

**Byers Gill Solar  
EN010139**

# 2.5 Environmental Masterplan

Planning Act 2008

APFP Regulation 5(2)(o)

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

Volume 2

February 2024

Revision C01





Coordinate System: WCS

Rev	Date	By	Chkd	Appd	Authd
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01	09/11/23	JM	DL	DL	--
00	30/10/23	RP	DL	DL	--

Client



Project Name

Byers Gill Solar

Drawing Title

Environmental Masterplan Overview Sheet

Scale at A1

1:2500

Role

Final

Suitability

Development Consent Order (DCO)

Project Number

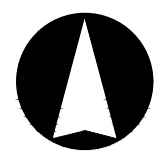
0179

Rev

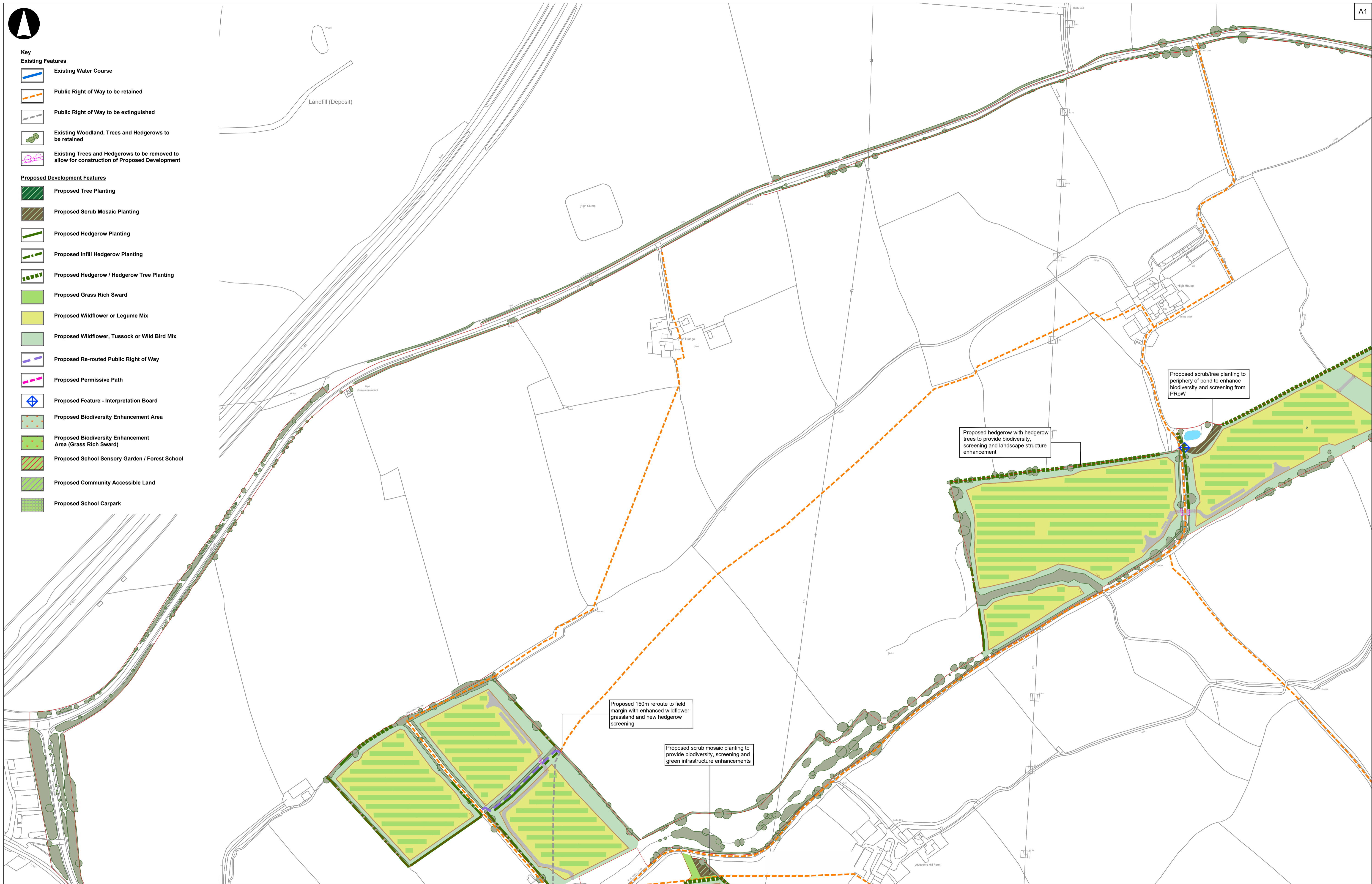
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Drawing Name

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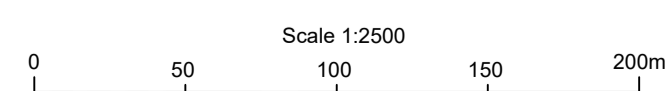


- Key**
- Existing Features**
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  - Public Right of Way to be retained
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Rev	Date	By	Chkd	Appd	Authd



Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan**  
 Sheet 1 of 13

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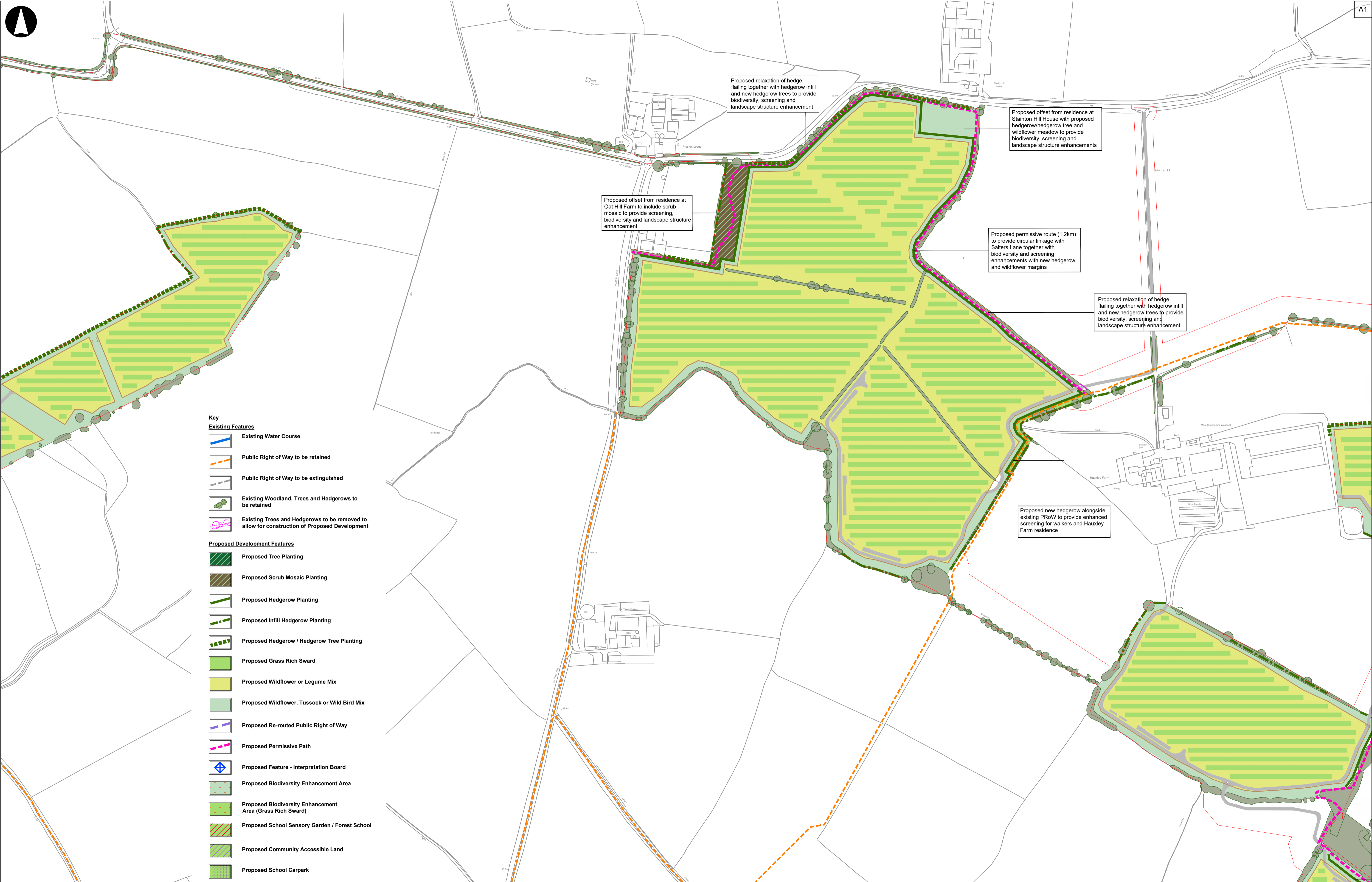
Role  
**Final**

Suitability  
**Development Consent Order (DCO)**

Project Number  
**0179**

Drawing Name  
**0179-SHRK-XX-XX-DR-L-1001**

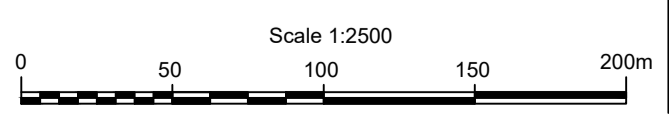
Rev  
**04**



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Project Name  
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Drawing Title  
Environmental Masterplan  
Sheet 2 of 13

Scale at A1  
1:2500

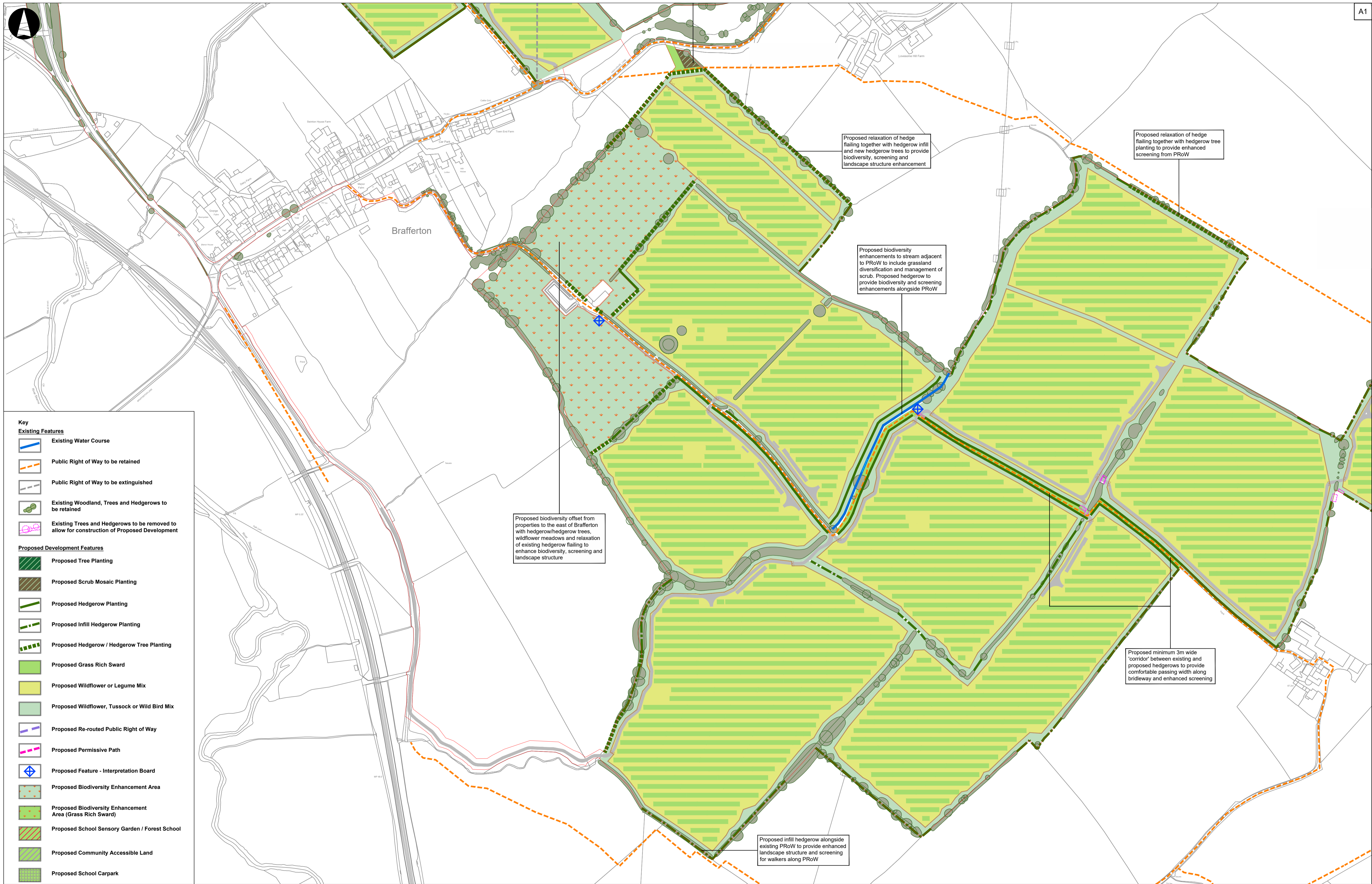
Role  
Final

Suitability  
Development Consent Order (DCO)

Project Number  
0179

Rev  
04

Drawing Name  
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Key

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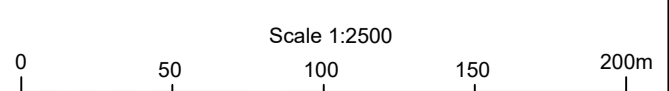
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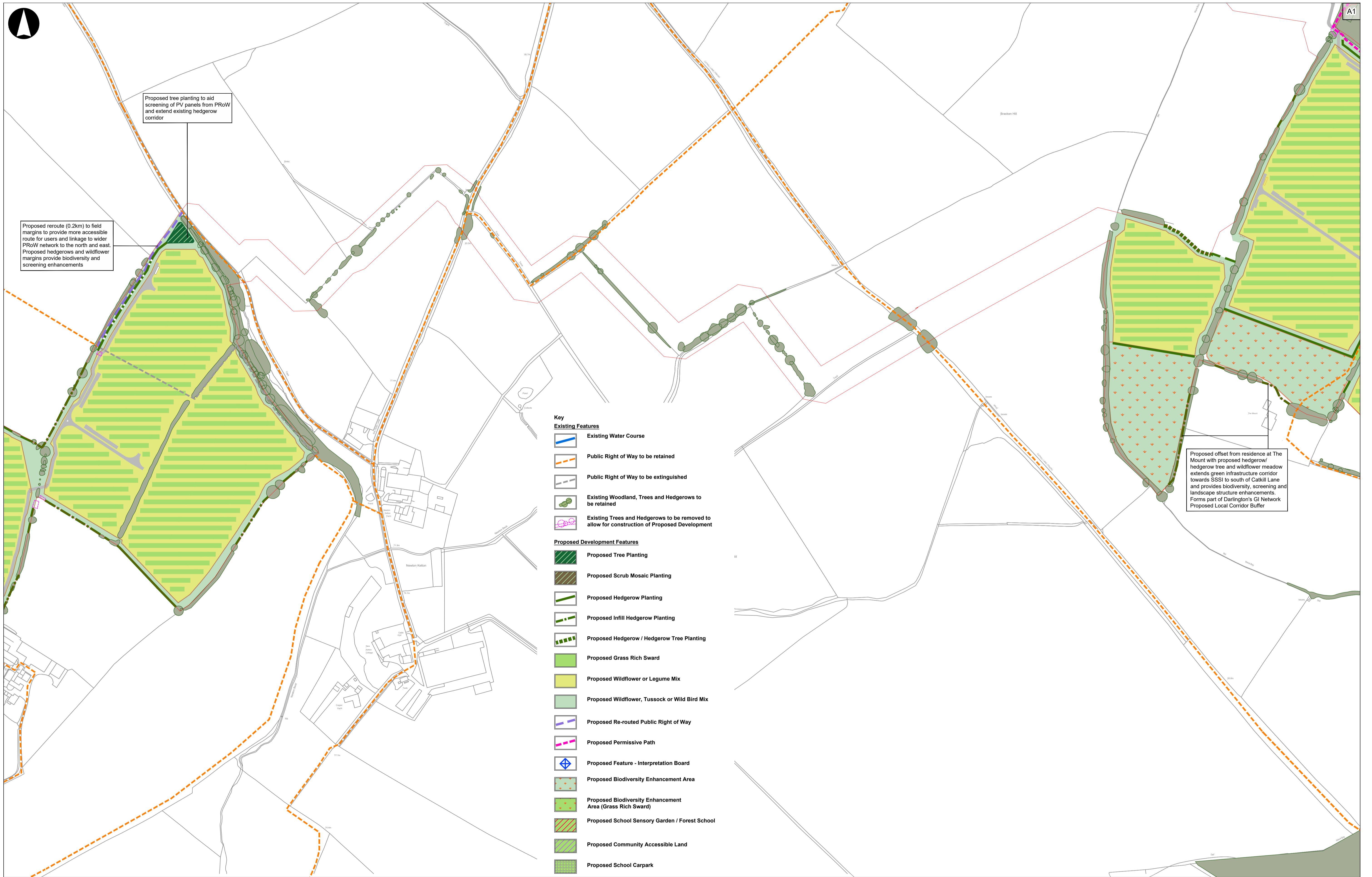


Client  
 Byers Gill Solar

Drawing Title  
 Environmental Masterplan  
 Sheet 3 of 13

Scale at A1  
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 Role  
 Final  
 Suitability  
 Development Consent Order (DCO)  
 Project Number  
 0179  
 Drawing Name  
 0179-SHRK-XX-XX-DR-L-1003





Proposed tree planting to aid screening of PV panels from PRow and extend existing hedgerow corridor

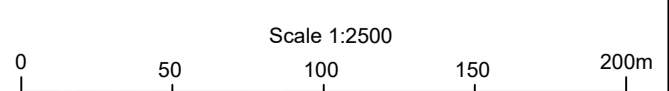
Proposed reroute (0.2km) to field margins to provide more accessible route for users and linkage to wider PRow network to the north and east. Proposed hedgerows and wildflower margins provide biodiversity and screening enhancements

Proposed offset from residence at The Mount with proposed hedgerow/hedgerow tree and wildflower meadow extends green infrastructure corridor towards SSSI to south of Catkill Lane and provides biodiversity, screening and landscape structure enhancements. Forms part of Darlington's GI Network Proposed Local Corridor Buffer

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Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 4 of 13

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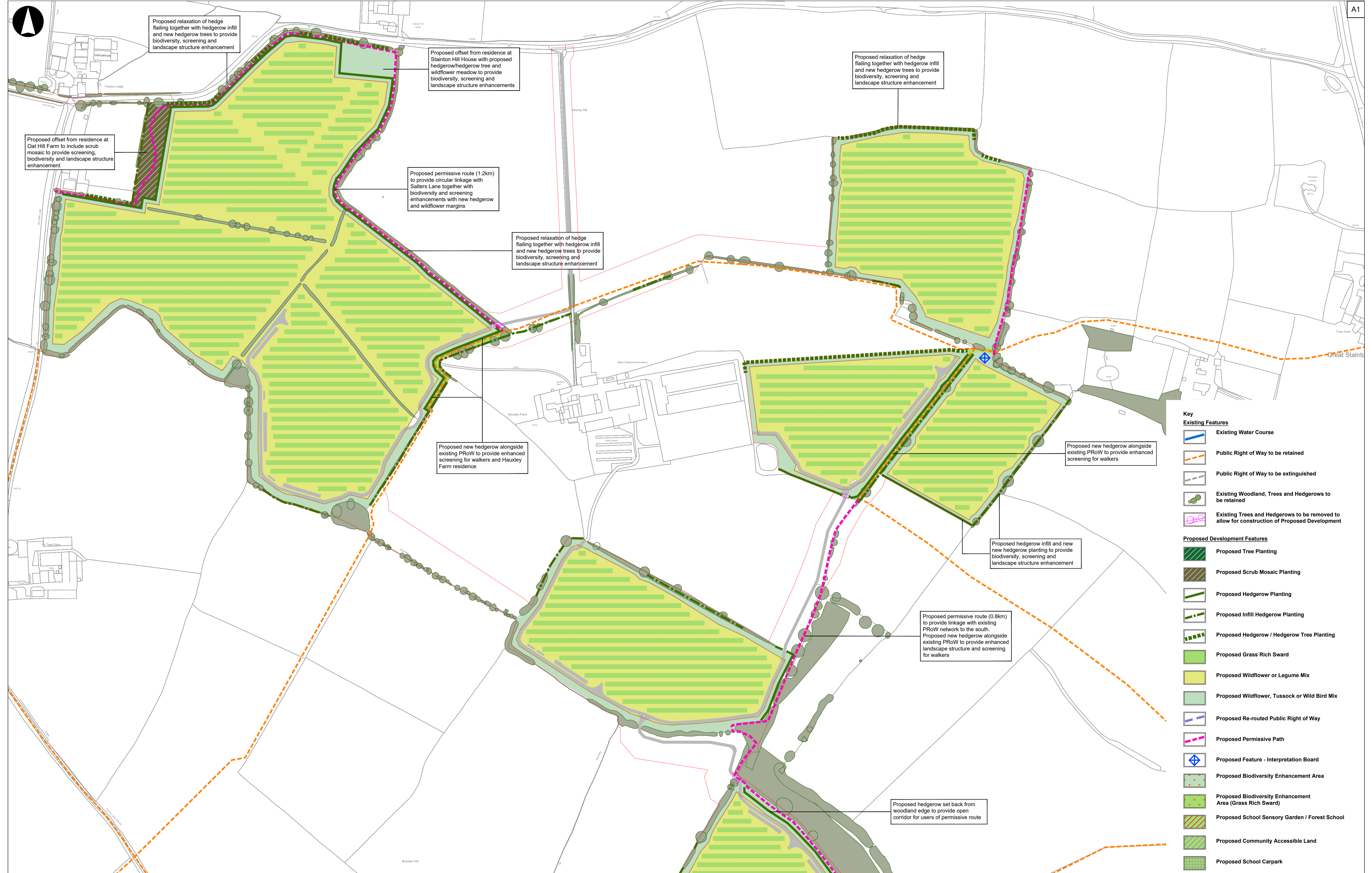
Role  
Final

Suitability  
Development Consent Order (DCO)

Project Number 0179	Rev 04
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Drawing Name  
0179-SHRK-XX-XX-DR-L-1004





**Key**

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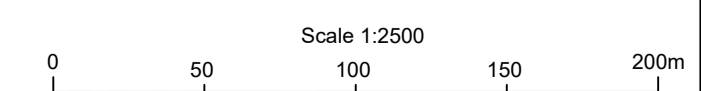
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Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 5 of 13

Scale at A1  
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Role  
Final

Suitability  
Development Consent Order (DCO)

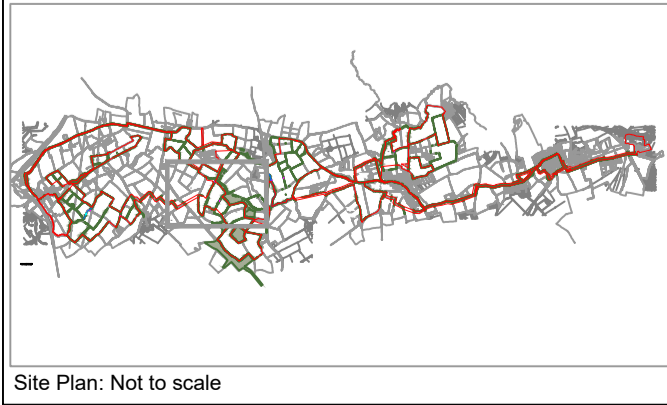
Project Number  
0179

Drawing Name  
0179-SHRK-XX-XX-DR-L-1005

Rev  
04



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Rev	Date	By	Chkd	Appd	Authd



Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan  
 Sheet 6 of 13**

Scale at A1  
**1:2500**  
 Role  
**Final**  
 Suitability  
**Development Consent Order (DCO)**  
 Project Number  
**0179**  
 Drawing Name  
**0179-SHRK-XX-XX-DR-L-1006**

Rev **04**





Proposed reroute set back from PV panels with new hedgerow to provide landscape structure and biodiversity enhancements and increased screening for walkers

Proposed new hedgerow to screen views from PRow and provide wildflower biodiversity enhancements managed in more environmentally friendly manner without use of fertilisers as part of Local Corridor Buffer in accordance with Darlington's GI Strategy Action Plan

Proposed minimum 3m wide 'corridor' between proposed hedgerows to provide comfortable passing width along PRow and enhanced screening

Proposed tree planting belt to enhance screening from PRow and Darlington Road to the substation and provide connection to existing green infrastructure

Proposed relaxation of hedge flailing and wildflower grassland to field margins to be managed in a more environmentally friendly manner without the use of fertilisers as part of Local Corridor Buffer in accordance with Darlington's GI Strategy Action Plan

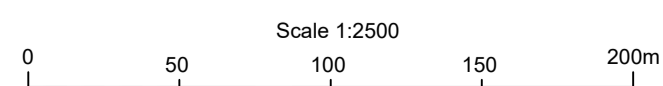
Proposed relaxation of hedge flailing together with hedgerow infill and new hedgerow trees to provide biodiversity, screening and landscape structure enhancement

Proposed infill hedgerow to provide enhanced landscape structure and GI connectivity between woodland blocks

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Client

Project Name  
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Drawing Title  
Environmental Masterplan  
Sheet 7 of 13

Scale at A1  
1:2500

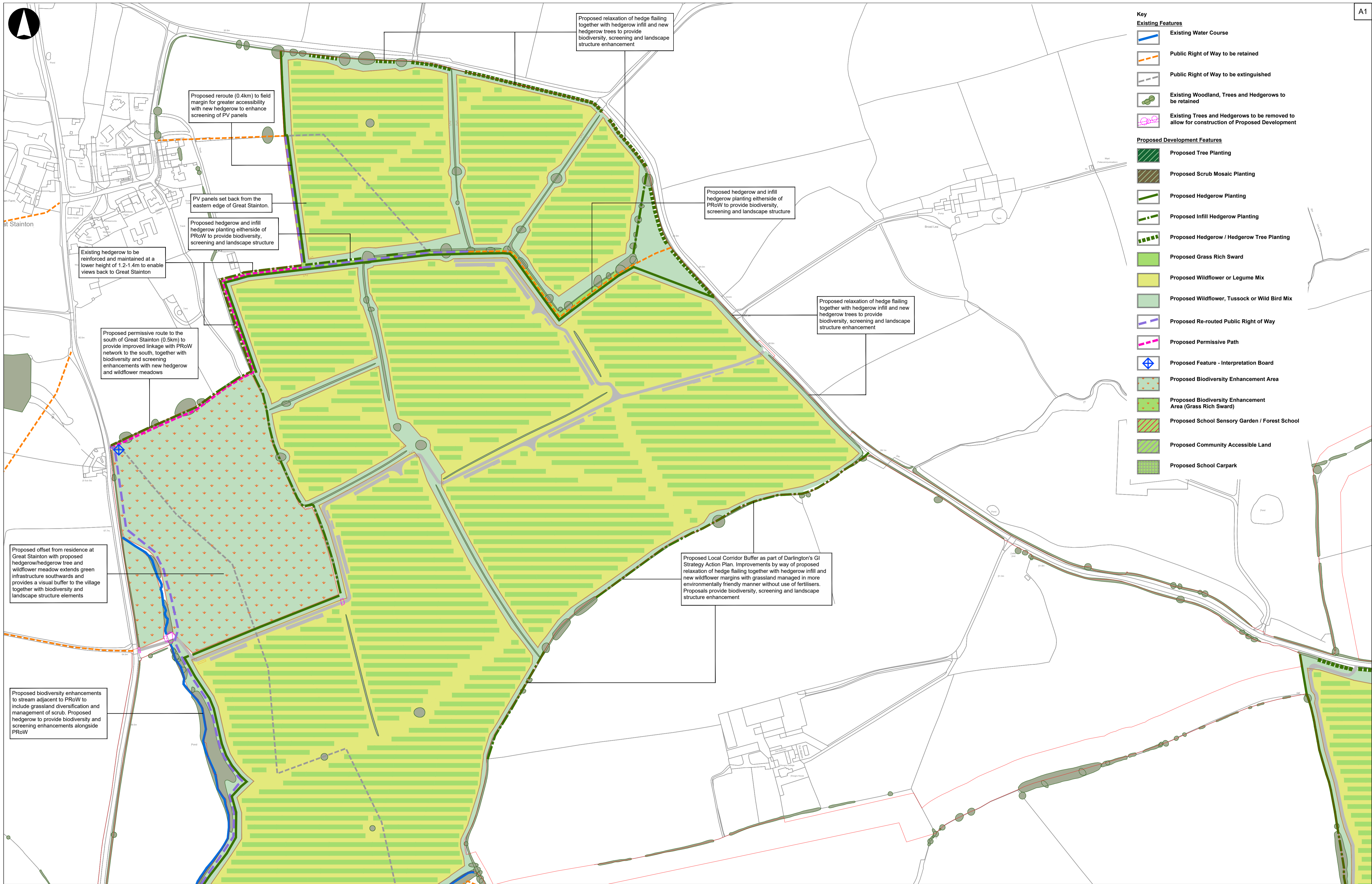
Role  
Final

Suitability  
Development Consent Order (DCO)

Project Number  
0179

Drawing Name  
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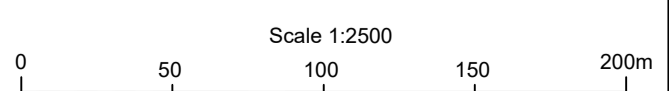
Rev  
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Drawing Title  
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Sheet 8 of 13

Scale at A1  
1:2500

Role  
Final  
Suitability  
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Project Number  
0179

Drawing Name  
0179-SHRK-XX-XX-DR-L-1008

Rev  
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Proposed relaxation of hedge flailing together with hedgerow infill, new hedgerow trees and wildflower margins to provide biodiversity, screening and landscape structure enhancement

Proposed offset from residences with proposed hedgerow/hedgerow tree and amenity recreation area with low maintenance grass sward. Opportunity for sculpture/interpretation conveying historic value of field as World War I landing strip and reference to Motte and Bailey Castle to the south of Bishopston

Proposed relaxation of hedge flailing together with hedgerow infill and new hedgerow trees to provide screening to residences at Coal Bank and landscape structure enhancement

Proposed permissive route (0.3km) to provide linkage with amenity recreation area

Proposed tree planting belt to enhance screening from Folly Bank and provide GI connection

Proposed biodiversity offset with enhanced grassland and new hedgerows to rising landform to enhance biodiversity, screening from Bishopston and landscape structure

Existing hedgerow to be reinforced and maintained at a lower height of 1.2-1.4m where it forms part of a double hedgerow to retain views to wider countryside

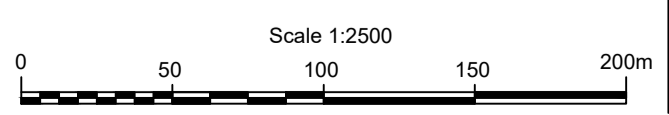
Proposed reroute (1.0km) to provide linkage to PRoW to the south and greater accessibility by using field margins. Proposed new hedgerow and wildflower margins to enhance screening and biodiversity

Proposed offset from residence at Hambleton View to include scrub mosaic to provide screening, biodiversity and landscape structure enhancement



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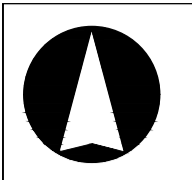
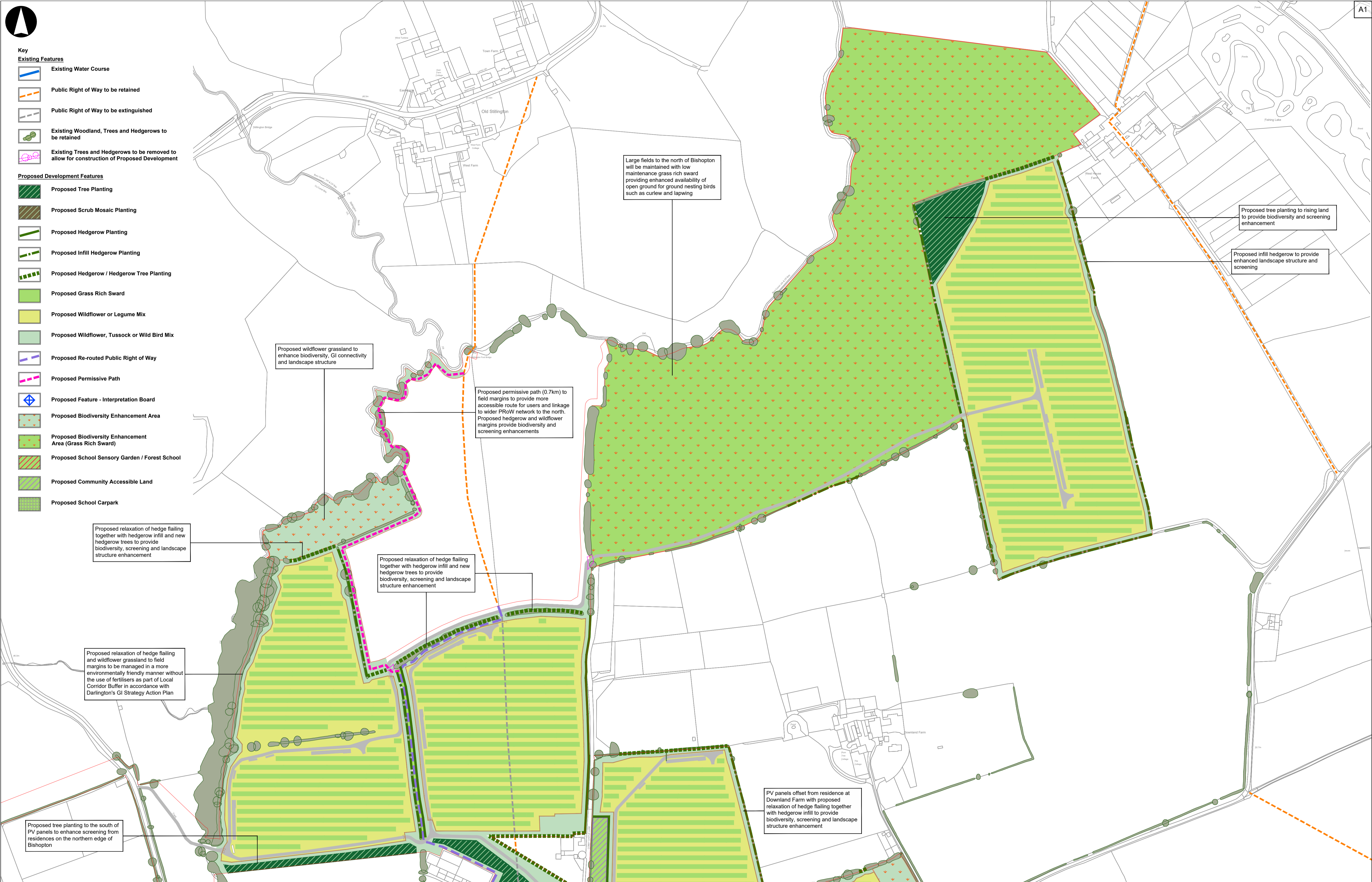
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Sheet 9 of 13

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1:2500  
Role  
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Suitability  
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0179  
Rev  
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Drawing Name  
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  - Proposed Permissive Path
  - Proposed Feature - Interpretation Board
  - Proposed Biodiversity Enhancement Area
  - Proposed Biodiversity Enhancement Area (Grass Rich Sward)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark



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Coordinate System: WCS

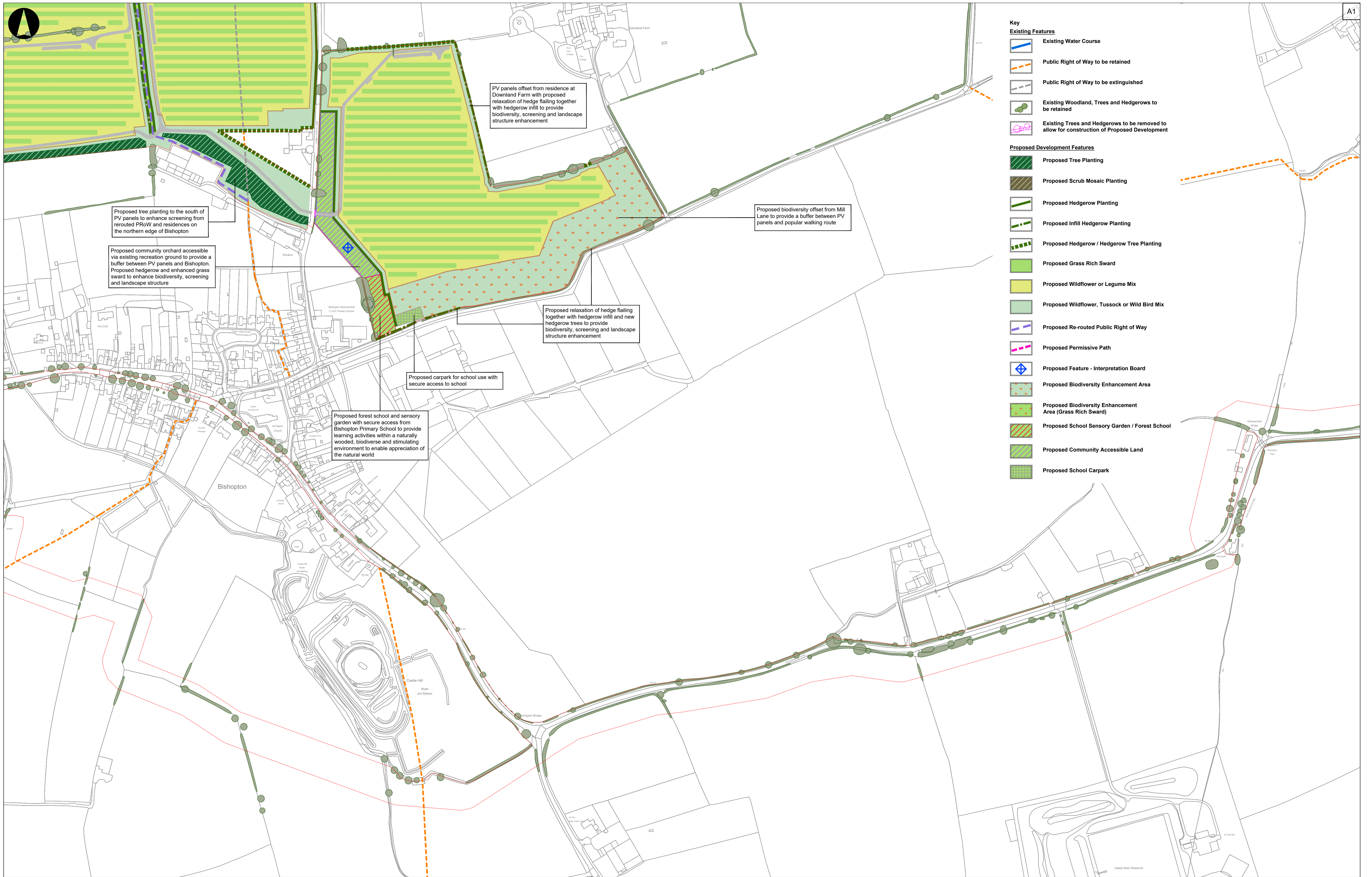
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01	09/11/23	JM	DL	DL	--
00	30/10/23	RP	DL	DL	--



Client  
 Project Name  
 Byers Gill Solar

Drawing Title  
 Environmental Masterplan  
 Sheet 10 of 13

Scale at A1  
 1:2500  
 Role  
 Final  
 Suitability  
 Development Consent Order (DCO)  
 Project Number  
 0179  
 Rev  
 04  
 Drawing Name  
 0179-SHRK-XX-XX-DR-L-1010



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Scale 1:2500

0 50 100 150 200m

Coordinate System: WCS

Rev	Date	By	Chkd	Appd	Authd
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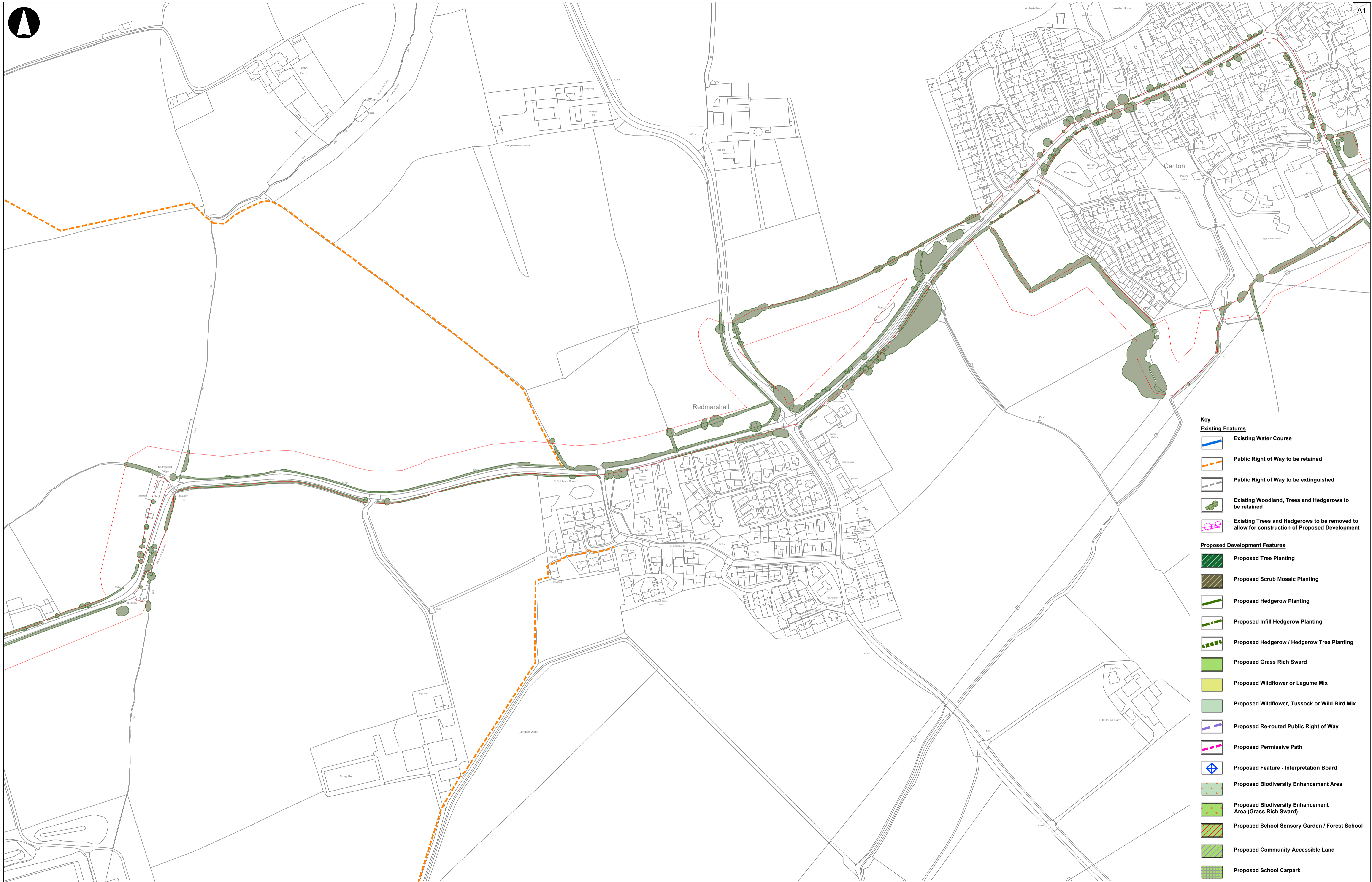
Project Name  
 Byers Gill Solar

Drawing Title  
 Environmental Masterplan  
 Sheet 11 of 13

Scale at A1  
 1:2500

Role  
 Final  
 Suitability  
 Development Consent Order (DCO)

Project Number 0179	Rev 04
Drawing Name 0179-SHRK-XX-XX-DR-L-1011	



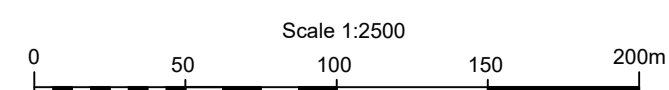
- Key**
- Existing Features**
- Existing Water Course
  - Public Right of Way to be retained
  - Public Right of Way to be extinguished
  - Existing Woodland, Trees and Hedgerows to be retained
  - Existing Trees and Hedgerows to be removed to allow for construction of Proposed Development
- Proposed Development Features**
- Proposed Tree Planting
  - Proposed Scrub Mosaic Planting
  - Proposed Hedgerow Planting
  - Proposed Infill Hedgerow Planting
  - Proposed Hedgerow / Hedgerow Tree Planting
  - Proposed Grass Rich Sward
  - Proposed Wildflower or Legume Mix
  - Proposed Wildflower, Tussock or Wild Bird Mix
  - Proposed Re-routed Public Right of Way
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Site Plan: Not to scale



Coordinate System: WCS

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03	25/01/24	JM	DL	DL	--
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00	30/10/23	RP	DL	DL	--
Rev	Date	By	Chkd	Appd	Authd



Client  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 12 of 13

Scale at A1  
1:2500

Role  
Final  
Suitability  
Development Consent Order (DCO)

Project Number  
0179

Rev  
04

Drawing Name  
0179-SHRSK-XX-XX-DR-L-1012

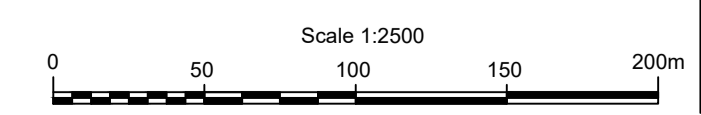


- Key**
- Existing Features**
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  - Public Right of Way to be retained
  - Public Right of Way to be extinguished
  - Existing Woodland, Trees and Hedgerows to be retained
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Coordinate System: WCS

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00	30/10/23	RP	DL	DL	--



Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan**  
 Sheet 13 of 13

Scale at A1  
**1:2500**

Role  
**Final**

Suitability  
**Development Consent Order (DCO)**

Project Number <b>0179</b>	Rev <b>04</b>
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Drawing Name  
**0179-SHRK-XX-XX-DR-L-1013**