

**Byers Gill Solar  
EN010139**

# 2.5 Environmental Masterplan

Planning Act 2008

APFP Regulation 5(2)(k)

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

Volume 2

December 2024

Revision 4





Coordinate System: WCS

Rev	Date	By	Chkd	Appd	Authd
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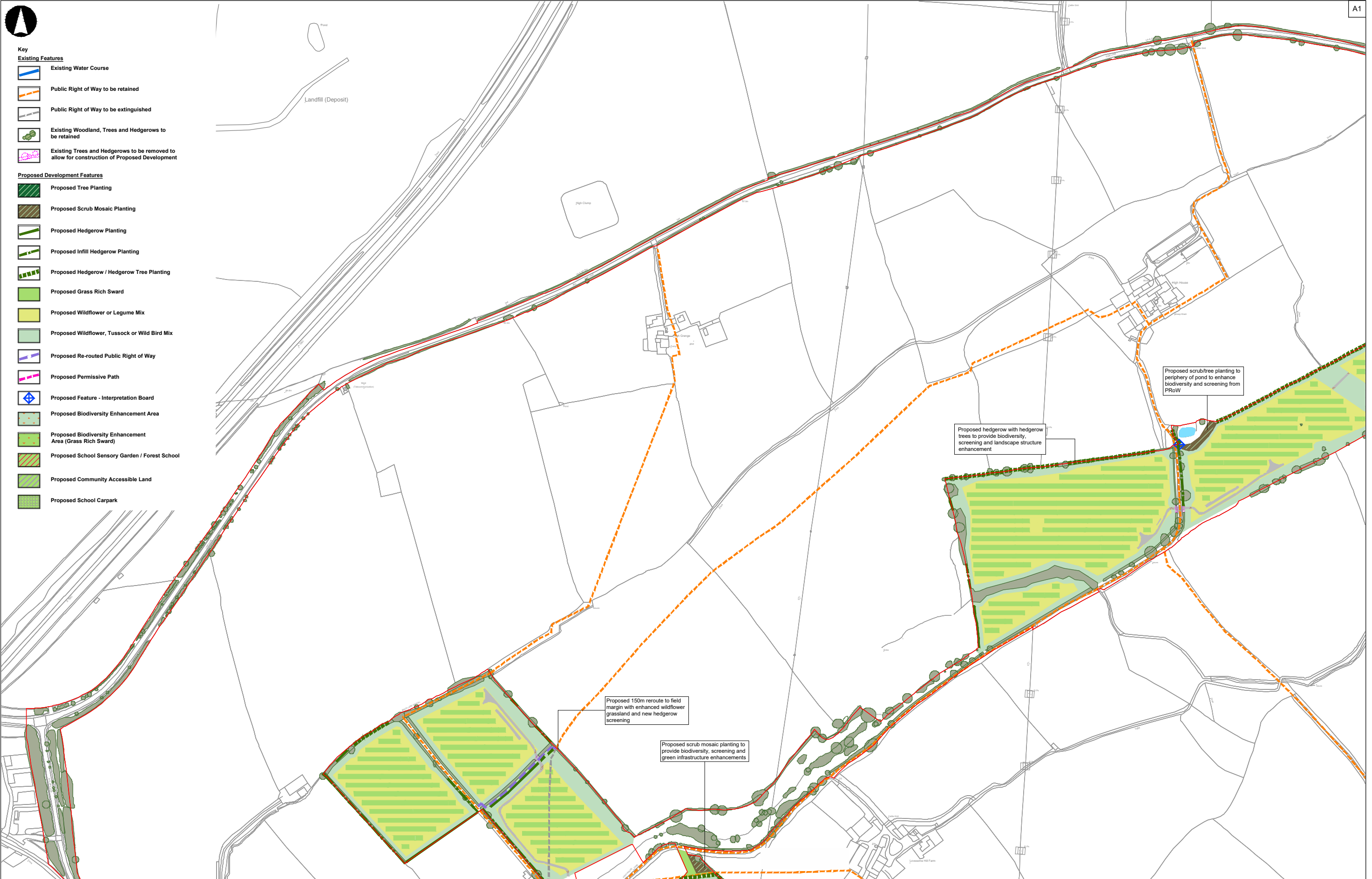
Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Overview Sheet

Scale at A1  
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Role  
Final  
Sustainability  
Development Consent Order (DCO)  
Project Number  
0179  
Drawing Name  
0179-SHRK-XX-XX-DR-L-1000  
Rev  
06

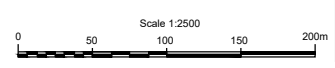


- Key**
- Existing Features**
- Existing Water Course
  - Public Right of Way to be retained
  - Public Right of Way to be extinguished
  - Existing Woodland, Trees and Hedgerows to be retained
  - Existing Trees and Hedgerows to be removed to allow for construction of Proposed Development
- Proposed Development Features**
- Proposed Tree Planting
  - Proposed Scrub Mosaic Planting
  - Proposed Hedgerow Planting
  - Proposed Infill Hedgerow Planting
  - Proposed Hedgerow / Hedgerow Tree Planting
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00	30/10/23	RP	DL	DL	--



Project Name  
**Byers Gill Solar**

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

Scale at A1  
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Role  
**Final**

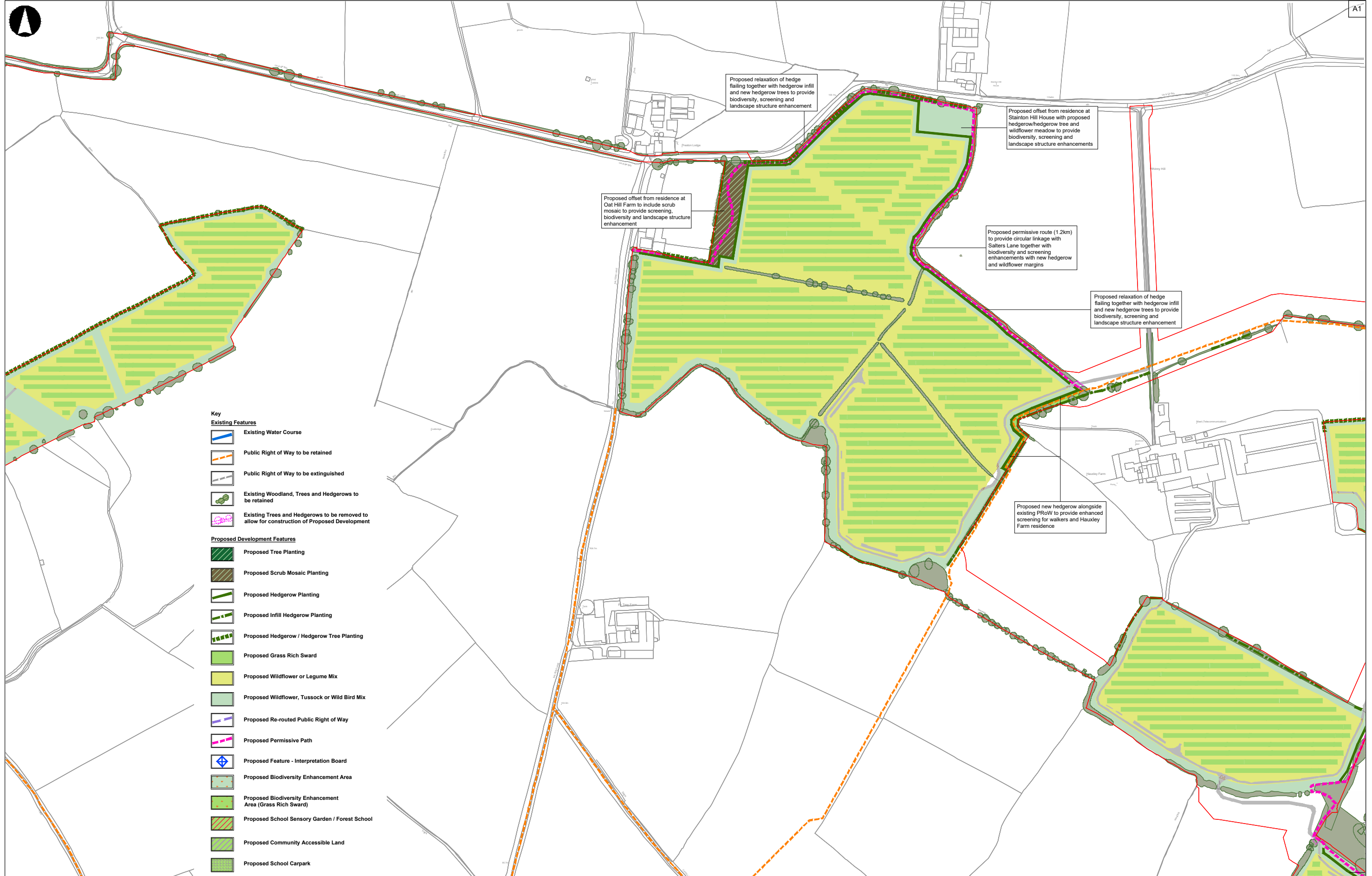
Sustainability  
**Development Consent Order (DCO)**

Project Number  
**0179**

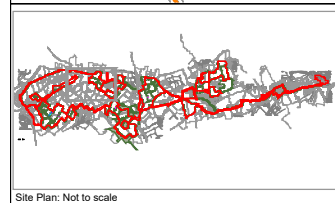
Drawing Name  
**0179-SHRK-XX-XX-DR-L-1001**

Rev  
**06**





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Scale 1:2500

0 50 100 150 200m

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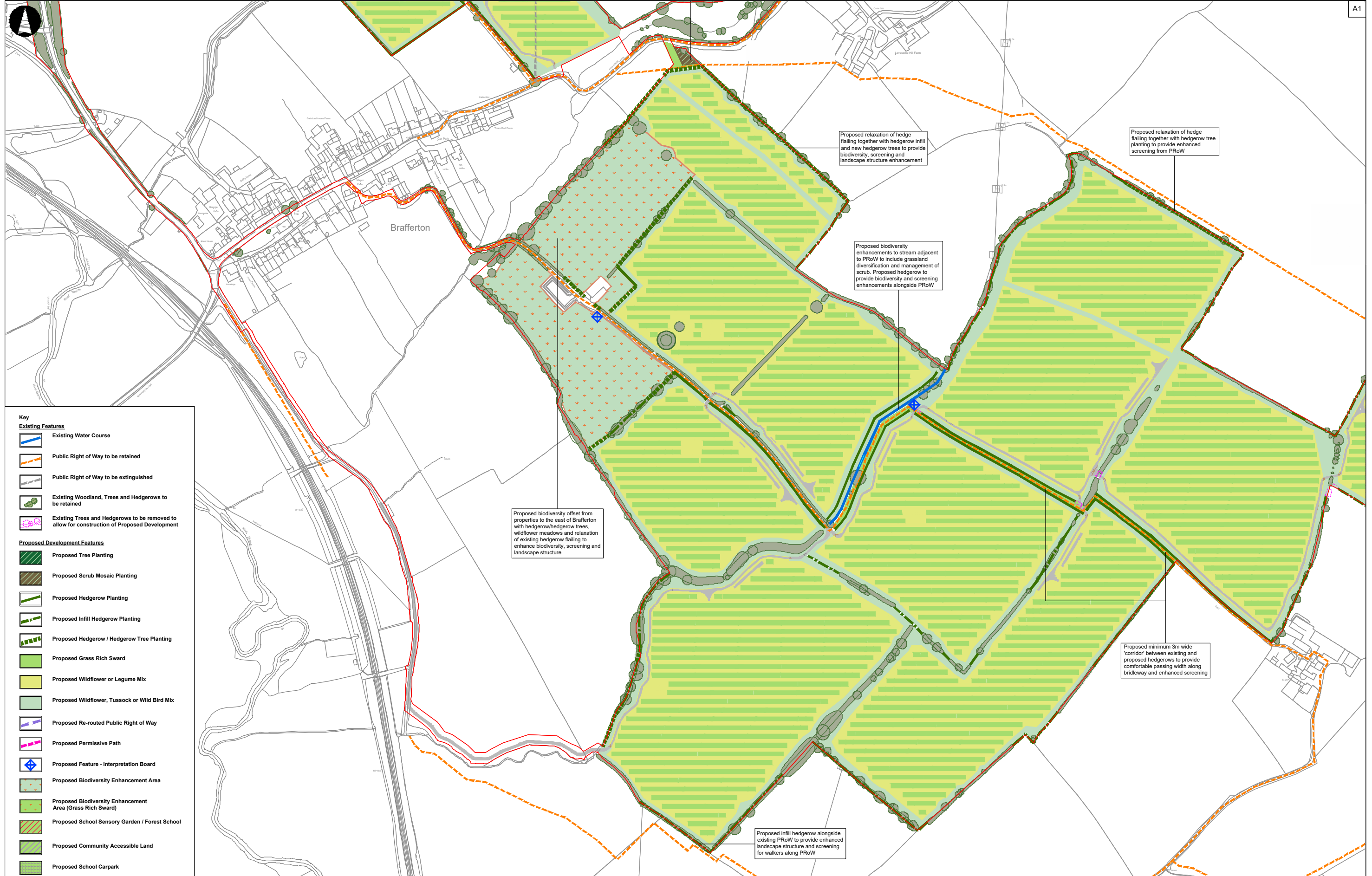
Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan  
 Sheet 2 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-1002**

Rev  
**06**





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Proposed biodiversity offset from properties to the east of Brafferton with hedgerow/hedgerow trees, wildflower meadows and relaxation of existing hedgerow flailing to enhance biodiversity, screening and landscape structure

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

Proposed biodiversity enhancements to stream adjacent to PRoW to include grassland diversification and management of scrub. Proposed hedgerow to provide biodiversity and screening enhancements alongside PRoW

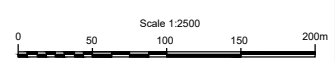
Proposed relaxation of hedge flailing together with hedgerow tree planting to provide enhanced screening from PRoW

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

Proposed infill hedgerow alongside existing PRoW to provide enhanced landscape structure and screening for walkers along PRoW



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Coordinate System: WGS

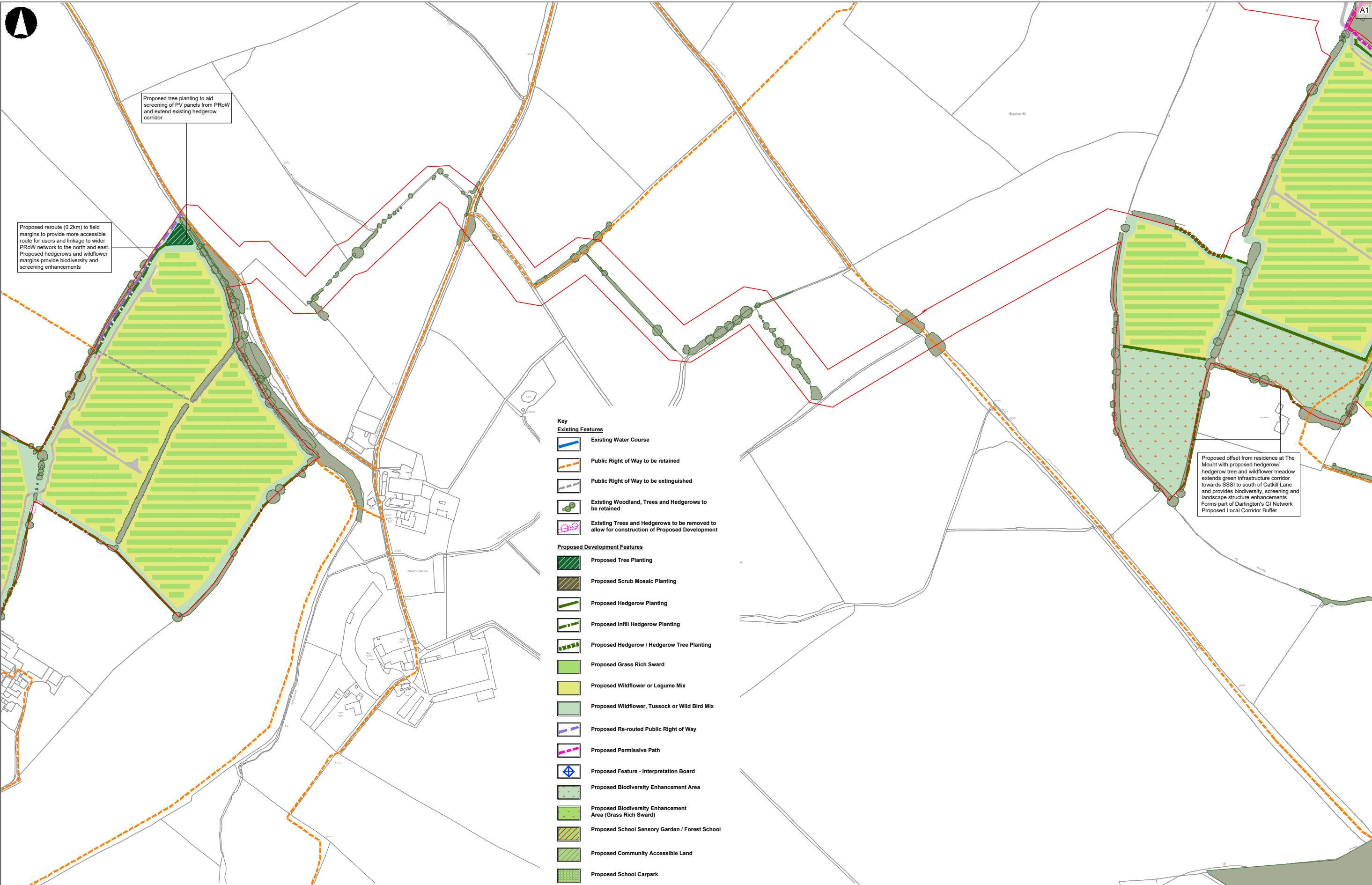
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00	30/10/23	RP	DL	DL	--



Project Name  
 Byers Gill Solar

Drawing Title  
 Environmental Masterplan  
 Sheet 3 of 13

Scale at A1  
 1:2500  
 Role  
 Final  
 Suitability  
 Development Consent Order (DCO)  
 Project Number  
 0179  
 Drawing Name  
 0179-SHRSK-XX-XX-DR-L-1003



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

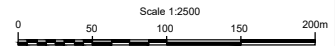
Proposed reroute (0.2km) to field margins to provide more accessible route for users and linkage to wider PRow network to the north and east. Proposed hedgerows and wildflower margins provide biodiversity and screening enhancements

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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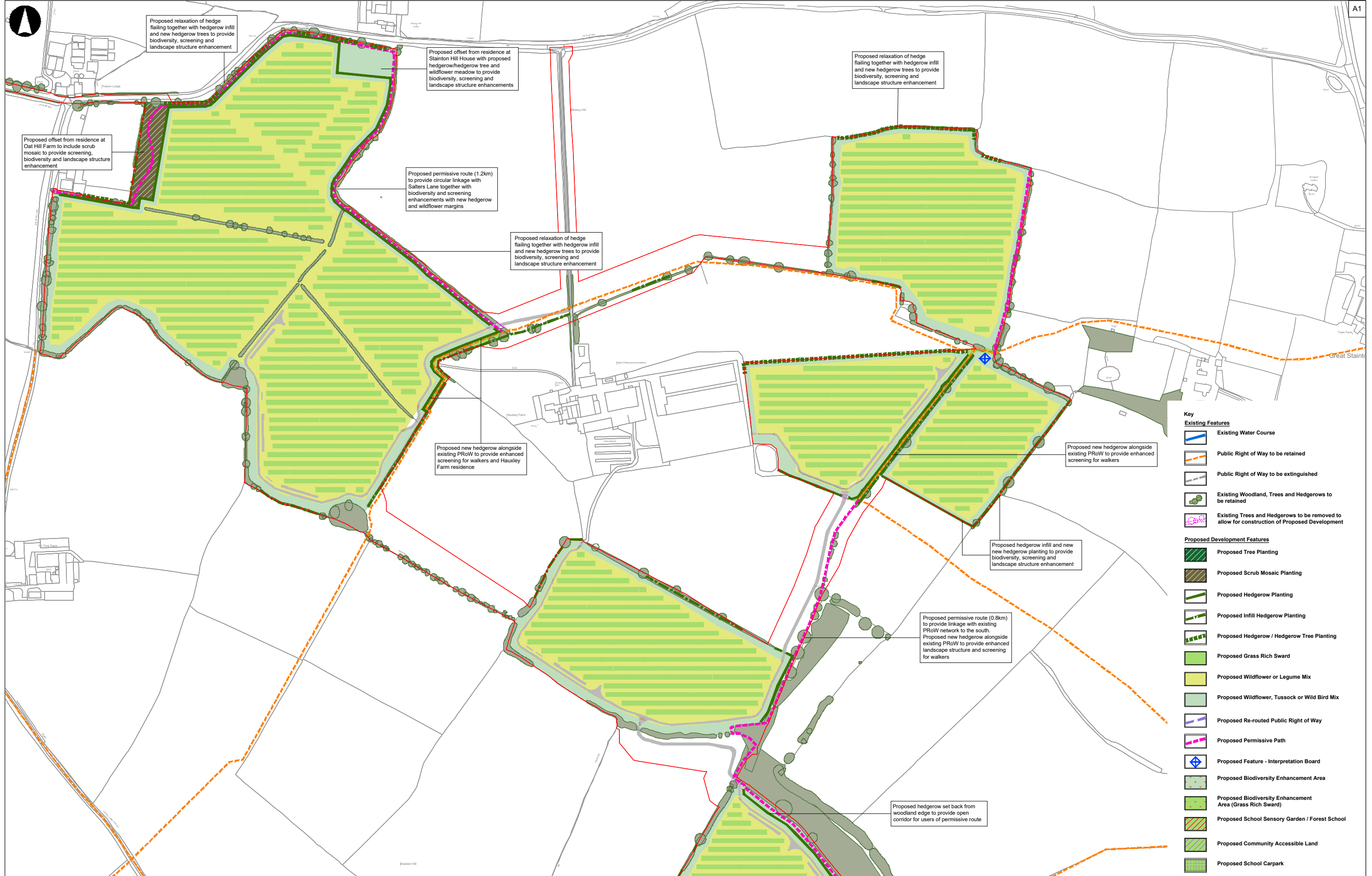


Client  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 4 of 13

Scale at A1 1:2500	Role Final
Project Number 0179	Rev 06
Drawing Name 0179-SHRK-XX-XX-DR-L-1004	





**Key**

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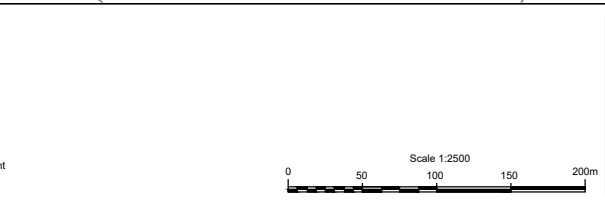
**Proposed Development Features**

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Client

**RWE**

Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 5 of 13

Scale at A1  
1:2500

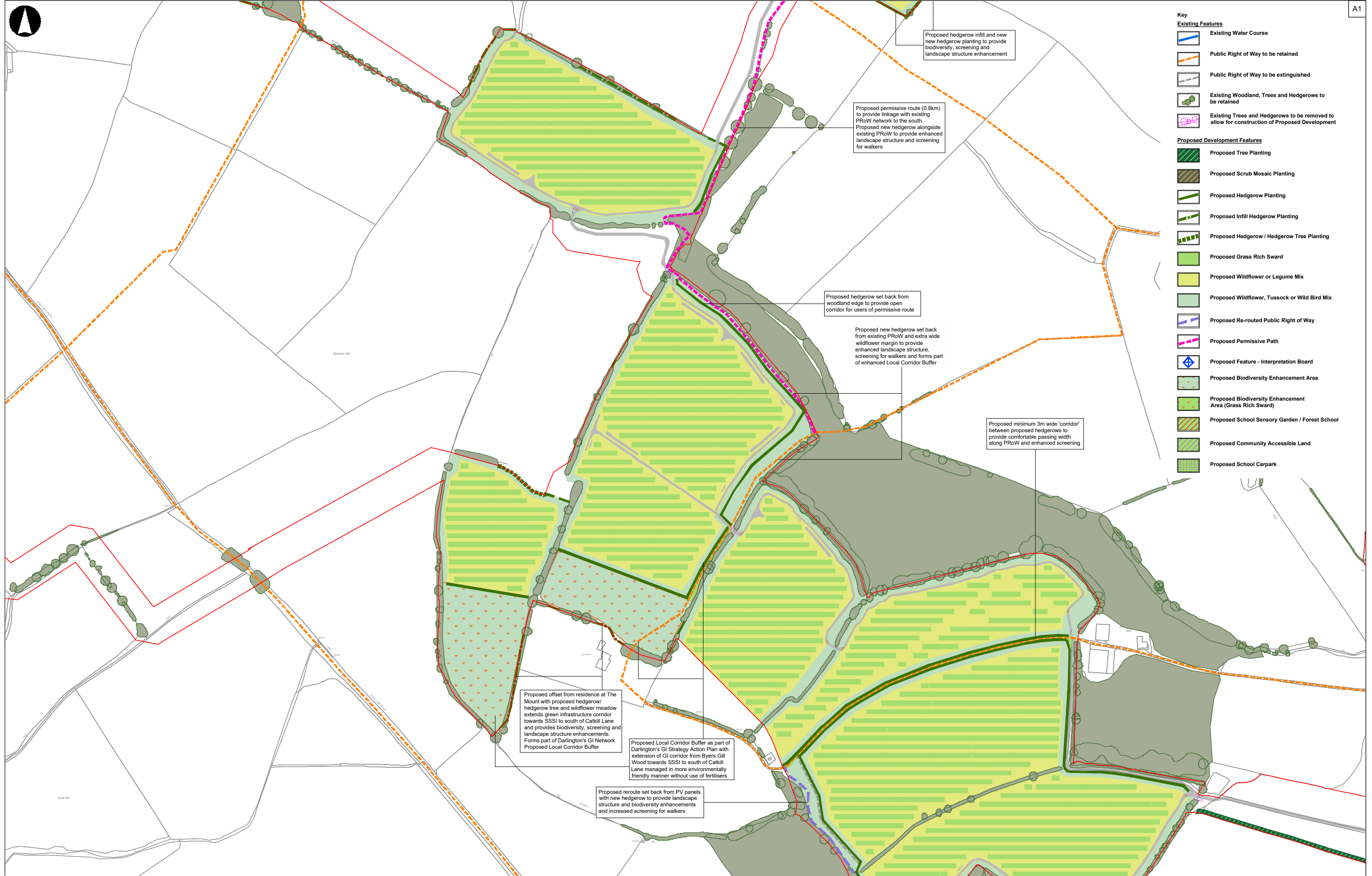
Role  
Final  
Sustainability  
Development Consent Order (DCO)

Project Number  
0179

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

Rev  
06



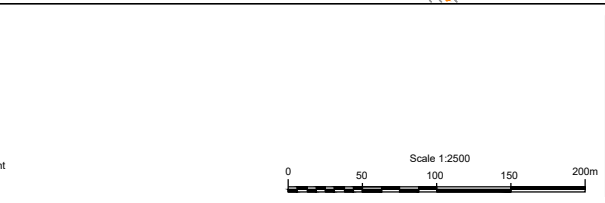


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Project Name  
**Byers Gill Solar**

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

Scale at A1  
**1:2500**

Role  
**Final**

Sustainability  
**Development Consent Order (DCO)**

Project Number  
**0179**

Drawing Name  
**0179-SHRK-XX-XX-DR-L-1006**

Rev  
**06**



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

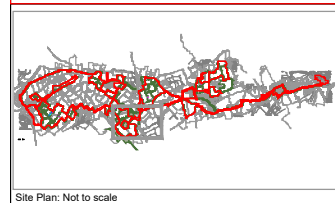
**Key**

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Scale 1:2500  
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Project Name  
 Byers Gill Solar

Drawing Title  
 Environmental Masterplan  
 Sheet 7 of 13

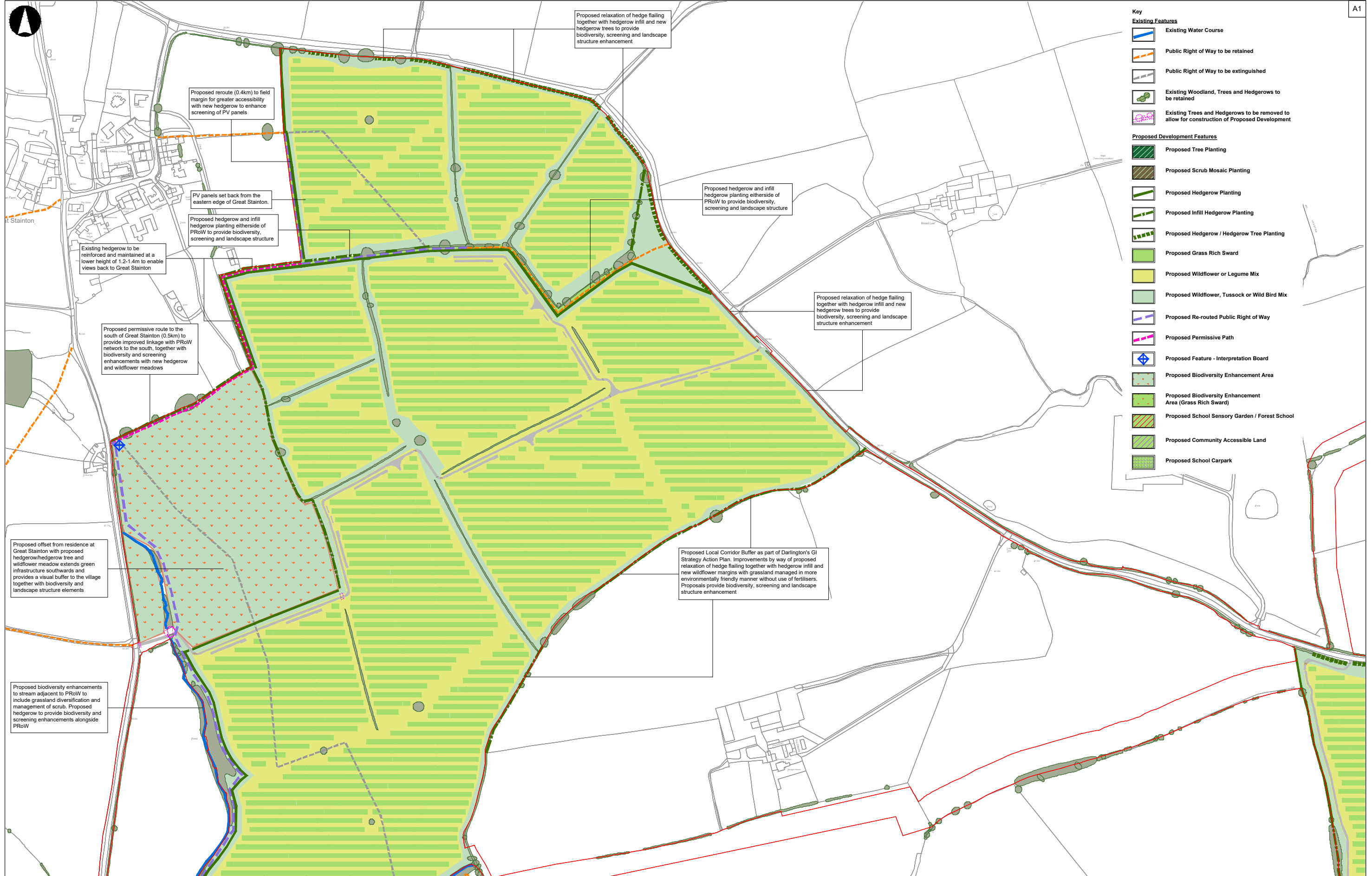
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Role  
 Final  
 Sustainability

Development Consent Order (DCO)

Project Number 0179	Rev 06
Drawing Name 0179-SHRK-XX-XX-DR-L-1007	





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0 50 100 150 200m

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Project Name  
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Drawing Title  
**Environmental Masterplan**  
 Sheet 8 of 13

Scale at A1  
**1:2500**

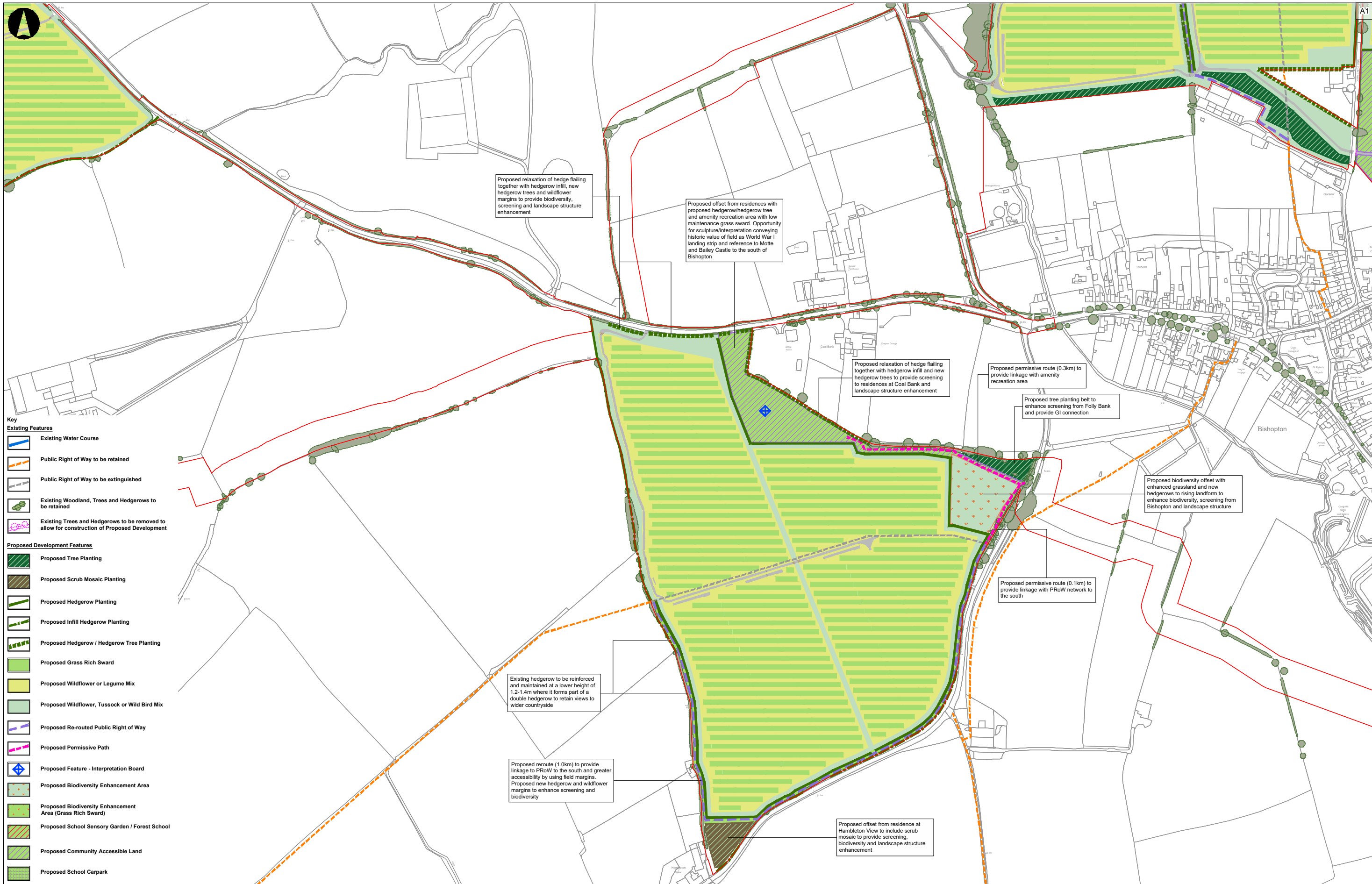
Role  
**Final**  
 Suitability  
**Development Consent Order (DCO)**

Project Number  
**0179**

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

Rev  
**06**





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Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan  
 Sheet 9 of 13**

Scale at A1  
**1:2500**

Role  
**Final**

Suitability  
**Development Consent Order (DCO)**

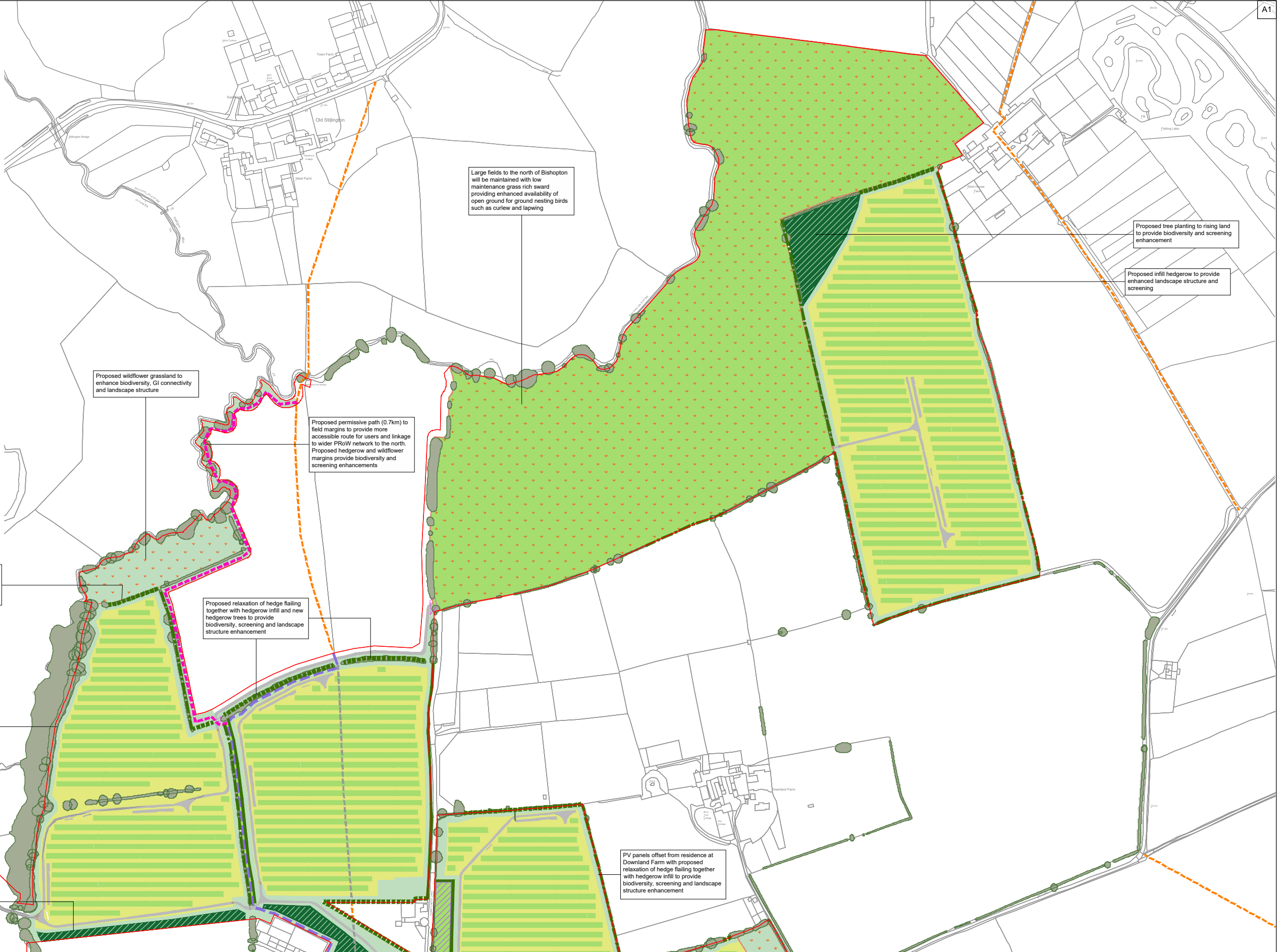
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**0179**

Drawing Name  
**0179-SHRK-XX-XX-DR-L-1009**

Rev  
**06**

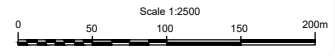


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Client  
**Byers Gill Solar**

Project Name

Drawing Title  
**Environmental Masterplan  
Sheet 10 of 13**

Scale at A1  
**1:2500**

Role  
**Final**

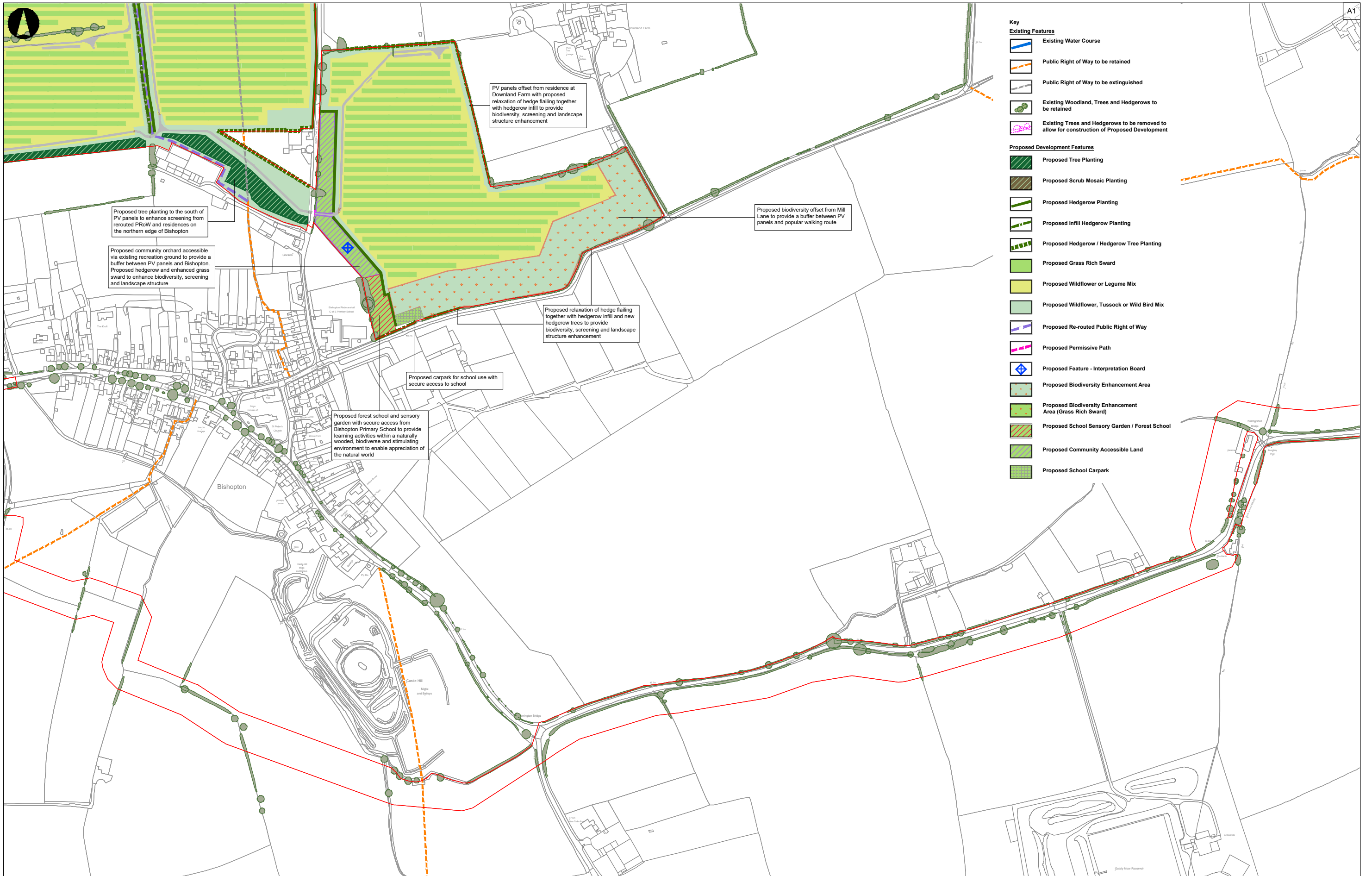
Suitability  
**Development Consent Order (DCO)**

Project Number  
**0179**

Drawing Name  
**0179-SHRK-XX-XX-DR-L-1010**

Rev  
**06**





- 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
  - Proposed Permissive Path
  - Proposed Feature - Interpretation Board
  - Proposed Biodiversity Enhancement Area
  - Proposed Biodiversity Enhancement Area (Grass Rich Sward)
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  - Proposed Community Accessible Land
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Proposed tree planting to the south of PV panels to enhance screening from rerouted PRoW and residences on the northern edge of Bishopston

Proposed community orchard accessible via existing recreation ground to provide a buffer between PV panels and Bishopston. Proposed hedgerow and enhanced grass sward to enhance biodiversity, screening and landscape structure

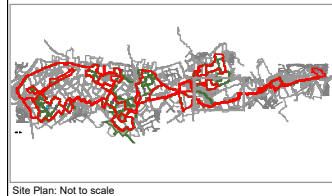
PV panels offset from residence at Downland Farm with proposed relaxation of hedge flailing together with hedgerow infill to provide biodiversity, screening and landscape structure enhancement

Proposed biodiversity offset from Mill Lane to provide a buffer between PV panels and popular walking route

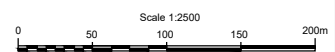
Proposed relaxation of hedge flailing together with hedgerow infill and new hedgerow trees to provide biodiversity, screening and landscape structure enhancement

Proposed carpark for school use with secure access to school

Proposed forest school and sensory garden with secure access from Bishopston Primary School to provide learning activities within a naturally wooded, biodiverse and stimulating environment to enable appreciation of the natural world



**GENERAL NOTES**  
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 It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.



Coordinate System: WCS

Rev	Date	By	Chkd	Appd	Authd
06	10/10/24	JM	DL	DL	--
05	24/06/24	JM	DL	DL	--
04	26/01/24	JM	DL	DL	--
03	25/01/24	JM	DL	DL	--
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01	09/11/23	JM	DL	DL	--
00	30/10/23	RP	DL	DL	--

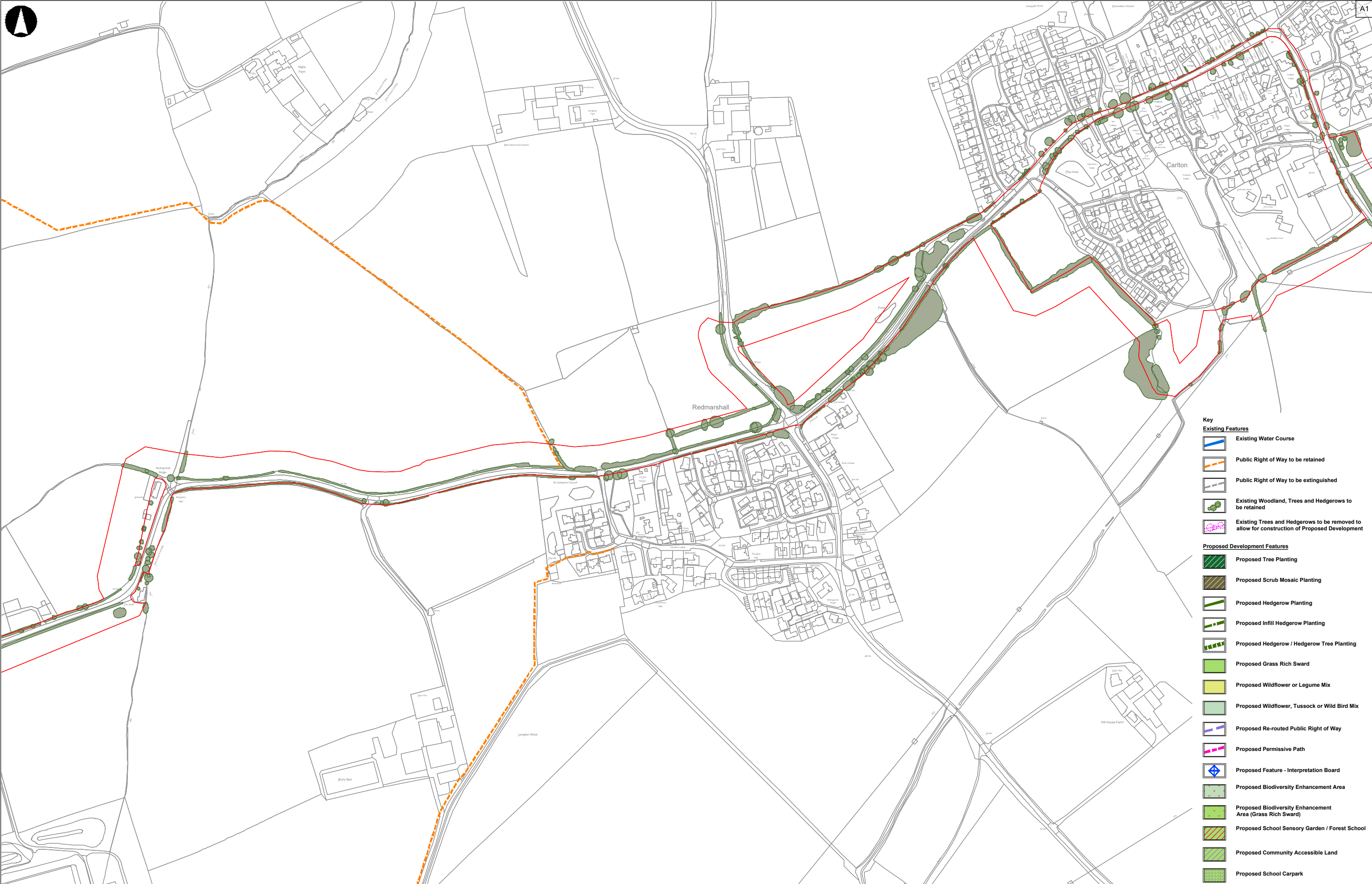


Client  
 Project Name  
 Byers Gill Solar

Drawing Title  
 Environmental Masterplan  
 Sheet 11 of 13

Scale at A1  
 1:2500  
 Role  
 Final  
 Sustainability  
 Development Consent Order (DCO)  
 Project Number  
 0179  
 Drawing Name  
 0179-SHRK-XX-XX-DR-L-1011





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Site Plan: Not to scale



Coordinate System: WCS

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00	30/10/23	RP	DL	DL	--

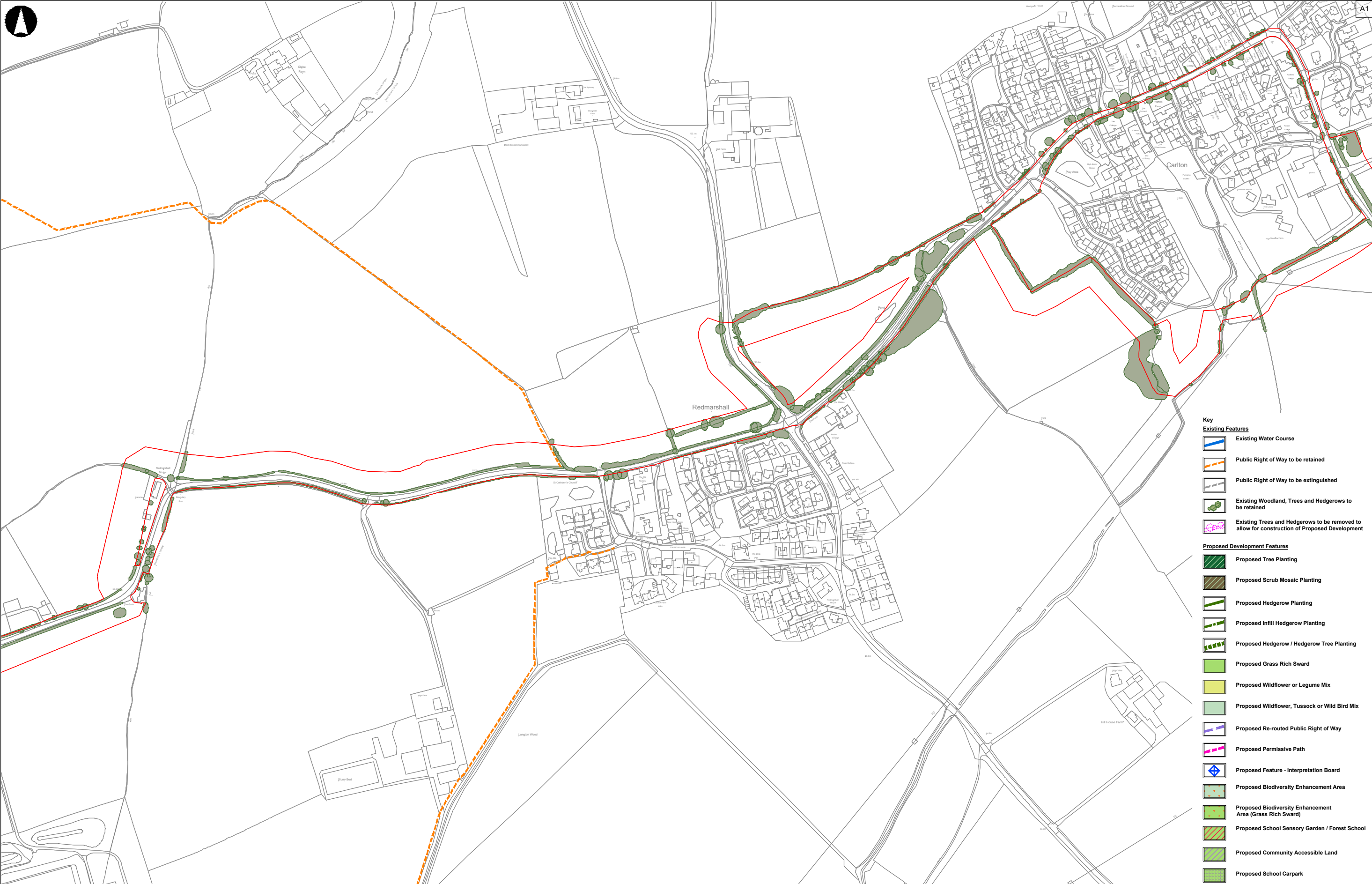
Client



Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 12 of 13

Scale at A1  
1:2500  
 Role  
Final  
 Sustainability  
 Development Consent Order (DCO)  
 Project Number  
0179  
 Drawing Name  
0179-SHRK-XX-XX-DR-L-1012  
 Rev  
06



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00	30/10/23	RP	DL	DL	--

Client



Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 12 of 13

Scale at A1  
1:2500

Role  
Final  
Sustainability  
Development Consent Order (DCO)

Project Number 0179	Rev 06
Drawing Name 0179-SHRK-XX-XX-DR-L-1012	