

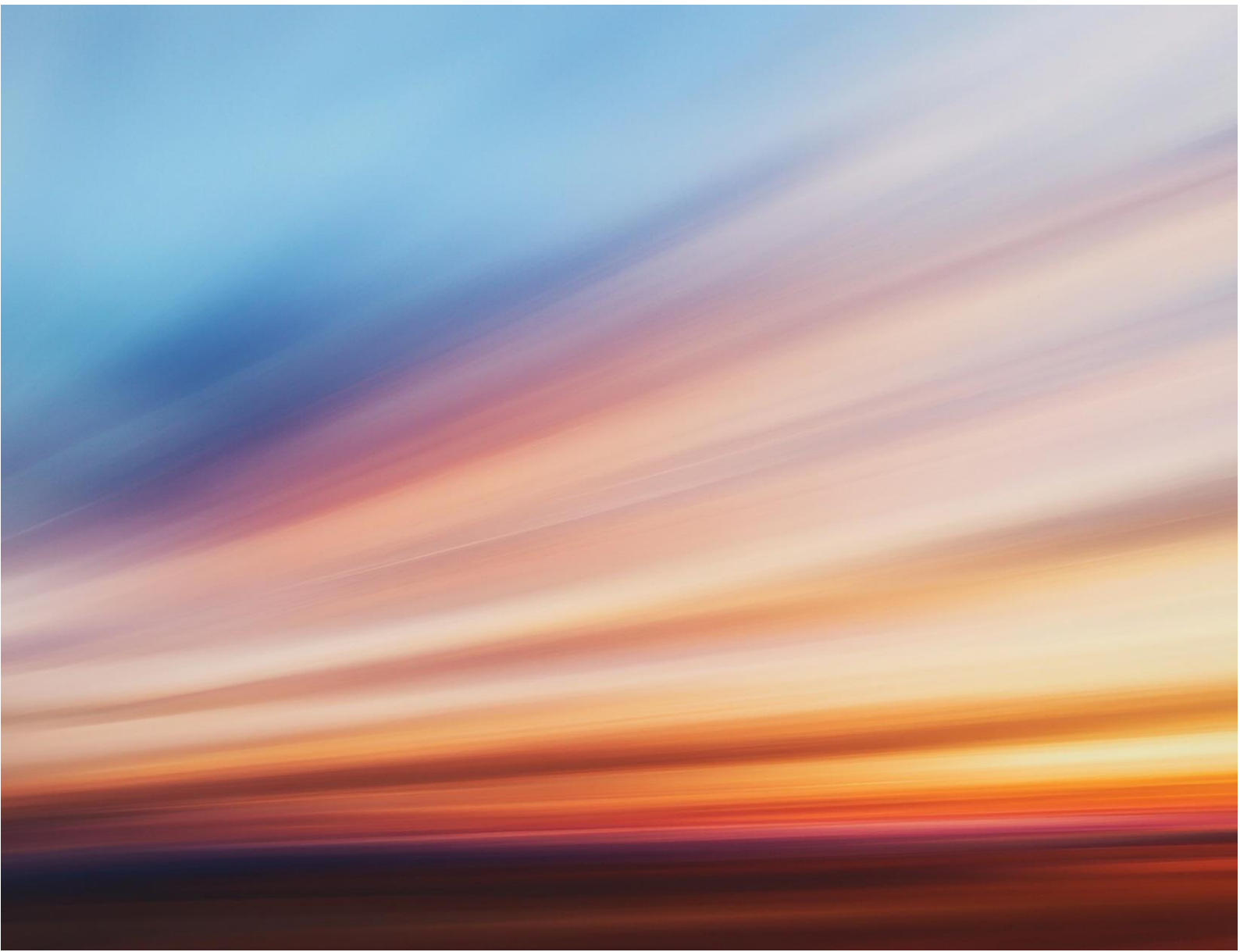
Mysten Leah Solar Farm

Preliminary Environmental Information Report (PEIR)

Volume 3

Appendix 19.1: Long List of Other Existing and/or Approved Developments

April 2026



Contents

1. Long List of Other Existing and/or Approved Developments 1

1. Long List of Other Existing and/or Approved Developments

Table 1.1: Long List of Other Existing and/or Approved Developments

Other development details						Stage 1		Stage 2					
ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within Zone of Influence?	Progress to Stage 2?	Overlap in temporal scope			Scale and nature of development likely to have significant effect?	Other factors	Progress to stage 3/4?
								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
1	EN010143 - East Yorkshire Solar Farm	East Yorkshire Solar Farm Limited ("Boom Power") The Scheme will comprise the construction, operation (including maintenance), and decommissioning of a solar photovoltaic (PV) electricity generating facility, with a total capacity exceeding 50 megawatts (MW) and export connection to the national electricity transmission system at National Grid's Drax Substation.	3.5km S	Approved Order Made on the 9th May 2025	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y	2025 to 2027	2027 to 2067	2067 to 2070	Yes NSIP; Possible temporal crossover; Sufficient environmental assessment info on potential common receptors/resources	N/A	Y

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
2	EN0110012 - Light Valley Solar	<p>Light Valley Solar Limited</p> <p>The project comprises seven solar development sites, located in rural areas to the north and east of Selby, covering an area of approximately 1022ha. Within the boundaries of these sites, ground mounted solar photovoltaic (PV) modules accompanied with the necessary infrastructure to generate and store electricity, and environmental mitigation / biodiversity net gain areas, are proposed. The proposal also includes approximately 30 km of underground cabling, both on and off-site, to connect between the sites and to National Grid's transmission network.</p>	6.5km NW	Pre-application - application expected to be submitted February 2026	Tier 1	Falls within biodiversity, population, transport and access	Y	No details available Construction 24 - 36 months Operation 36 months Decommissioning 24 - 36 months	Yes NSIP; Possible temporal crossover; Sufficient environmental assessment info on potential common receptors/ resources	N/A	Y		

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
3	EN010120 - Drax Bioenergy with Carbon Capture and Storage Project	Drax Power Limited proposes to install post-combustion capture technology that would capture carbon dioxide emissions from up to two of the existing biomass units at Drax Power Station. The proposal includes the construction and operation of carbon capture technology and associated equipment, and the integration of the units into the existing Common Services at Drax Power Station. The proposal includes associated development.	11.75km SW	Decided - Approved January 2024	Tier 1		N	N/A	N/A	N/A	N/A	N/A	N/A

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
4	EN010091 - Drax Re-power	Drax Power Ltd is proposing to modify up to two of the coal-fired generating units (known as Units 5 and 6) at Drax Power Station, Selby, to become gas-powered generating plant. The proposed Project comprises up to four new combined cycle gas turbines (CCGT) (up to two for Unit 5 and up to two for Unit 6), each powering a dedicated generator of up to 600MW in capacity. Each Unit would provide steam to the existing steam turbine for that Unit which would generate up to 600MW per Unit. Once re-powered, Unit 5 would have a gross electrical output capacity of up to 1,800 megawatts and Unit 6 would have a gross electrical output capacity of up to 1,800 megawatts. The repowered units would have a new combined capacity of up to	12.5km SW	Decided - Approved October 2019 n.b. this application has been approved but indications in the press that Drax has "dropped" this project as of 2021. This is not confirmed and East Yorkshire Solar Farm did include this scheme in December 2023.	Tier 1		N	N/A	N/A	N/A	N/A	N/A	N/A

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
		3,600MW. It is also proposed to construct a battery storage facility with capacity of up to 200MW. The proposal includes associated development.											
5	EN010140 - Helios Renewable Energy Project	The installation of ground mounted solar arrays, energy storage and associated development comprising grid connection infrastructure and other infrastructure integral to the construction, operation, and maintenance of the development for the generation of over 50 megawatts of electricity.	14km SW	Decided - Order Made on 3rd December 2025	Tier 1		N	N/A	N/A	N/A	N/A	N/A	N/A

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		Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within Zone of Influence?	Progress to Stage 2?	Overlap in temporal scope			Scale and nature of development likely to have significant effect?	Other factors	Progress to stage 3/4?
								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
6	23/01177/PLF	Change of use of agricultural land to equestrian and construction of gallop (retrospective).	3.5km NE	Approved - February 2024 Constructed (retrospective application)	Tier 1	Falls within biodiversity, landscape and visual, population	Y	Constructed	No details available	No details available	No Small scale; Constructed	N/A	N
7	23/00322	Installation of 20 ground mounted pods with solar panels and associated battery storage system located in existing garage	6.75km NE	Approved - March 2023	Tier 1	Falls within biodiversity, population	Y	No details available. Arial imagery from ArcGIS Pro suggests this has been constructed.			No Small scale; 572m ² development; Insufficient environmental assessment info	N/A	N
8	24/03084/PLF	Erection of a general purpose agricultural storage building	7.75km NE	Approved - December 2024	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1008m ² development; Insufficient environmental assessment info	N/A	N
9	24/03061/PLF	Erection of a cattle shed	7.75km NE	Approved - December 2024	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 450m ² development; Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
10	21/04694/PLF	Change of use of land to holiday use with siting of 5 timber glamping pods, a toilet block, storage unit and associated landscaping, access and parking	4.5km NE	Approved - December 2022	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 2.3ha development; Insufficient environmental assessment info	N/A	N
11	21/04407/PLF	Erection of an agricultural storage shed and polytunnel	9km NE	Approved - February 2022	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1.5ha development; Insufficient environmental assessment info	N/A	N
12	24/01601/PLF	Increase in overall height of existing tower from 41.3m to 45.0m high with 6no. antenna, 6no. RRU, 6no. OOB, 2no. junction boxes, 2no. cabinets, 1no. M35 PSU cabinet and associated cables and ancillary equipment to upgrade existing telecommunications equipment	11.5km N	Approved - July 2024	Tier 1		N	N/A			N/A	N/A	N/A

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
13	20/02915/PLF	Change of use of redundant pasture for the siting of camping pods, erection of storage building and creation of wildlife pond	0km - adjacent to northern boundary	Approved - February 2021	Tier 1	Falls within air quality, biodiversity, cultural heritage, land and groundwater, landscape and visual, noise and vibration, population, water, glint and glare, soil	Y	No details available. Camping site website indicates 3 camping pods have been constructed to date.			No Small scale; 2ha development; Insufficient environmental assessment info	N/A	N
14	21/04505/STPLF	Construction of solar photovoltaic development, installation of battery energy storage system (BESS), energy management and grid stabilisation equipment with landscaping, access and associated infrastructure and erection of temporary construction compounds	0km - boundary overlaps with the Site in the North	Approved - November 2022	Tier 1	Falls within air quality, biodiversity, cultural heritage, land and groundwater, landscape and visual, noise and vibration, population, water, glint and glare, soil	Y	Under construction. Construction to complete March 2027.			Yes Adjacent to site; Just below NSIP threshold (49.9MW); Possible temporal crossover; Sufficient environmental assessment info on common receptors/resources	N/A	Y

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
15	21/02471/PLF	Erection of a storage building	2.5km W	Approved - October 2021	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available. Aerial imagery indicates that this Site may be constructed.			No Small scale; 1143m ² development; Insufficient environmental assessment info	N/A	N
16	23/00688/CM	Erection of storage shed in association with existing concrete processing plant	2.75km N	Approved - June 2023	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available. Aerial imagery indicates this in under construction.			No Small scale; 3335m ² development; Insufficient environmental assessment info	N/A	N
17	22/00624/CM	Erection of wash plant at existing concrete mixing plant and associated bunds	2.75km N	Approved - October 2022	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available. Aerial imagery indicates this in under construction.			No Small scale; 8130m ² development; Insufficient environmental assessment info	N/A	N
18	23/03834/PLF	Erection of a four-storey office building, installation of rooftop PV panels and associated infrastructure	2.5km N	Approved May 2024	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 2896m ² development; Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
19	23/02158/PLF	Installation of ground mounted solar array	0.5km N	Approved December 2023	Tier 1	Falls within biodiversity, cultural heritage, land and groundwater, landscape and visual, noise and vibration, population, water	Y	No details available			No Scale unknown; Export not confirmed; Insufficient environmental assessment info	N/A	N
20	24/00390/PLF	Change of use of land for the siting of 12 additional static caravans with landscaping and infrastructure works in connection with existing caravan site	0.5km N	Approved via Appeal 10th September 2025	Tier 1	Falls within biodiversity, cultural heritage, land and groundwater, landscape and visual, noise and vibration, population, water, glint and glare	Y	No details available			No Small scale; 1.7ha development; Insufficient environmental assessment info	N/A	N
21	21/00107/PLF	Change of use of land to allow the siting of 75 additional static caravans and the formalisation of the existing access road and gas tank compound (retrospective permission), with associated landscape	0.75km N	Approved May 2021	Tier 1	Falls within biodiversity, cultural heritage, land and groundwater, landscape and visual, population, water, glint and glare	Y	Under construction			Yes Include as worst case as may be potential common receptors/ resources Site area 38.08ha	N/A	Y

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
		and infrastructure works											
22	16/00107/STPLF	Erection of 323 dwellings, landscaping and associated works including provision of highway and drainage infrastructure and open space	3.75km N	Approved December 2016	Tier 1	Falls within biodiversity, landscape and visual, population	Y	Under Construction. Aerial imagery indicates the majority of units are complete and operational.			No Unlikely to be an overlap in temporal scope; Insufficient environmental info	N/A	N
23	23/00739/STPLF	Erection of 3 storey teaching building and a sports building with PV panels following part demolition of existing buildings, creation of pupil drop off/bus drop off and reconfiguration and increase of car parking spaces, construction of a MUGA and reconfiguration of external sports provision and associated landscaping	3.5km NE	Approved 27th July 2023	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale (size and nature of development) Floorspace: Teaching Block – 7,478m2 GIFA / 8,955m2 GEFA; Sports Block – 1,348m2 GIFA / 1,481m2 GEFA; Insufficient environmental	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
											assessment info		
24	24/02531/STPLF	Construction of new roundabout and link road connecting The Balk with the A1079 as detailed within condition 18 of Outline planning application 18/04097/STOUT approved under appeal reference APP/E2001/W/20/3259	3.5km NE	Approved 14 April 2025	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y			No details available	Yes Include as worst case as may be temporal overlap and common receptors/resources (transport)	N/A	Y
25	22/04035/PLF	Installation of ground mounted solar array	3km N	Approved April 2023	Tier 1	Falls within biodiversity, landscape and visual, population	Y			No details available	No Small scale; Ground mounted solar array 18 Panel 7kw in garden to north of dwelling; Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
26	23/03241/STPLF	Redevelopment of existing caravan park to increase the number of static caravan pitches, increase the overall number of pitches on the site and reduce the number of touring caravan pitches together with construction of new foul rising main and footpath and construction of a new vehicular access	2.57km NE	Approved 15 May 2024	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available - Aerial imagery indicates this construction is complete/nearly complete.			No Small scale; Commercial development Site Area = 6.15ha; Insufficient environmental assessment info	N/A	N
27	21/03663/PLF	Erection of a machinery storage building, 2 cricket practice nets and 6.0m high ball stop netting for a length of 50m to eastern boundary	4km NE	Approved January 2022	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 3.050ha development; Insufficient environmental assessment info	N/A	N
28	23/01668/PLF	Change of use of land and buildings from agricultural to B8 Use Class	6.5km N	Approved December 2023	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 476m ² development; Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
29	21/02966/STPLF	Erection of prison operational building within secure zone of prison	8km N	Approved November 2021	Tier 1	Falls within biodiversity, population	Y	No details available. Aerial imagery indicates this is constructed			No Small scale; 7257.9m ² development; Insufficient environmental assessment info	N/A	N
30	23/00768/PLB	Installation of 16 solar panels on to west-facing roof	8.5km N	Approved May 2023	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 16 roof mounted solar panels; Insufficient environmental assessment info	N/A	N
31	24/03339/CM	Erection of an Agricultural Anaerobic Digestion (AD) Facility with associated plant and equipment, office, feed stock building, construction of access and parking and construction of an attenuation pond, covered lagoon and bund and landscaping	7.2km N	Approved 7th November 2025	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 5.2ha development; Insufficient environmental assessment info	N/A	N
32	24/03117/PLF	Change of use of existing touring caravan park and part of The Old Station House residential garden to form holiday park for 57 static	6.5km N	Approved 09 Jul 2025	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1.72ha development; Insufficient environmental	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
		chalets with erection of new boundary fence (retrospective) and associated works including construction of new internal access road, private drainage system and refuse storage area									assessment info		
33	24/03084/PLF	Erection of a general purpose agricultural storage building	7.5km N	Approved December 2024	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1008m ² development; Insufficient environmental assessment info	N/A	N
34	22/10836/EVASCO	Environmental Scoping Opinion for a proposed new farmstead including a range of working buildings, farm house and a workers dwelling	No details available	No details available	Tier 2		N	N/A	N/A	N/A	N/A	N/A	N/A
35	23/00391/PLB	Installation of solar panels to front and rear roof of detached garage	3km NW	Approved April 2023	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 16 No 1.65 x 1.0m roof mounted panels; Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
36	21/00108/PLF	Erection of a livestock building	2km NW	Approved October 2021	Tier 1	Falls within biodiversity, cultural heritage, landscape and visual, population	Y	No details available. Aerial imagery indicates this may be constructed			No Small scale; 1043m ² development; Insufficient environmental assessment info	N/A	N
37	25/00492/PLF	Erection of an agricultural livestock building to house 'bed and breakfast' pigs	2km NW	Refused July 2025	Tier 1	Falls within biodiversity, cultural heritage, landscape and visual, population	N	N/A	N/A	N/A	N/A	N/A	N/A
38	22/01488/AGNOT	Excavation of a slurry lagoon	3.5km NW	Approved July 2022	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 0.4ha development; Insufficient environmental assessment info	N/A	N
39	21/03022/PLF	Change of use of land to extend existing caravan site including 18 additional touring caravan pitches (12 new and 6 on former tent pitches), additional grassed area for tent pitches, erection of a shower block and a building for ground	2.4km NW	Approved September 2022	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 2.2ha development; Insufficient environmental assessment info	N/A	N

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		care equipment, secure cycle storage, gas bottle storage and staff wash facilities, and retrospective permission for car park area, portacabin office and existing timber shower block												
40	22/03091/PLF	Change of use of grazing land for the siting of 15 holiday chalets and 1 management office/reception chalet with associated access, parking and landscaping	5.5km NW	Approved September 2023	Tier 1	Falls within biodiversity, population	Y		No details available. Aerial imagery indicates that this is under construction			No Small scale; 1.83ha development; Insufficient environmental assessment info	N/A	N
41	21/02471/PLF	Erection of a storage building	3km NW	Approved October 2021	Tier 1	Falls within biodiversity, landscape and visual, population	Y		No details available. Aerial imagery indicates this is constructed			No Small scale; 1143m ² development; Insufficient environmental assessment info	N/A	N
42	22/02830/STREM	Erection of 380 dwellings with associated access, parking and infrastructure following outline application 18/04097/STOUT (all matters to be considered)	4km NE	Approved 23 March 2023	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y		No details available			Yes Include as worst case as may be potential common receptors/resource	N/A	Y

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43	22/01990/STPLF	Construction of sub-surface cable route from Drax Power Station to Fraisthorpe Coastline with associated accesses and temporary construction compounds in association with the Scotland to England Green Link	4km SE	Approved 03 March 2023	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y	No details available			Yes Possible temporal crossover; Sufficient environmental assessment info on common receptors/ resources	N/A	Y
44	23/01953/STPLF	Erection of 193 dwellings with associated open space, landscaping and infrastructure following demolition of existing agricultural buildings	9km E	Approved 23 August 2024	Tier 1	Falls within biodiversity, population, transport and access	Y	No details available			Yes Include as worst case as may be temporal overlap and potential common receptors/ resource	N/A	Y
45	22/01242/STOUT	Outline - Mixed use development comprising residential development (Use Class C3a) with employment, commercial and other community floorspace (Use Class B2, B8, E(a), E(b), E(d), E(e), E(f), E(g), (F2(d) with associated drainage, pumping station and	8.5km SE	Approved 18 July 2024	Tier 1	Falls within biodiversity, population	Y	No details available			No Unknown scale; Insufficient environmental assessment info	N/A	N

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		other infrastructure (Access to be considered)											
46	23/00030/EIASCR	EIA Screening Opinion - Proposed Bio-Diesel Plant	6.25km SE	Decided 02 March 2023	Tier 1	Falls within biodiversity, population	Y	No details available			No Insufficient environmental assessment info	N/A	N
47	22/02118/STPLFE	Hybrid Planning Application comprising of: a) Full Planning Permission for the construction of a Relief Road from Thorpe Road to Station Road with drainage and landscaping, erection of an industrial unit (Use Class B2/B8 with associated parking, drainage, creation of a bund with fencing and landscaping; Continued use of the temporary construction access onto Thorpe Road (planning application 22/02029/STPLF) and b) Outline Permission for erection of a	8km S	Approved 26 January 2024	Tier 1	Falls within biodiversity, population, transport and access	Y	No details available			Yes The new unit will be 43,43 sqm. Approx 705 units (based on site area for residential units being circa 20.16 ha and planning statement specifying site-wide average of 35 dwellings per hectare). Include as worst case as may be temporal overlap	N/A	Y

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
		residential development (Use Class C3), community facilities including a supermarket, small retail units and small business/employment space (Use Class E), a medical centre (Use Class F2), public house and restaurant with accommodation (Use Class Sui Generis/C1), elderly care home accommodation (Use Class C2/C3), a two-form entry primary school (Use Class F1), community park, car parks, sports pitches and pavilion, open space, a habitat area, drainage and landscaping (All Matters Reserved)									and potential common receptors/resource		

Other development details						Stage 1		Stage 2					
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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
48	22/03575/EIASCO	Warehousing and distribution with ancillary office accommodation; ground remodelling, access, parking, drainage, landscaping and associated works.	10.8km S	Enquiry Answered 03 March 2023	Tier 1		N		N/A		N/A	N/A	N/A
49	22/00037/STOUT	OUTLINE - Erection of Units (Use Classes E(g)(iii), B2 and/or B8) and associated infrastructure including parking and landscaping (Access to be considered)	10km S	Approved 22 December 2022	Tier 1	Falls within biodiversity, population	Y		No details available		No Insufficient environmental assessment info	N/A	N
50	25/00852/STPLF	Construction and installation of a Battery Energy Storage Facility with associated infrastructure, access, landscaping and buried cable grid connection route	0km (overlaps with draft Order Limits)	Approved 28th Aug 2025	Tier 1	Falls within air quality, biodiversity, cultural heritage, land and groundwater, landscape and visual, population, water, glint and glare, soil, transport and access	Y		No details available		Yes Overlap with site boundary; Capacity of up to 200MWN; Possible temporal crossover; Sufficient environmental assessment info on common	N/A	Y

Other development details						Stage 1		Stage 2						
ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within Zone of Influence?	Progress to Stage 2?	Overlap in temporal scope			Scale and nature of development likely to have significant effect?	Other factors	Progress to stage 3/4?	
								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)				
											receptors/ resources			
51	25/02014/STPLFE	Erection of a free range egg production unit (64,000 birds) and associated infrastructure	9.25km SE	Approved 28th November 2025	Tier 1	Falls within biodiversity, population	Y		No details available			No Small scale; Insufficient environmental assessment info	N/A	N
52	25/01685/STPLF	Erection of a Battery Energy Storage System with access point, boundary fencing, landscaping and associated infrastructure including creation of new access track	1km N	Submitted 16th June 2025	Tier 1	Falls within biodiversity, land and groundwater, landscape and visual, population, water, glint and glare	Y		No details available			No Small scale; 13.12ha development; Insufficient environmental assessment info	N/A	N
53	25/01637/STPLFE	Erection of 4 replacement poultry units and associated infrastructure following demolition of existing poultry units	7km E	Approved 13th October 2025	Tier 1	Falls within biodiversity, population	Y		No details available			No Small scale; 8.48ha development; Insufficient environmental assessment info	N/A	N

Other development details						Stage 1		Stage 2					
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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
54	25/02706/STPLFE	Erection of 3 poultry sheds and 6 feed bins with associated infrastructure	5.5km S	Submitted 18th September 2025	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 3.05ha development; Insufficient environmental assessment info	N/A	N
55	25/01635/STPLFE	Erection of a free range egg laying unit with associated infrastructure and upgraded highway access	5.25km E	Approved 27th October 2025	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 5.29ha development; Insufficient environmental assessment info	N/A	N
56	25/02146/PLF	Erection of a free range egg production unit (32,000 birds) with associated feed bins, egg packing and storage building, access track, parking, turning areas and associated infrastructure	7.75km N	Approved 6th November 2025	Tier 1	Falls within biodiversity, population, transport and access	Y	No details available			Yes Include as worst case as may be temporal overlap and potential common receptors/resource	N/A	Y

Other development details						Stage 1		Stage 2					
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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
57	25/01816/STREM	Erection of 120 dwellings and 30 garages with associated infrastructure following outline planning permission 22/01242/STOUT (Appearance, Landscaping, Layout and Scale to be considered)	9km E	Submitted 26th June 2025, awaiting decision	Tier 1	Falls within biodiversity, population, transport and access	Y	No details available			Yes Include as worst case as may be temporal overlap and common biodiversity and transport receptors 120 dwellings	N/A	Y
58	25/01638/PLF	Erection of free standing store building and extension to existing workshop (Retrospective)	8.25km N	Approve 22nd September 2025	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1.5ha development; Insufficient environmental assessment info	N/A	N
59	25/01716/PLF	Erection of a replacement workshop, heritage centre and site office on the existing footprint, following the partial demolition of existing buildings, with associated parking, drainage and landscaping	9km S	Submitted 18th June 2025, Pending Decision	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1.7ha development; Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
60	25/02629/PLF	Erection of 2 additional poultry units to house up to 80,000 broiler chickens and associated infrastructure	7km NW	Submitted 11th September 2025	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 2.3ha development; Insufficient environmental assessment info	N/A	N
61	25/02672/PLF	Change of Use of land from former airfield to open storage for plant and equipment (retrospective application)	2.57km NE	Submitted 16th September 2025	Tier 1	Falls within biodiversity, landscape and visual, population	Y	Constructed. Retrospective application			No Retrospective application; Construction complete	N/A	N
62	2022/0052/SCN	EIA screening request for proposed solar farm	6km W	EIA not required - March 2022	Tier 1	Falls within biodiversity, population	Y	No details available			Yes Just below NSIP threshold (49.9MW); Possible temporal crossover; Sufficient environmental assessment info on potential common receptors/resources	N/A	Y

Other development details						Stage 1		Stage 2					
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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
63	ZG2025/0117/FULM	Erection of an anaerobic digestion (AD) facility and carbon capture, improvement of existing access track, landscaping and other ancillary development	7.5km W	Application Validated March 2025, Awaiting decision	Tier 1	Falls within biodiversity, population	Y	No details available			No Insufficient environmental assessment info on potential common receptors/resources	N/A	N
64	ZG2024/1323/SCN	EIA Screening Opinion in relation to proposed solar farm and battery energy storage system - Duplication with ID 71	7.5km W	EIA required - February 2025	Tier 1	Falls within biodiversity, population	N	N/A			N/A	N/A	N/A

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
65	2021/0978/FULM	Installation of renewable energy generating station comprising ground mounted photovoltaic solar arrays together with substation, transformer stations, site accesses, internal access tracks, security measures, access gates other ancillary infrastructure and landscaping and biodiversity enhancements	8km SW	Permitted - July 2022	Tier 1	Falls within biodiversity, population, transport and access	Y	Construction duration 6 months.	No details available	No details available	Yes Just below NSIP threshold (49.9MW); Possible temporal crossover; Sufficient environmental assessment info on potential common receptors/resources	N/A	Y
66	ZG2023/1272/FULM	Development of up to 10,800sqm open storage (Use Class B8) together with associated highways works, site-wide hard and soft landscaping works, boundary treatment and associated works	9.5km SE	Permitted - July 2024	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 10,800m ² development; Insufficient environmental assessment info	N/A	N
67	ZG2023/0511/FULM	Installation and operation of Battery Energy Storage facility	10km SW	Permitted - November 2023	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 17,100m ² development; Insufficient environmental assessment info	N/A	N

Other development details						Stage 1		Stage 2					
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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
68	ZG2024/0630/FUL	Installation and operation of a Battery Energy Storage System (BESS) and ancillary infrastructure	9.6km SW	Permitted January 2025	Tier 1	Falls within biodiversity, population, transport and access	Y	Construction duration 9 months.	No details available	No details available	Yes Just below NSIP threshold (40MW); Possible temporal crossover; Sufficient environmental assessment info on potential common receptors/resources	N/A	Y
69	ZG2024/0023/FULM	Residential development of 137 dwellings, open space, landscaping, and associated infrastructure and Community Centre with associated car parking and recreational space	10km SW	Validated - February 2024. Awaiting Decision	Tier 1	Falls within biodiversity, population, transport and access	Y	Approx start date: January 2026 (1 year from submission of planning application). Development will be delivered in phases over 5 years. With between 20 and 40 units anticipated to be delivered per annum.			Yes Possible temporal crossover; Sufficient environmental assessment info on potential common receptors/resources	N/A	Y
70	ZG2024/1089/FULM	Erection of 139 dwellings with associated access, infrastructure, landscaping, open space and demolition of existing dwelling	10km SW	Validated - November 2024. Awaiting decision	Tier 1	Falls within biodiversity, population	Y	No details available			No Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
71	ZG2025/0733/EIA	Construction and operation of solar photovoltaic farm and Battery Energy Storage System (BESS) including access, fencing, CCTV, internal service tracks, ancillary equipment and scheme of landscaping	8km SW	Awaiting decision - Validated July 2025	Tier 1	Falls within biodiversity, population, transport and access	Y	No details available			Yes 30MW Generation & 10 MW storage; Possible temporal crossover; Sufficient environmental assessment info on potential common receptors/resources	N/A	Y
72	ZG2025/0731/FULM	Improvements to existing wood processing facility including erection of 4.5m boundary walls, laying of concrete hardstandings, installation of a drainage system including below ground attenuation and above ground water storage tanks, installation of a weighbridge with weighbridge office and construction of a storage shed (retrospective)	8km SW	Awaiting decision - Validated August 2025	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1ha development; Insufficient environmental assessment info	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
73	20/01626/FULM	Erection of 83 dwellings, landscaping, public open space and associated infrastructure	10km NW	Approved - July 2022	Tier 1	Falls within biodiversity, population	Y	No details available			No Insufficient environmental assessment info	N/A	N
74	21/01979/FUL	Erection of a 2 storey office extension with provision of additional car and cycle parking	8.75km NW	Approved - February 2022	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 2675m ² development; Insufficient environmental assessment info	N/A	N
75	21/02601/FULM	Erection of storage and distribution warehouse (Use Class B8) ad office building including associated car parking	9km NW	Approved - April 2023	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 1464m ² development; Insufficient environmental assessment info	N/A	N
76	23/00642/FUL	Installation of 24no. Ground mounted solar panels to rear paddock	9km NW	Approved - August 2023	Tier 1	Falls within biodiversity, population	Y	No details available			No Small scale; 24 panels; Insufficient environmental assessment info	N/A	N
77	20/00427/REM 15/02923/OUT	2MW combined heat and power energy centre with associated infrastructure and service yard	10km NW	Approved - April 2020 Appears constructed and operational.	Tier 1	Falls within biodiversity, population	Y	Constructed			Not EIA development 4849 square metres	N/A	N

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
78	24/01238/FULM	Installation of a solar photovoltaic array with associated infrastructure including transformer, security fencing, pole mounted CCTV, temporary construction access and compound.	4km NW	Under Determination	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y	April 2025 for 3-4 months	2025 - 2050 (25 years)	Unknown	Yes Include as worst case as may be temporal overlap and common biodiversity and transport receptors	N/A	Y
79	24/01598/OUTM	Outline application for erection of up to 32no. Dwellings with access from Beckside	4km NW	Under Determination	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 32 dwellings; Insufficient environmental assessment info	N/A	N
80	21/01709/REMM 18/02744/OUTM	Erection of 20no. Employment units (Use Class B1 (b), B1 (c), B2 and B8)	5km NW	Approved - March 2022	Tier 1	Falls within biodiversity, landscape and visual, population	Y	No details available			No Small scale; 20 units; Insufficient environmental assessment info	N/A	N
81	23/00124/FUL	Installation of array of ground mounted solar panels and metering kiosk	4km NW	Approved - 28 April 2023	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y	No details available			Yes Include as worst case as may be temporal overlap and common biodiversity and	N/A	Y

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
											transport receptors		
82	23/00117/FUL	Installation of array of ground mounted solar panels and metering kiosk	5km NW	Approved - 28 April 2023	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y	No details available			Yes Include as worst case as may be temporal overlap and common biodiversity and transport receptors	N/A	Y
83	21/02283/FULM	Erection of 139 no. dwellings with associated landscaping and infrastructure	4.5km W	Approved - 17 May 2024	Tier 1	Falls within biodiversity, landscape and visual, population, transport and access	Y	No details available			Yes Include as worst case as may be temporal overlap and common biodiversity and transport receptors	N/A	Y

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								Construction (2029 - 2031; 36-month period)	Operation (2030 - 2080; 50-year lifespan)	Decommissioning (2080 - 2082; 24-month period)			
84	25/01321/STPLF	Construction and operation of a Battery Energy Storage Facility (BESS) and 20.0m high telecommunications mast with associated infrastructure, fencing, access tracks, cable corridors and landscaping	0km - boundary overlaps with the Site to the north	Approved - 12 December 2025	Tier 1	Falls within air quality, biodiversity, cultural heritage, land and groundwater, landscape and visual, population, water, glint and glare, soil, transport and access	Y	Late 2026/early 2027 for 8-12 months	2067; 40 year operational period	No details available	Yes Overlaps with site; Possible temporal crossover; Sufficient environmental assessment info on common receptors/resources	N/A	Y