

**Byers Gill Solar  
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

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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].

**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
<b>Nationally Significant Infrastructure Projects</b>							
1	EN010150	<p><b>Lighthouse Green Fuels Project</b></p> <p>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 &amp; 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.</p>	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	<p><b>H2Teesside</b></p> <p>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.</p>	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	<p><b>Net Zero Teesside power and Net Zero North Sea Storage Limited The Net Zero Teesside Project</b></p> <p>A full chain carbon capture, utilisation and storage ('CCUS') project, comprising a CO<sub>2</sub> gathering network, including CO<sub>2</sub></p>	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	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.

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZoI?	Justification
		pipeline connections from industrial facilities on Teesside to transport the captured CO2 (including the connections 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.		a new deadline to make a decision on this application which is 14 September 2023. The SoS consultation is currently underway, with the most recent consultation 9 report published on 20 December 2023.			
<b>Town and Country Planning Projects</b>							
14	22/0334/EIS	<b>Summerville Farm Stockton-on-Tees Borough Council</b> 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	<b>Burtree Garden Village Darlington Borough Council</b> 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	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.

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within Zol?	Justification
16	22/00727/FUL	<b>Gately Moor</b> <b>Darlington Borough Council</b> Solar farm and energy storage facility together with associated works, equipment and infrastructure. Approx. 123.37 hectares.	Lies within the Order Limits	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 possible temporal overlap of construction periods with the Proposed Development.
18	22/1511/FUL	<b>California Farm</b> <b>Stockton-on-Tees Borough Council</b> 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	<b>Whinfield</b> <b>Durham County Council</b> 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	<b>Bishopton Lakes</b> <b>Darlington Borough Council</b> 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	<b>High Meadow 2</b> <b>Stockton-on-Tees Borough Council</b> 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	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,	Large scale development (2+ ha) within 10km of the Order Limits could lead to cumulative effects due to the possible temporal overlap of

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		comms cabin, security fencing, landscaping and other associated infrastructure. Approx 15.03 hectares.				land use and socio-economics, hydrology, noise and vibration	construction periods with the Proposed Development.
28	20/2692/FUL	<b>Middlefield Farm Stockton-on-Tees Borough Council</b> 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	<b>Forrest Park Durham County Council</b> 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	<b>Beaumont Hill Darlington Borough Council</b> 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	<b>Berrymead Farm 1 Darlington Borough Council</b> Outline planning permission for the erection of 370 No dwelling houses (Use Class C3) and land reserved for a primary	Approx 1.7km south of the	Approved 27 June 2022 Request for approval of details reserved by conditions pending	1	Yes - biodiversity, landscape and visual, cultural heritage and	Large scale development (200+ dwellings) within 1.7km of the Order Limits could lead to cumulative effects due to the possible temporal

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		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 Amended plans received 23 January 2018) Approx 21.21 hectares.	Order Limits	consideration validated 31 July 2023		archaeology, hydrology	overlap of construction periods with the Proposed Development.
34	21/3097/FUL	<b>Harrowgate Lane 2 Stockton-on-Tees Borough Council</b> 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	<b>Burtree Lane Solar Darlington Borough Council</b> 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	<b>Burtree Lane (S) Darlington Borough Council</b> 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	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.



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		June 2017, 3 November 2017 and 31 January 2018). Approx. 17.05 hectares.					
40	20/2131/FUL	<b>Thorpe Bank Stockton-on-Tees Borough Council</b> Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm) with associated equipment and infrastructure. Approx. 38.50 hectares.	Approx 2km north of the Order Limits	Approved with conditions 11 December 2020. Discharge of conditions granted 10 May 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.
41	22/01329/FUL	<b>Long Pasture Darlington Borough Council</b> 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	<b>Cowley House Farm Durham County Council</b> 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	<b>Land North Of Coniscliffe Road Darlington Borough Council</b> 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.	Awaiting decision validated 10 July 2027	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	<b>Site Of Former Blackwell Grange Golf Club (East) Darlington Borough Council</b>	Approx. 7.4km south of	Granted after 106 agreement 21 December 2023	1	Yes - biodiversity	Large scale development (4+ ha of housing land) within 10km of the Order Limits

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		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. 23.34 hectares	the Order Limits.				could lead to cumulative effects due to the possible temporal overlap of construction periods with the Proposed Development.
60	22/00423/FUL	<b>Land East Of Lingfield Estate</b> <b>Darlington Borough Council</b>  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  Approx. 10.27 hectares	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	<b>Ingenium Parc</b> <b>Darlington Borough Council</b>  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.  Approx. 40.8 hectares	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	<b>DB Symmetry Phase 2 Land East Of Lingfield Estate Lingfield Point</b> <b>Darlington Borough Council</b>	Approx. 4.5km from the	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

ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZoI?	Justification
		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 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	Order Limits.				possible temporal overlap of construction periods with the Proposed Development.
65	23/00733/SCO	<b>Proposed New NWL Water Main Ketton Lane</b>  <b>Darlington Borough Council</b>  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	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	<b>Land North East Of Ricknall Grange Farm Ricknall Lane Preston-le-Skerne</b>  <b>Durham County Council</b>  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.

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67	DM/23/02905/FPA	<p><b>Plot 3B Merchant Park Millennium Way Aycliffe Business Park</b></p> <p><b>Durham County Council</b></p> <p>Erection of industrial buildings including ancillary office space together with associated works.</p> <p>Approx. 7.06 hectares.</p>	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.
68	DM/23/03701/WAS	<p><b>Aycliffe Quarry Aycliffe Village Newton Aycliffe</b></p> <p><b>Durham County Council</b></p> <p>Erection of a concrete plant (retrospective) and a construction and demolition washing plant.</p> <p>Approx. 2.0 hectares.</p>	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	<p><b>Land Off Cygnet Drive Bowesfield Lane Stockton-on-Tees</b></p> <p><b>Stockton on Tees Borough Council</b></p> <p>Erection of 257no dwellings to include associated infrastructure and landscaping.</p> <p>Approx. 9.68 hectares.</p>	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.

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70	23/1819/FUL	<p><b>Land At Westland Way Stockton-On-Tees</b></p> <p><b>Stockton on Tees Borough Council</b></p> <p>Erection of 1no industrial unit to accommodate use classes B2 and B8 with associated yard space, access and landscaping.</p> <p>Approx. 2.5 hectares.</p>	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.
71	23/0261/OUT	<p><b>Land At Wynyard Village Wynyard</b></p> <p><b>Stockton on Tees Borough Council</b></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><b>Land West Of Maynard Grove Wynyard</b></p> <p><b>Stockton on Tees Borough Council</b></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.