

Springwell Solar Farm

Design Commitments

EN010149/APP/7.4.2
Revision 2
Deadline 3
August 2025
Springwell Energyfarm Ltd

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

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1. Design Commitments

1.1. Introduction

- 1.1.1. This Design Commitments document has been prepared on behalf of Springwell Energyfarm Limited ('The Applicant') to support the application for a Development Consent Order (DCO) for the construction, operation, maintenance and decommissioning of the proposed Springwell Solar Farm (hereinafter referred to as the 'Proposed Development').
- 1.1.2. This document has been updated at Deadline 3 in response to the Issue-Specific Hearings. The document references have not been updated from the original submission. Please refer to the **Guide to the Application [EN010149/APP/1.2]** for the list of current versions of documents.
- 1.1.3. A full description of the Proposed Development can be found in the **Environmental Statement (ES) Volume 1, Chapter 3: Project Description [EN010149/APP/6.1]**. The terminology used in this document is defined in the **Glossary [EN010149/APP/6.1]**.
- 1.1.4. The purpose of this document is to provide the Design Commitments for the detailed design of the Proposed Development. Design Commitments are needed to secure elements of the design which are not covered by other Control Documents and to uphold the conclusions of the **Environmental Statement [EN010149/APP/6.1]**. They include commitments relating to the size, type and colour of elements of the Proposed Development.
- 1.1.5. Assuming the DCO is granted, the Design Commitments will be secured with respect to the detailed design for the Proposed Development as follows:
 - 1.1.5.1. **Requirement 5 (detailed design approval):** The Design Commitments will be secured by Requirement 5 of the **draft DCO [EN010149/APP/3.1]** which requires the detailed design proposals to be developed in accordance with the Design Commitments. The Requirement secures the approval of the detailed design for Work Nos. 1-6 and 9, being the solar PV generating station (Work No. 1), Springwell Substation and related compound (Work No. 2), satellite collector compounds (Work No. 3), energy storage facility (Work No. 4), 400kV grid connection into National Grid's Navenby Substation (Work No. 5), cabling up to 132 kV (Work No. 6) and works related to green infrastructure (Work No. 9). The details will be submitted for approval to the relevant local planning authority (LPA), North Kesteven District Council.
 - 1.1.5.2. **Requirement 9 (fencing and other means of enclosure):** The Design Commitments relevant to permanent fencing are secured by Requirement

9 of the **draft DCO [EN010149/APP/3.1]** which requires the approval of all permanent fences, walls or other means of enclosure by North Kesteven District Council. The details must accord with relevant Design Commitments.

- 1.1.5.3. **Requirement 17 (Public rights of way and permissive path management plan):** The Design Commitments relevant to the layout, alignment and specification of new public rights of way and permissive paths created as part of the Proposed Development are secured by Requirement 17 of the **draft DCO [EN010149/APP/3.1]** which requires the approval of these details by Lincolnshire County Council. The details must be in accordance with the relevant Design Commitments.
- 1.1.6. The LPA will assess the above details having regard to the Design Commitments set out in **Table 1** of this document and other Control Documents secured under the **draft DCO [EN010149/APP/3.1]**. A full list of Control Documents is set out in the **Guide to the Application [EN010149/APP/1.2]**. Table 1 either indicates the Design Commitments that are relevant for specific Work Numbers for the purposes of Requirement 5 or that the Design Commitment is relevant for Requirement 9.

1.2. Structure

Design Commitments are organised according to the Strategic Principles (where applicable) set out in the **Design Approach Document (DAD) [EN010149/APP/7.3]**.

Table 1: Design Commitments

Design places that support and enhance local communities		Requirement / Works No.
A1	Springwell Substation, BESS, Collector Compounds, Standalone Inverter, Transformer and Switchgear and ITS (part of the balance of solar system plant comprised in Work No. 1) will be offset at least 250m from residential properties.	Requirement 5, Work No.1, 2A, 2B, 3 and 4
A2	Cable routes will be designed to minimise temporary road closures as far as practicably possible.	Requirement 5, Work No. 6
Lead with the landscape		Requirement / Works No.

B1	Perimeter fencing surrounding the Solar PV development will be offset at least 15m from existing woodlands.	Requirement 9
B2	Perimeter fencing surrounding the Solar PV development will be offset at least 10m either side from all existing hedgerows.	Requirement 9
B3	Perimeter fencing surrounding the Solar PV development will be offset at least 6m either side from all existing ditches where crossing is not required.	Requirement 9
B4	Perimeter fencing surrounding the Solar PV development will not be constructed through existing hedgerows or across ditches where practicable.	Requirement 9
B5	The electrical cables will avoid root protection areas of trees and hedgerows, except where a hedgerow crossing is required.	Requirement 5, Work No. 5 and 6
Increase biodiversity appropriate to the landscape character and connect nature		Requirement / Works No.
C1	Built development above ground will be offset at least 20m from Local Wildlife Sites except for highways improvement works.	Requirement 5, Work No. 1, 2A, 2B, 3, and 4
C2	Perimeter fencing surrounding the Solar PV development will be offset at least 30m from main badger setts.	Requirement 9
C3	Perimeter fencing will permit the passage of wildlife, either through a clearance at ground level or via mammal gates.	Requirement 9
Make efficient use of the land, touch it lightly		Requirement / Works No.
D1	Internal access tracks and cable routes will use existing tracks, crossings and / or gaps in the hedgerows where practicable.	Requirement 5, further associated development in connection with Work No. 1 and 6
D2	Cabling routes will run alongside access tracks where practicable, avoiding wider excavations.	Requirement 5, Work No. 1, 5 and 6
D3	Perimeter fencing around the Solar PV development will comprise 2.5m high timber post and wire mesh 'deer-proof fencing'.	Requirement 9

D4	CCTV system will include passive infra-red detectors around the Solar PV development to reduce the use of lighting.	Requirement 5, further associated development in connection with Work No. 1
D5	CCTV will be deployed at regular intervals to provide a sufficient field of view within the boundaries of each field, typically every 50-60 metres.	Requirement 5, further associated development in connection with Work No. 1
D6	Solar PV mounting structure foundations will be driven or helical piles or concrete footings.	Requirement 5, Work No. 1
D7	Solar PV mounting structures will be steel frames.	Requirement 5, Work No. 1
D8	Solar PV modules will be dark blue or black in colour and held with a metallic frame structure.	Requirement 5, Work No. 1
D9	String inverters will be mounted below the Solar PV modules and shall not exceed the height of the Solar PV modules.	Requirement 5, Work No. 1
D10	String inverters will be grey or white in colour.	Requirement 5, Work No. 1
D11	Centralised inverters, transformers and switchgear will be placed on adjustable legs or metal skids as either Independent Outdoor Equipment or ITS.	Requirement 5, Work No. 1
D12	Independent Outdoor Equipment (centralised inverters, transformers and switchgear) will be mounted on concrete pads, concrete columns or foundation slab, or compacted hardcore material.	Requirement 5, Work No. 1
D13	ITS (centralised inverters, transformers and switchgear) will be mounted on a concrete foundation slab or compacted hardcore material.	Requirement 5, Work No. 1
D14	Independent Outdoor Equipment (centralised inverters and transformers) will be grey or dark green in colour.	Requirement 5, Work No. 1
D15	Independent Outdoor Equipment (switchgear) will be grey, white or dark green in colour.	Requirement 5, Work No. 1
D16	ITS (centralised inverters, transformers and switchgear) will be grey or dark green in colour.	Requirement 5, Work No. 1
D17	Satellite Collector Compounds will be mounted on concrete pad foundations or plinths. The proposed structures will be grey or dark green containers or buildings rendered, painted or clad to suit local building styles and to be sensitive to the local environment.	Requirement 5, Work No. 3

D18	BESS containers and transformer units will be mounted on either compacted hardcore, reinforced concrete foundation slab or concrete piles.	Requirement 5, Work No. 4
D19	BESS containers and transformer units will be grey or green in colour.	Requirement 5, Work No. 4
D20	A 4m high acoustic barrier will surround the BESS compound and 6m high absorbent acoustic barrier will be positioned to the west, north and east faces of the Springwell Substation transformers. These will be either natural timber fencing or other solid barrier in grey or green colour.	Requirement 5, Work No. 4
D21	There will be no permanent (continuous) lighting for security purposes except for at emergency exits.	Requirement 5, further associated development in connection with Work No. 2A, 2B and 4
D22	Lighting sensors will be implemented around the Springwell Substation and BESS compound.	Requirement 5, further associated development in connection with No. 2A, 2B and 4
D23	Perimeter fencing around the Springwell Substation and Main Collector Compound, BESS and Satellite Collector Compound will comprise of metal palisade fencing or metal mesh with pulse monitoring.	Requirement 9
D24	Solar PV modules will be bifacial with an anti-glare and anti-reflective coating.	Requirement 5, Work No. 1
D25	Within the colour and material palettes identified by Design Commitments D14, D15, D16, D17, D19 and D20, the colour scheme and materials for built components of the Proposed Development will be sensitive to its context.	Requirement 5, Work No. 1, 3 and 4
D26	The colour and materials of temporary barriers to reduce glint and glare impacts upon road users will be designed to be sensitive to its context.	Requirement 5, either as part of Work No. 9 or as further associated development in connection with Work No. 1

Provide new ways to enjoy the countryside that go beyond the lifetime of the scheme

Requirement / Works No.

E1	Perimeter fencing surrounding the Solar PV development will be offset at least 15m from either side of existing and proposed statutory PRow.	Requirement 9
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E2	Independent Outdoor Equipment (transformer, switchgear and central inverters) and ITS will be offset at least 50m from all existing and proposed statutory PRow.	Requirement 5, Work No. 1
E3	CCTV will be mounted on wooden poles and face internally into the Solar PV development.	Requirement 5, further associated development in connection with Work No. 1
E4	The new statutory PRow connecting RAF Digby to Scopwick will be surfaced with an all-weather hardstanding and connect to the existing footway on the B1191 (Heath Road).	Requirement 5, Work No. 9 & Requirement 17
E5	The new statutory PRow connecting Bloxhom Woods (AshL/11/1) to Brau/8/1 will have tactile paving and dropped kerbs where it crosses the A15.	Requirement 5, Work No. 9 & Requirement 17
E6	Enhancement of the existing PRow along the Spires and Steeples Trail (including Blan/737/1, Scop/737/1, Scop/10/1) will comprise an all-weather hardstanding surface connecting to the existing footway on the B1188 (Lincoln Road).	Requirement 5, Work No. 9 & Requirement 17
E7	New permissive paths will retain their existing surface conditions.	Requirement 5, Work No. 9 & Requirement 17
E8	New signage and/or waymarking will be provided along new statutory PRow and permissive paths.	Requirement 5, Work No. 9 & Requirement 17

Manage water, improve quality, reduce pollution		Requirement / Works No.
F1	Springwell Substation, BESS, ITS, Independent Outdoor Equipment (transformer, switchgear and central inverters) and Collector Compounds will be located in Flood Zone 1.	Requirement 5, Work No.1, 2A, 2B and 4
F2	Internal access tracks will be surfaced with permeable material and will include drainage such as a swale or ditch on the downside slope of the track, with an indicative depth of 0.2m.	Requirement 5, further associated development in connection with Work No. 1, 2, 3, 4, 5 and 6



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