



The Planning Inspectorate

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Planning Act 2008 (as amended)

EN010139 - Application by RWE Renewables UK Solar and Storage for an Order Granting Development Consent for the Byers Gill Solar project.

Accompanied Site Inspection itinerary – 17 October 2024

The itinerary for the accompanied site inspection can be found below. It has been informed by [PDA-003], [PDA-004], [REP1-031] and based on the draft itinerary submitted by the Applicant [REP1-003]. In drafting the present itinerary, the ExA has taken into consideration sites already visited in previous unaccompanied site inspections (USIs) (please see Examining Authority's note of USI1 [EV-001]), the possibility of being able to view suggested sites and locations from publicly accessible land which can, therefore be visited in a future USI if the ExA deems necessary, as well as the need to ensure the safety and security of all potential participants.

Please note that the Examining Authority's (ExA) inspection of sites is **not** an opportunity to provide any oral representations on the project or discuss evidence. It is an opportunity for the ExA to look at the physical features that can be seen on, or from the sites. Participants may be invited by the ExA to point out specific features or sites of interest.

[If you would like to make oral representations please attend the Open Floor Hearing which is scheduled for w/c 25 November 2024, as detailed in the Examination Timetable.]

Joining the site visit

The site inspection will commence at 09:00 at Bishopton Village Hall, Church View, Bishopton, Durham TS21 1HB. Participants are asked to assemble promptly as the ExA will not wait for parties who are not present at the start time.

To ensure the smooth running of the ExA's inspection, attendees may wish to provide contact details for the day, notify the Case Team if there are any changes in attendance, and ensure the Planning Inspectorate is made aware of any special access requirements.

Please confirm attendance by completing the [Event Participation Form](#) or emailing the Case Team at byersgillsolar@planninginspectorate.gov.uk by **9 October 2024**.

Clothing

Attendees are recommended to wear appropriate sturdy footwear and weather appropriate clothing. The Applicant will provide high visibility jackets/vests for all participants, and any other appropriate PPE.

Sites on private land

Access onto private land is at all times by permission of the person controlling it; householders, occupiers and landowners may refuse to allow some persons accompanying the ExA onto their land. Under those circumstances, the ExA will decide whether or not to proceed with that part of the inspection and may ask those refused access to wait outside.

Refreshments

Please note refreshments will not be provided.

Cancellations

Please note that in the unlikely event that the Accompanied Site Inspection is cancelled we shall endeavour to contact attendees beforehand, but we ask that you regularly check the Planning Inspectorate's website which can be viewed here:

[Byers Gill Solar - Project information \(planninginspectorate.gov.uk\)](#)

Detailed itinerary for Accompanied Site Inspection

Number	Time	Location	Details	Notes
1.	09:00 – 19:15	Bishopton Village Hall, Church View, Bishopton, Durham TS21 1HB	Meet by the entrance of Bishopton Village Hall, wearing suitable clothing and footwear for walking outdoors. The Applicant will provide minibus transport for all attendees.	<i>What3words: ///finger.over.fresh</i>
2.	09:15 – 10:45	Bishopton Village	<p>Walk up Colby Castle Lane to Bishopton Playground [PDA-004], past Bishopton Redmarshall Primary School to appreciate view to Panel Area F. Also take into consideration residential property Cobby Castle Forge & Livery.</p> <p>Visit Bishopton Redmarshall Primary School to appreciate ty</p> <p>View on foot of the following viewpoints from:</p> <ul style="list-style-type: none"> • Viewpoint 24 - Environmental Statement (ES) Figure 7.9 [APP-073] • Viewpoint 26 – ES Figure 7.9 [APP-074]. <p>Visit Downland Farm (subject to written permission being secured), looking in the direction of Bishopton and Stillington noting location of panel area F.</p> <p>Return to Mill Lane and walk in the direction of West House, using publicly accessible land. Appreciate proximity and location of panel area F.</p> <p>Walk back to High Street, past St. Peter’s Church.</p>	

3.	10:45-11:10	Bishopton Village - Castle Hill	Walk down to Castle Hill along FP-Btn.7 up to junction with Order Limits Land. Turn back appreciating Castle Hill setting and views back into Bishopton and surrounding area.	
4.	11:10-12:00	Bishopton Village	<p>Visit Bishopton Village centre, appreciating extent and boundaries of Conservation Area.</p> <p>Opportunity for a comfort break at Bishopton Village.</p> <p>Visit to private residential properties: 3A The Green and/or 2 The Green (subject to written permission being secured).</p> <p>View on foot the following:</p> <ul style="list-style-type: none"> • Viewpoint 23 from ES Figure 7.9 [APP-073] 	
5.	12:10-12:30	Old Stillington Village	<p>Park in roadside verge. View the following:</p> <ul style="list-style-type: none"> • Viewpoint 25 from ES Figure 7.9 [APP-073] 	<i>What3words: ///bound.labs.onion</i>
6.	12:35 – 13:05	Bishopton Village Hall	Lunch and comfort break at Bishopton Village Hall	<i>What3words: ///finger.over.fresh</i>

7.	13:15 – 14:30	Great Stainton	<p>Park at Great Stainton at former Kings Arms pub car park.</p> <p>Visit to private residential properties: Wayside (entrance on Elstob Lane, Harfield House (Entrance off Glebe Road), School House (Entrance off Glebe Road) (subject to written permission being secured) [REP1-031].</p> <p>View on foot the following viewpoints from ES Figure 7.9 (APP-071):</p> <ul style="list-style-type: none"> • Viewpoint 17 • Viewpoint 18 • View from PRow FP-GTStn.2 up to where it meets Elstob Lane (by the substation) to appreciate loss of FP-GtStn.8 • View from driveways south-east of Glebe Road; • Locations 4 and 5 from Darlington Borough Council LIR Landscape & Visual Amenity [REP1-021] (page 31) (includes Farm gates on Glebe Road on the right-hand side when existing the village, using existing footpath leading into FP-GtStn.3 [REP1-031]) 	<i>What3words: ///elder.motor.rush</i>
8.	14:30- 15:30	Manor Farm, Brafferton	<p>Parking available on site in the farmyard (subject to written permission being secured). View on foot the following viewpoints from Environmental Statement ES Figure 7.9 [APP-071]:</p> <ul style="list-style-type: none"> • Viewpoint 2 • Viewpoint 5 <p>Walk along the following PRow from Volume 2 Figure 2.3. [AS-002]:</p> <ul style="list-style-type: none"> • FP-Bfn.7 • FP-BFn.8 (towards Viewpoint 3) 	<i>What3words: ///tried.slices.renew</i>
9.	15:35- 16:00	Newton Aycliffe Services	Comfort break at Newton Aycliffe Services	<i>What3words: ///grace.once.social</i>

10.	16:05-16:30	Lime Lane and Lodge Lane	<p>Park on Salters Lane verge near Oat Hill Farm. View the following viewpoints from ES Figure 7.9 [APP-071]:</p> <ul style="list-style-type: none"> • Viewpoint 1 • Whinfield House • Viewpoint 4 <p>Walk down Salters Lane, passing Fir Tree Farm. To Newton Ketton Farm and then up High House Lane.</p> <p>On returning to vehicles head west via the following viewpoints from ES Figure 7.9 [APP-071]:</p> <ul style="list-style-type: none"> • Viewpoint 12 • Viewpoint 15. 	<i>What3words: ///pulps.noses.quick</i>
11.	16:35-17:00	Driving route to Great Stainton, then Little Stainton and along Folly Bank Lane to Bishopton	Drive towards Great Stainton, then Elstob Lane towards Little Stainton, past Hazelfield Lodges. Stop at Carr House (subject to written permission being secured). Continue driving towards Longpasture Farm. Drive along Folly Bank Lane to Bishopton.	
12.	17:00	Return to Bishopton Village Hall, Church View, Bishopton, Durham TS21 1HB	End of ASI.	<i>What3words: ///finger.over.fresh</i>

Yours faithfully,

Andre Pinto

Lead Member of the Panel of Examining Inspectors

This communication does not constitute legal advice.

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