yes	<b>Uncertain</b> - documentation does not specify timescales. No evidence from aerial imagery that development has commenced.	<b>Yes</b> – the application site occupies 2.9ha of greenfield site. Both developments have potential impacts on Limestone Heath LCA and Viking Way and therefore the potential cumulative effects should be assessed.

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15	23/1246/FUL	Applicant: Lindum Group Limited  Determining authority: NKDC  Erection of 94 no. dwellings, formulation of new vehicular access from Station Road and internal access roads and provision of areas of open space, landscaping and drainage infrastructure.	7.84km NE	Approved 8 August 2024	1	Yes	Yes	<b>Uncertain</b> – documentation does not specify dates.	<b>No</b> – the application site occupies an area of 4.35ha at the edge of an existing area of residential development. Based on the zones of influence, and size and nature of the development, it is not considered to give rise to cumulative effects.
17	23/1267/FUL	Applicant: Lindensium C/o Lincs Design Consultancy  Determining authority: NKDC  Proposed residential development for 118no dwellings, along with the construction of associated garages and various site works including the excavation of an attenuation pond.	9.03km N	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not specify dates, but will be five phases of development	<b>No</b> - the application site occupies an area of 6.69ha to the north east, at the edge of an existing area of residential development in Washingborough. Based on the zones of influence, size and nature of the development, it is not considered to give rise to cumulative effects.
18	24/0583/FUL	Applicant: Lindum Group  Determining authority: NKDC  Residential development of 34 affordable dwellings at Land to the East of High Dyke, Navenby, Lincolnshire including associated infrastructure and landscaping.	1.27km W	Registered	1	Y	Y	<b>Uncertain</b> - documentation does not specify dates, but potential for construction phases to overlap based on application date.	<b>Yes</b> – the application site occupies an area of 1.47ha to the west, at the eastern edge of residential development in Navenby. Based on the zones of influence, there is the potential for cumulative effects between the two developments.

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19	24/0390/RESM 23/1223/RESM	Applicant: Sleaford Property Developments Ltd  Determining authority: NKDC  Reserved matter applications pursuant to outline consent 13/0498/OUT as amended by 17/1355/VARCON (erection of 1,450 dwellings, primary school, care home, Local Centre, Public Open Space and associated infrastructure).	7.89km S	Registered  13/0498/OUT approved 15/07/2015	1	Y	Y	<b>Uncertain</b> – the original ES documentation estimates completion by 2029/2030, construction work evident from aerial imagery (wider site)	<b>No</b> - the outline planning application site occupies an area of 61ha, to the south of Sleaford, with parcels 6 and 8 part of this. The site has already been considered within the traffic and transport TEMPro growth factors for operational traffic. Latest information suggests build out will be complete by 2027 therefore no cumulative construction impacts.
20	23/1519/OUT	Applicant: HPA Chartered Architects  Determining authority: NKDC  Erection of 37 no. dwellings, new estate roads, surface water drainage infrastructure and play area (part of residential site allocation NK/DIG/001).	2.43km	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not specify dates, but potential for construction phases to overlap based on application date.	<b>No</b> - the application site occupies an area of 1.3ha to the south east, at the northern edge of residential development in Ruskington. Although within some of the identified zones of influence, the scale and nature of the development is such that it is not considered to give rise to cumulative effects.
21	23/1462/OUT	Applicant: AG Property Associates Ltd  Determining authority: NKDC  Erection of up to 17 no. dwellings and formulation of new vehicular access from Fen Lane (outline with access to be considered)	2.42km N	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not specify dates, but potential for construction phases to overlap based on application date.	<b>No</b> - the application site occupies an area of 0.99ha to the north, at the edge of the village of Dunston. Although within some of the identified zones of influence, the small scale and nature of the development is such that it is not considered to give rise to cumulative effects.



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22	23/1460/OUT	Applicant: Orchid Properties Ltd  Determining authority: NKDC  Outline application for up to 35 dwellings with all matters reserved except access.	9.93km W	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not specify dates, but potential for construction phases to overlap based on application date.	<b>No</b> - the application site occupies an area of 1.8ha to the west, at the southern edge of residential development in the village of Bassingham. Based on the size and nature of the development, it is not considered to give rise to cumulative effects.
23	24/0711/FUL	Applicant: T Balfe Construction Ltd  Determining authority: NKDC  Residential development of 152 dwellings, new junctions to Mill Lane, associated open space, foul pump station and sustainable drainage system	6.5km E	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not specify dates, but potential for construction phases to overlap based on application date.	<b>No</b> - the application site occupies an area of 6.8ha to the east, at the south western edge of residential development in Billingham. Based on the size and nature of the development, it is not considered to give rise to cumulative effects.
24	Sleaford West Sustainable Urban Extension  16/0498/OUT	Applicant: The Drove Landowners Partnership  Determining authority: NKDC  Erection of up to 1,400 dwellings, care home, two form entry primary school, secondary education facility, employment land (3 hectares – Class E (g) industrial processes, research and development and offices), local centre (incorporating family restaurant/public house, 40 bed hotel, health centre, 1,190m2 of Class E (a) retail floorspace with offices above and a community centre), public open space and outdoor sports facilities, formation of new roundabout onto A15, highway improvements to Drove Lane and St Deny's Avenue, associated	5.4km S	Approved 11 April 2023	1	Y	Y	<b>Uncertain</b> – aerial imagery suggests build out still in progress.	<b>Yes</b> – the application site occupies an area of 76.6ha to the north east of Sleaford. Based on the size and nature of the development, including potential use of the A15/A17 for construction traffic, there is the potential for cumulative effects between the two developments.

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		infrastructure, and demolition of existing buildings (outline with means of access)							
25	Lincoln South East Quadrant  16/1564/OUT 24/0841/RESM	Phase 1A Lincoln South East Quadrant Sustainable Urban Extension North Of Canwick Avenue And East Of London Road Bracebridge Heath – Residential development of up to 450 dwellings, provision of primary school land (1.8ha) and formation of roundabout on Canwick Avenue along with associated highways, drainage and open space infrastructure (outline with means of access)	9.48km S	Approved 20 December 2022		Y	Y	<b>Uncertain</b> - documentation does not specify dates, but potential for construction phases to overlap based on decision date.	<b>Yes</b> – the application site occupies an area of 21.26 hectares to the north of Bracebridge Heath. Although infill/edge of town residential development, based on the number of dwellings and infrastructure requirements, there is the potential for cumulative effects.
26	Dunston quarry  PL/0094/23	Applicant: Daniel Charles Aggregates Ltd  Determining authority: LCC  For a southern extension to Dunston Quarry at Land south of Dunston Quarry, Lincoln Road, Dunston	2.84km N	Approved 16 May 2024	1	Y	Y	<b>Yes</b> - operation of the quarry will coincide with construction and operation of the Proposed Development.	<b>Yes</b> – the quarry will be extended by 6.3ha south of the existing quarry over a 15 year period. There is the potential for cumulative effects (e.g. noise) at common nearby receptors, and combined use of the B1188.

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27	Mareham Lane Solar  23/1419/FUL	Applicant: Mareham Lane Solar Limited  Determining authority: NKDC  Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99MW (AC), including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping and ecological works for a temporary period of 50 years.	9.58km S	Registered	1	Y	Y	<b>Uncertain</b> - documentation does not specify dates, but potential for construction phases to overlap based on decision date. Site will be operational during similar timescales to Proposed Development.	<b>Yes</b> – the site measures 75.91ha and is formed of two parcels of land with the cable being laid within the highway to the point of connection at Sleaford Substation. Based on the zones of influence, there is the potential for cumulative effects between the two developments.
28	Scopwick  23/1283/ FUL	Applicant: Blankney Estate Limited  Determining authority: NKDC  Hybrid planning application seeking full planning for use of land as public open space and outline planning permission for residential development (14 dwellings).	Located within the Site Bounding Circle (10km buffer) as outlined in <b>Figure 16.1</b>	Registered	1	Y	Y	<b>Uncertain</b> - documentation does not specify dates, but potential for construction phases to overlap based on decision date.	<b>Yes</b> – the site measures 2.52ha. Although only small scale development, based on the immediate proximity (and smaller zones of influence identified for some topics), there is the potential for cumulative effects between the two developments.
29	Station Road, Waddington  24/0760/FUL	Applicant: LNT Care Developments  Determining authority: NKDC  Erection of a 66 bedroom care home (Use Class C2) for the elderly including access, parking and landscaping.	8.53km	Registered	1	Y	Y	<b>Unlikely</b> - development is to be operational within 16 months of permission being granted.	<b>No</b> - the total site area is approximately 0.52ha and is located to the south of Station Road, Waddington. Based on the size and nature of the development, it is not considered to give rise to cumulative effects.

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30	RAF Digby Office Building  24/0959/FUL	Applicant: RAF Digby  Determining authority: NKDC  Proposed office and training building.	Located within the Site Bounding Circle (10km buffer) as outlined in <b>Figure 16.1</b>	Registered	1	Y	Y	<b>Uncertain</b> - documentation does not specify dates, but potential for construction phases to overlap based on submission date.	<b>Yes</b> – the site is located directly adjacent to the Order Limits within Springwell West and the will utilise the A15 for access.
31	Sleaford Moor Enterprise Park  20/1357/EIASC 20/1475/FUL	Applicant: NKDC  Determining authority: NKDC  Hybrid planning application for the construction of an employment park incorporating the construction of site-wide infrastructure works comprising access, drainage, earthworks and strategic landscaping	5.78km SE	Registered	1	Y	Y	<b>Uncertain</b> – planning permission granted in 2021. Documentation does not include timescales, but aerial imagery shows only partial build out to date.	<b>Yes</b> - the site is approximately 14.7ha in size and immediately adjacent to the A17 strategic highway network and comprises Grades 2 and 3 agricultural land.
32	Greylees development – Former Rauceby hospital  23/0759/FUL	Applicant: The Planning Hub  Determining authority: NKDC  Residential development of former Rauceby Hospital to provide 28 no. apartments and 10 no. dwellings, 84 no. new build dwellings (122 no. dwellings in total).	8.23km S	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not state construction phases, potential for overlap given submission date, but key haul routes likely to differ.	<b>No</b> – the site is part of infill/edge of town residential development within the village of Greylees. Based on the size and nature of the development, and distance from the Proposed Development, it is not considered to give rise to cumulative effects.

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33	Ruskington – land north of Whitehouse Road  19/0938/RESM	Applicant: Rippon Homes Ltd  Determining authority: North Kesteven District Council  Erection of 73no.dwellings with access, appearance, landscaping and scale to be considered following outline planning permission 17/1840/OUT	4.07km E	Approved (04/09/2020)	1	Y	Y	<b>Uncertain</b> – documentation does not state construction phases, and aerial imagery does not show that build out has commenced. potential use of A17	<b>No</b> – the Site is located to the north of Ruskington and approximately 2.80ha in size. Based on the size, nature of the development, and distance from the Proposed Development, it is not considered to give rise to cumulative effects.
34	Billingham – Land off Park Lane  22/1369/RESM	Applicant: Sankate Homes Ltd  Determining authority: North Kesteven District Council  Reserved matters application for the erection of 26 dwellings with details of appearance and landscaping to be considered pursuant to application 20/1403/OUT	6.88km SE	Approved (18/04/2023)	1	Y	Y	<b>Uncertain</b> – documentation does not state construction phases, however aerial imagery suggests site clearance has commenced.	<b>No</b> – the Site is infill/edge of town residential development within Billingham. Based on the size and nature of the development, and distance from the Proposed Development, it is not considered to give rise to cumulative effects.
35	Billingham – land off West Street  19/1761/RESM	Applicant: Lindum Group and G W Padley Holdings Ltd  Determining authority: North Kesteven District Council  Reserved matters application for the erection of 128no. dwellings with appearance, landscaping, layout and scale following outline permission 14/1553/OUT	6.91km E	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not state construction phases, and reserved matters application yet to be approved.	<b>No</b> – the site is infill/edge of town residential development within Billingham. Based on the size and nature of the development, and distance from the Proposed Development, it is not considered to give rise to cumulative effects.

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36	Digby – land off Station Road  23/1429/FUL	Applicant: Grainfield Developments Ltd  Determining authority: North Kesteven District Council  Erection of 37 no. dwellings, new estate roads, surface water drainage infrastructure and play area (part of residential site allocation NK/DIG/001)	2.2km SE	Registered	1	Y	Y	<b>Uncertain</b> – documentation does not state construction phases, and application yet to be approved.	<b>No</b> – the site, 1.7ha, is infill/edge of town residential development within Digby. Based on the size and nature of the development, and distance from the Proposed Development, it is not considered to give rise to cumulative effects.
37	Bracebridge Heath – land off Sleaford Road  20/0057/OUT	Applicant: Church Commissioners for England  Determining authority: North Kesteven District Council  Outline planning application with all matters reserved except for means of access, including residential development of up to 1,087 dwellings, up to 0.44ha Use Class C2 (residential institution), up to 2.6ha employment use development (including Use Classes E and a Mobility Hub), engineering and site works, landscaping, drainage, and other associated infrastructure.	9km N	Approved (05/04/2023)	1	Y	Y	<b>Uncertain</b> - documentation does not specify dates, but potential for construction phases to overlap based on decision date.	<b>Yes</b> – although the site is some distance from the Proposed Development, based on the size (45ha) and nature, it is considered that there is potential for cumulative effects.
38	North Hykeham Relief Road  22/1426/EIASCO 24/0374/CCC	Applicant: Lincolnshire County Council  Determining authority: North Kesteven District Council  For construction of the North Hykeham Relief Road (NHRR) between the A46 Hykeham Roundabout and the A15 Sleaford Road Roundabout at the end of the Lincoln Eastern Bypass, with junctions at South Hykeham Road, Brant Road and Grantham Road.	8.53km N	Comments made 23 April 2024	1	Y	Y	<b>Uncertain</b> – EIA Scoping Report noted construction would commence 2025, with the scheme open in late 2028.	<b>Yes</b> – the proposal is for a relief road between the A46 Hykeham Roundabout and the A15 Sleaford Road Roundabout at the end of the Lincoln Eastern Bypass. The potential for visual impacts has been noted up to 2km from the centre line of the road, and based on the Zol for biodiversity and cultural

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39	Leadenham – land off Main Road  21/1975/RESM	Applicant: Glenrowan Homes Ltd  Determining authority: North Kesteven District Council  Reserved matters application for the erection of 25 dwellings considered pursuant to application 18/1045/OUT	6.77km W	Approved 22 September 2022	1	Y	Y	<b>Uncertain</b> - documentation does not specify dates, but potential for construction phases to overlap based on decision date.	<b>No</b> - the site is approx. 1.03 hectares and is currently in agricultural use. The proposal is infill/edge of town residential development within Leadenham. Based on the size and nature of the development, and distance from the Proposed Development, it is not considered to give rise to cumulative effects.

heritage, cumulative effects could arise.



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