

**Byers Gill Solar unaccompanied site inspection. 4 and 5 June 2024**

## **Application by RWE Renewables UK Solar and Storage Limited for an order granting development consent for Byers Gill Solar**

**Case reference: EN010139**

### **Examining Authority's note of Unaccompanied Site Inspection (USI1) to which the Application relates**

Examining Inspectors Andre Pinto, Max Wiltshire and Alex Oyebade, the Examining Authority (ExA) for the application for an Order Granting Development Consent for Byers Gill Solar, undertook the inspection on the 04 and 05 June 2024.

The inspection was undertaken by car and on foot on public accessible land, including highways and public rights of way, therefore advance permission to enter land was not required. This allowed the inspection to be undertaken on an unaccompanied basis.

A route was planned based on the Applicant's application documents and having regard to issues raised in relevant representations, enabling the ExA to obtain views of, and to become familiar with, the application site and the surrounding area, namely: the proposed location for the main solar panel areas, the proposed on-road and off-road cable routes, the location and connection to the existing substation at Norton to, the proposed temporary construction compounds and the battery energy storage systems.

In addition to this, further site inspections may be required. Site inspection programmes will be discussed at the PM to be held in due course. The Applicant, Interested Parties and Other Persons (if any) will be provided with an opportunity to comment on the ExA's proposed approach to site inspections and to also nominate site inspection locations. An opportunity will be provided, in due course, to propose site inspections of private land; land where accompaniment is required for safety and related reasons; and land where specific features need to be drawn to the ExA's attention on an accompanied basis, known as Accompanied Site Inspections (ASI).

### **Particulars of the USI1**

The USI was undertaken by the ExA, unaccompanied. The USI was carried out over a two day period, the 04 and 05 of June, with part of the first day of the USI being dedicated to visiting potential hearing venues.

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Site No.	Location	Points of Interest
<b>Tuesday 4<sup>th</sup> June</b>		
1.	M1 JCT 59, took Lime Lane and drove to the Norton substation.	Overall view of the extension (by car) of the proposed development and its broad location to the south of Lime Lane, Lodge Lane, past Great Stainton, the centre of the village of Bishopton, then up Redmarshall Road then past Redmarshall and Carlton Villages and stop at the Norton Substation via Letch Lane.
2.	Drove back to Bishopton, via Redmarshall	Observed named listed buildings in Redmarshall, informed by <a href="#">[APP-057] Figure 2.19 Environmental Constraints Plan</a>
3.	Bishopton Village	Castle Hill and Baileys (to appreciate the surrounding fields from this high point), informed by <a href="#">[APP-057] Figure 2.19 Environmental Constraints Plan</a>
4.	Bishopton Village	Appreciate extent and boundaries of Conservation Area from vantage point. By foot, the ExA then explored the centre Bishopton Village walking along the High Street and The Green, noting the extension of the works proposed and concerns raised by several Relevant Representations (RRs) in relation to the on-road cabling option.
5.	Walked back to Bishopton Redmarshall Primary School	Went up to Mill Lane, past the school in order to appreciate the field where Works No. 1F and Works No. 2 will be. (Sheet 11 of <a href="#">[AS-002] the Street Works and PRow Plan</a> ).
6.	Bishopton to Old Stillington and back to Bishopton.	Walked PRow 50 via the existing footpath, then FT-Btn.4, and connection to existing footpath point 49 up to Stillington Foot Bridge. (Sheet 11 and Sheet 10 of <a href="#">[AS-002] the Street Works and PRow Plan</a> ),
7.	Drove down to Folly Bank	Drive down Folly Bank. Appreciate the extent of the proposed development and existing field.
8.	Drove down Folly Bank to Hambleton View.	Appreciate proposed development from Hambleton View.
9.	Hambleton View to Great Stainton via	As approaching Great Stainton appreciate fields where proposed development will be to the west.

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	Bishopton Lane and Elstob Lane.	
10.	Darlington	Check potential hearing venues.

Site No.	Location	Points of Interest
<b>Wednesday 5<sup>th</sup> June</b>		
1.	Drove to Great Stainton.	At Preston Lodge drive down Salters Lane as far as Fir Tree Farm (Sheet 2 of <a href="#">[AS-002] the Street Works and PRow Plan</a> ), noting panel locations. Return via Salters Lane and Preston Lodge to Great Stainton.
2.	Great Stainton	From Great Stainton via FP-LtStn.2 and FP Stn.1 to Catkill Lane (Sheets 6 and 7 <a href="#">[AS-002] the Street Works and PRow Plan</a> ). Observing views of proposed panel areas and locations of existing properties in these areas.  Walked in north-westerly direction along Catkill Lane noting location of Newton Ketton Meadow (SSSI). Leave Catkill Lane via FP-Bfn.12 walking close to Hauxley Farm and returning to Great Stainton (Sheet 5 <a href="#">[AS-002] the Street Works and PRow Plan</a> ).
3.	Great Stainton	Appreciate Great Stainton All Saints Church.
4.	Great Stainton	Walk via existing footpath point 42 to footpath 44 (Sheet 8 of <a href="#">[AS-002] the Street Works and PRow Plan</a> ), looking north and south across the land where the proposed development will be.
5.	Drove to Brafferton.	Park in the Car Park by Half Way House.
6.	Brafferton	Walked the Bridleway BR-Bfn.14 from point A3 in Brafferton towards East Ketton while noting that fields that will be used for the proposed development and potential impacts. Turn back to Brafferton (Sheet 3 of <a href="#">[AS-002] the Street Works and PRow Plan</a> .)
7.	Brafferton	Walked up FP-Bfn.7 up (Back Lane) (Sheet 1 of <a href="#">[AS-002] the Street Works and PRow Plan</a> ) and viewed position of development and land and extent of land in relation to High Grange.
8.	Brafferton	Walked back to FP-Bfn.8 and followed High House Lane (Track) until FP-Bfn.9 is reached (Sheet 1 of <a href="#">[AS-002] the Street Works and PRow Plan</a> ), noted position of

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		Lovesome Hill farm. Went up the footpath to High House to note position in relation to adjoining fields. Then turned around back to the car park.
9.	Drove from Brafferton to Darlington	Viewed bridge at Hall Garth (Brafferton Lane over River Skerne. End of site visit.