

# 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

Deadline 8 – 17 January 2025

Revision 5





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	--	
02	12/01/24	JM	DL	DL	--	
01	09/11/23	JM	DL	DL	--	
00	30/10/23	RP	DL	DL	--	

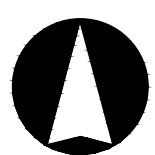


Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Overview Sheet

Scale at A1 1:2500	
Role Final	
Suitability Development Consent Order (DCO)	
Project Number 0179	Rev 06
Drawing Name 0179-SHRK-XX-XX-DR-L-1000	





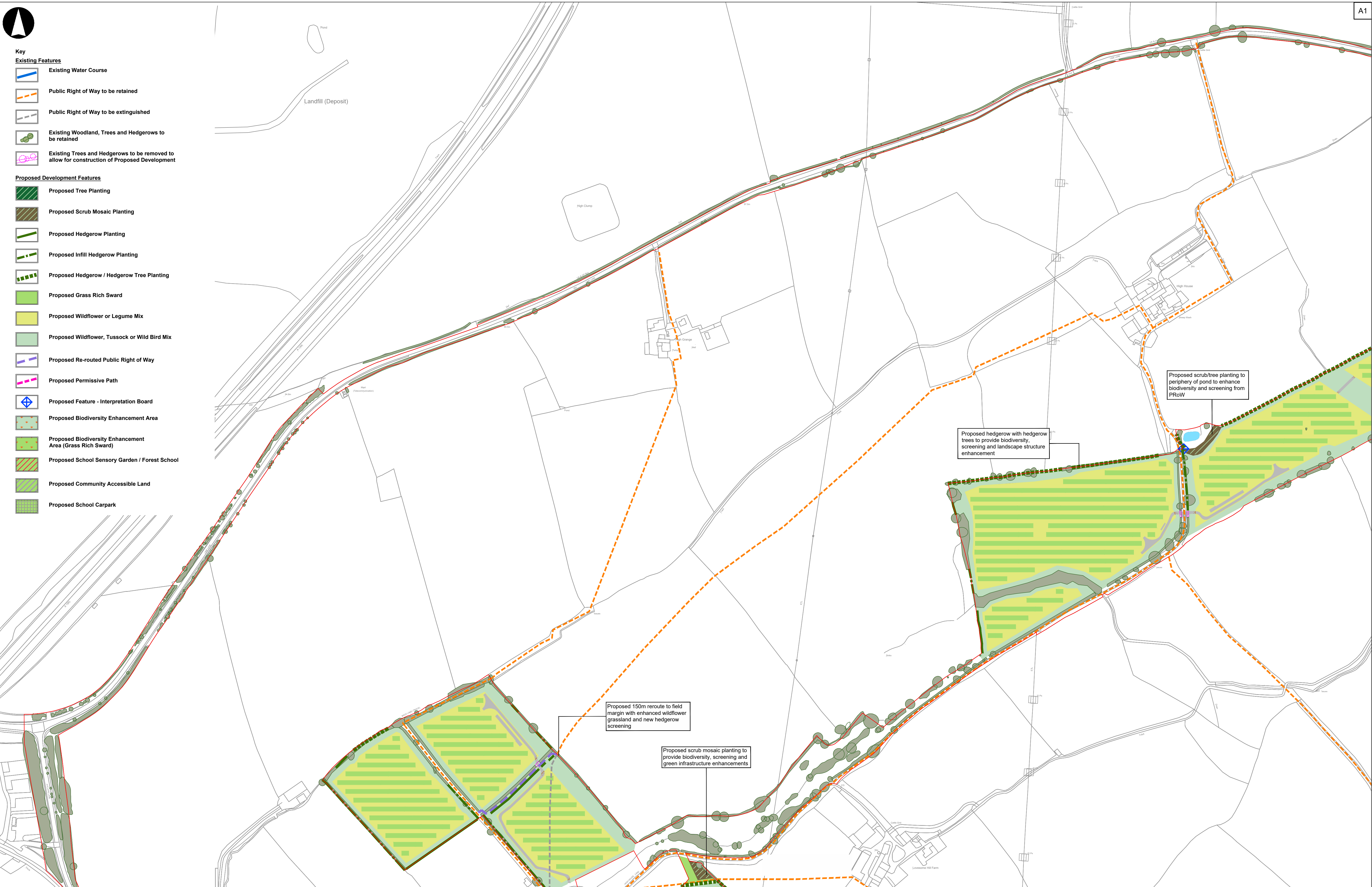
Key

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

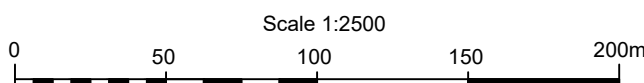
- Proposed Tree Planting
- Proposed Scrub Mosaic Planting
- Proposed Hedgerow Planting
- Proposed Infill Hedgerow Planting
- Proposed Hedgerow / Hedgerow Tree Planting
- Proposed Grass Rich Sward
- Proposed Wildflower or Legume Mix
- Proposed Wildflower, Tussock or Wild Bird Mix
- Proposed Re-routed Public Right of Way
- Proposed Permissive Path
- Proposed Feature - Interpretation Board
- Proposed Biodiversity Enhancement Area
- Proposed Biodiversity Enhancement Area (Grass Rich Sward)
- Proposed School Sensory Garden / Forest School
- Proposed Community Accessible Land
- Proposed School Carpark



Site Plan: Not to scale

GENERAL NOTES

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
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	--
02	12/01/24	JM	DL	DL	--
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 1 of 13

Scale at A1

1:2500

Role

Final

Suitability

Development Consent Order (DCO)

Project Number

0179

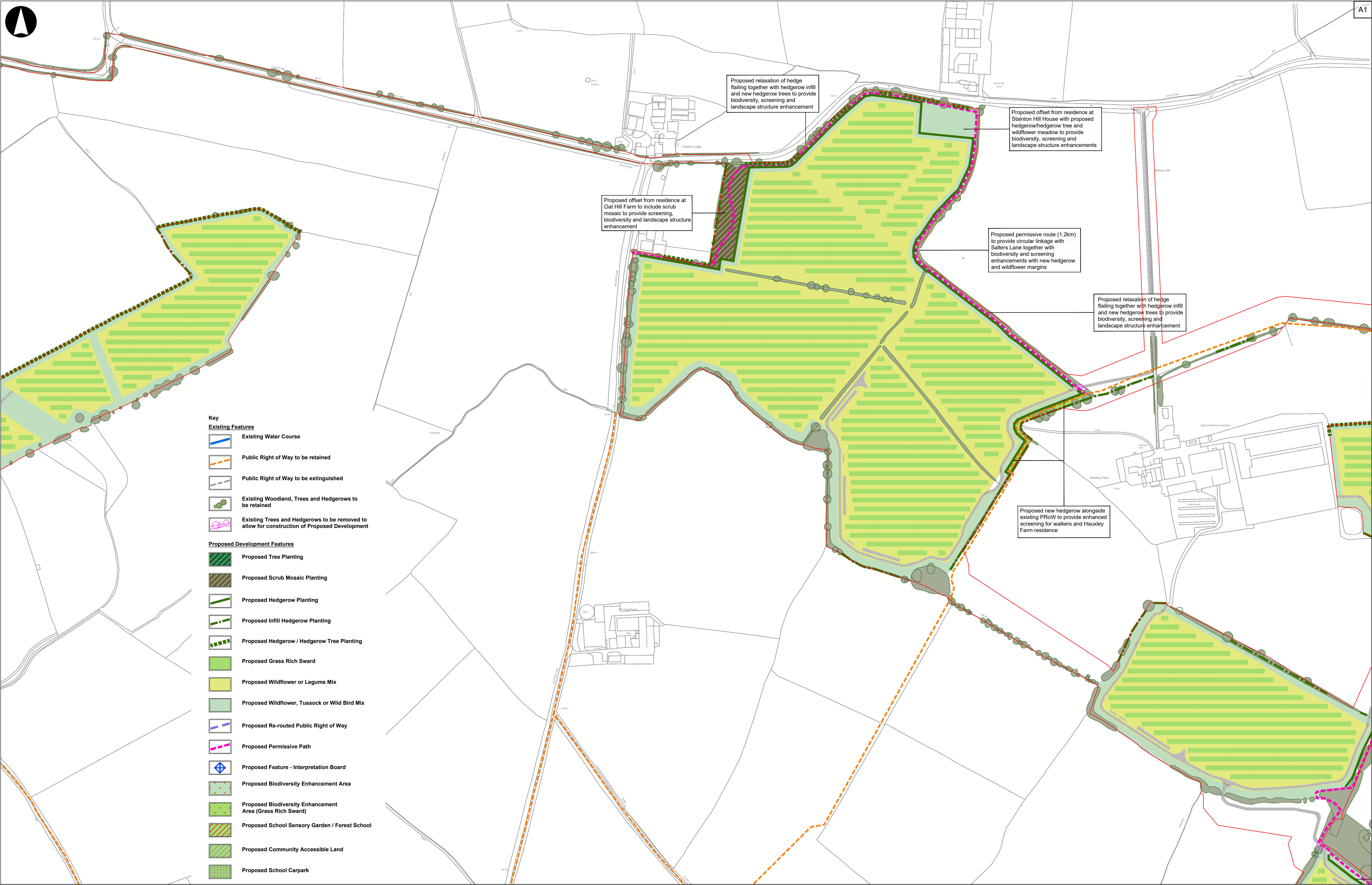
Drawing Name

0179-SHRSK-XX-XX-DR-L-1001

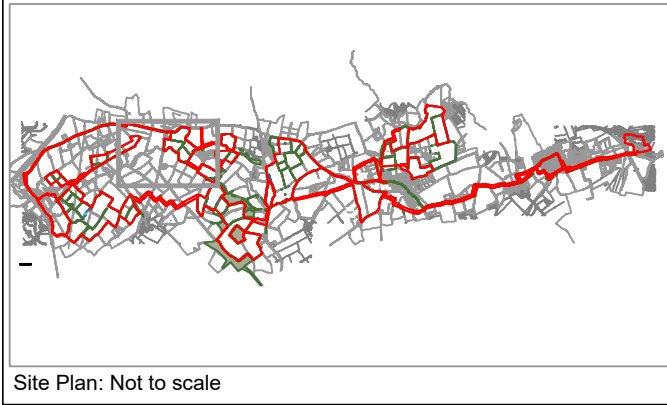
Rev

06



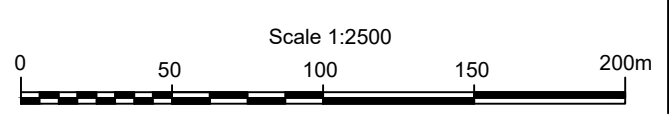


- Key**
- Existing Features**
- Existing Water Course
  - Public Right of Way to be retained
  - Public Right of Way to be extinguished
  - Existing Woodland, Trees and Hedgerows to be retained
  - Existing Trees and Hedgerows to be removed to allow for construction of Proposed Development
- Proposed 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark



**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
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	--
02	12/01/24	JM	DL	DL	--
01	09/11/23	JM	DL	DL	--
00	30/10/23	RP	DL	DL	--



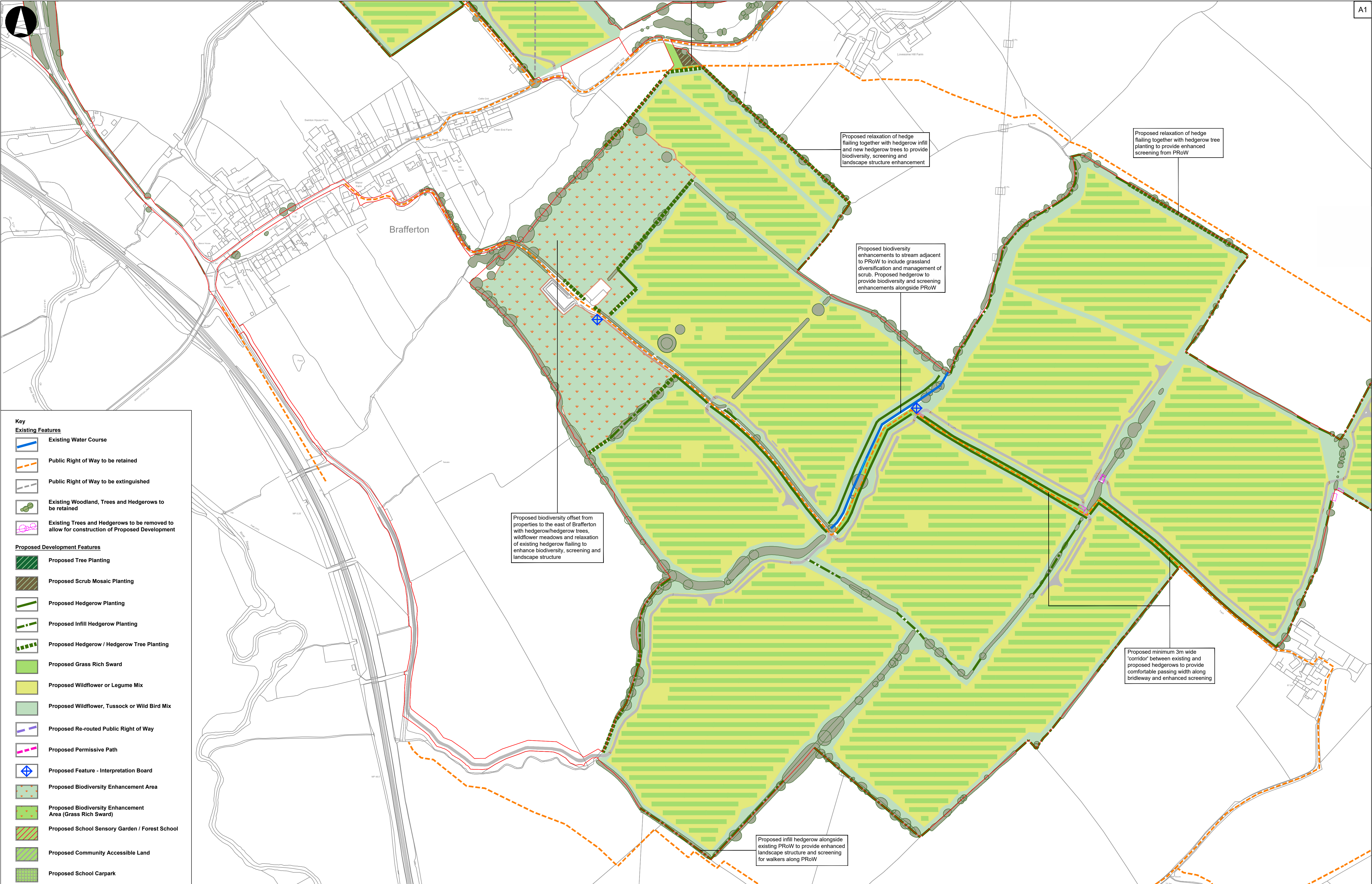
Client  
**Byers Gill Solar**

Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan  
Sheet 2 of 13**

Scale at A1 <b>1:2500</b>	Role <b>Final</b>
Project Number <b>0179</b>	Rev <b>06</b>
Drawing Name <b>0179-SHRK-XX-XX-DR-L-1002</b>	





**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)
- Proposed School Sensory Garden / Forest School
- Proposed Community Accessible Land
- Proposed School Carpark



**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.

Scale 1:2500

0 50 100 150 200m

Coordinate System: WCS						
Rev	Date	By	Chkd	Appd	Authd	
06	10/10/24	JM	DL	DL	DL	--
05	24/06/24	JM	DL	DL	DL	--
04	26/01/24	JM	DL	DL	DL	--
03	25/01/24	JM	DL	DL	DL	--
02	12/01/24	JM	DL	DL	DL	--
01	09/11/23	JM	DL	DL	DL	--
00	30/10/23	RP	DL	DL	DL	--

Client

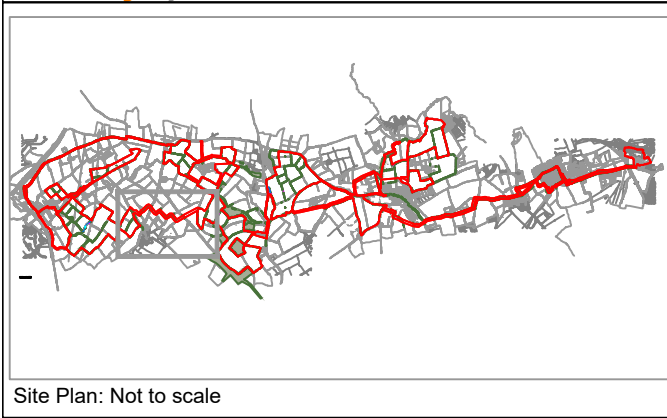
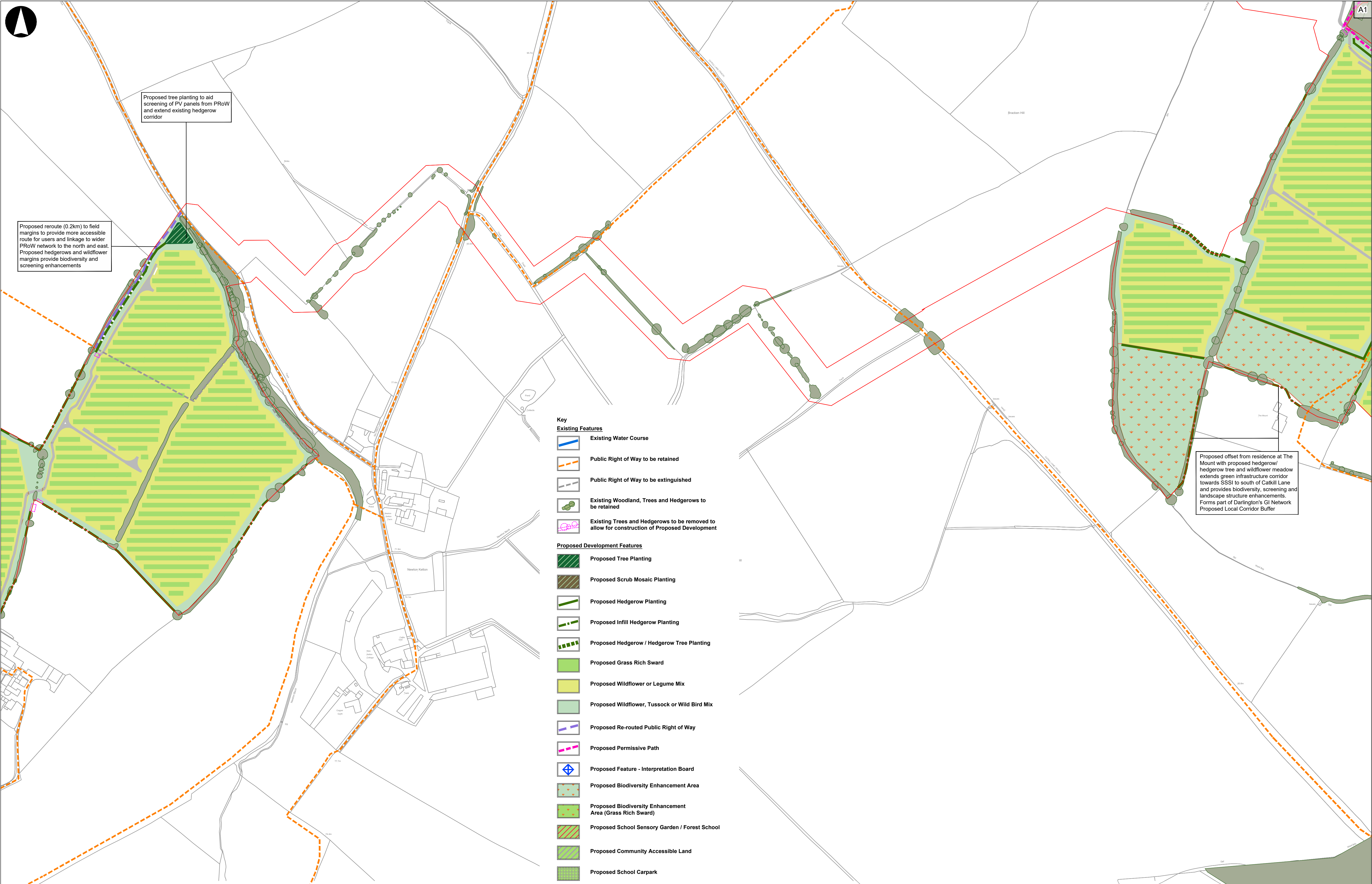
**RWE**

Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan  
Sheet 3 of 13**

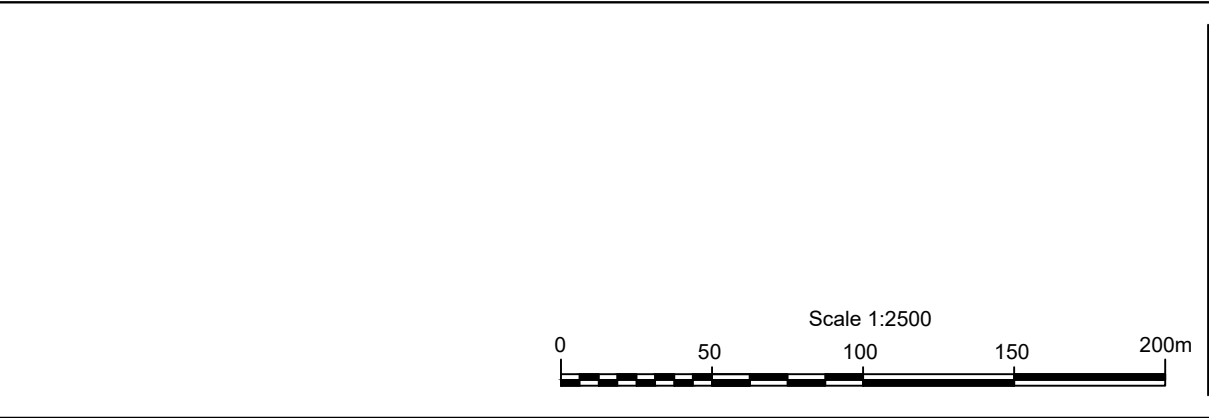
Scale at A1 <b>1:2500</b>	
Role <b>Final</b>	
Suitability <b>Development Consent Order (DCO)</b>	
Project Number <b>0179</b>	Rev <b>06</b>
Drawing Name <b>0179-SHRK-XX-XX-DR-L-1003</b>	





**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.



Coordinate System: WCS						
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	--	
02	12/01/24	JM	DL	DL	--	
01	09/11/23	JM	DL	DL	--	
00	30/10/23	RP	DL	DL	--	
Rev	Date	By	Chkd	Appd	Authd	



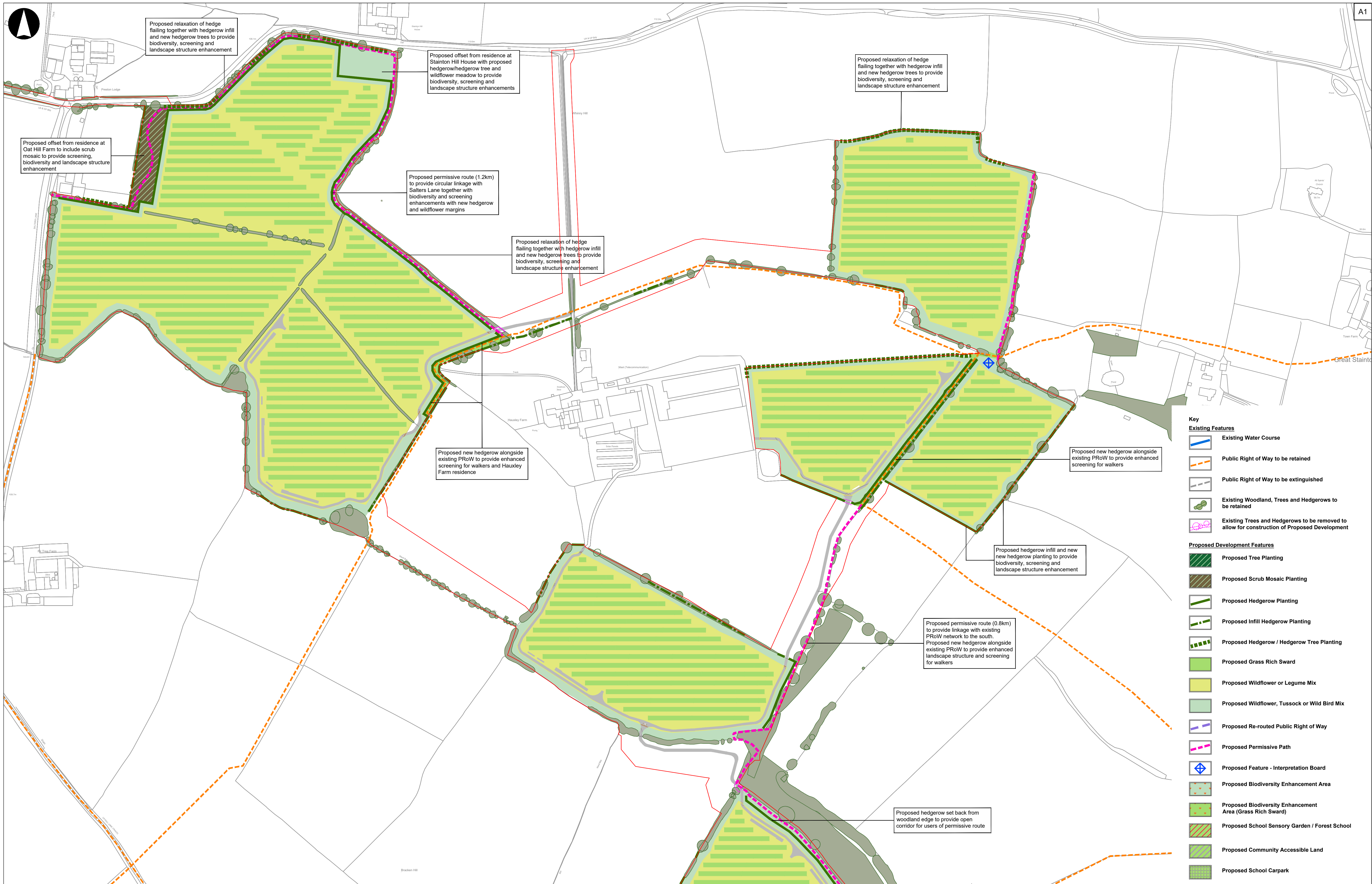
Client  
**Byers Gill Solar**

Project Name  
**Byers Gill Solar**

Drawing Title  
**Environmental Masterplan  
Sheet 4 of 13**

Scale at A1 <b>1:2500</b>	
Role <b>Final</b>	
Suitability <b>Development Consent Order (DCO)</b>	
Project Number <b>0179</b>	Rev <b>06</b>
Drawing Name <b>0179-SHRK-XX-XX-DR-L-1004</b>	





- 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark

**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.



Site Plan: Not to scale

Coordinate System: WGS

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	--
02	12/01/24	JM	DL	DL	--
01	09/11/23	JM	DL	DL	--
00	30/10/23	RP	DL	DL	--
Rev	Date	By	Chkd	Appd	Authd



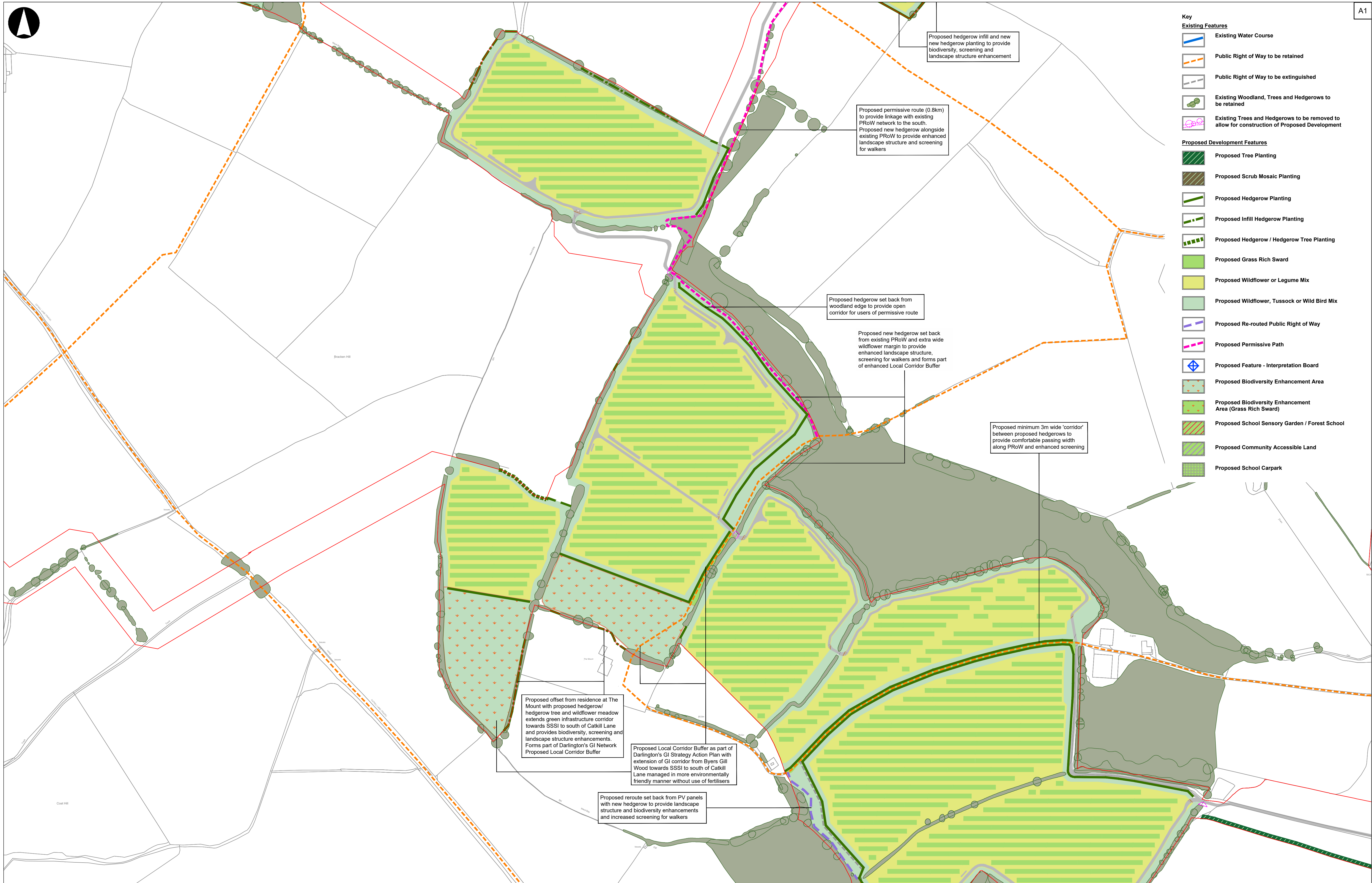
Client

Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 5 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-1005  
Rev  
06



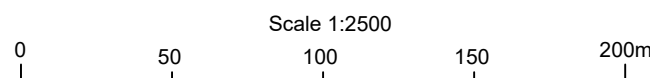


- Key**
- Existing Features**
- Existing Water Course
  - Public Right of Way to be retained
  - Public Right of Way to be extinguished
  - Existing Woodland, Trees and Hedgerows to be retained
  - Existing Trees and Hedgerows to be removed to allow for construction of Proposed Development
- Proposed 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark



**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.



Coordinate System: WGS						
06	10/10/24	JM	DL	DL	DL	--
05	24/06/24	JM	DL	DL	DL	--
04	26/01/24	JM	DL	DL	DL	--
03	25/01/24	JM	DL	DL	DL	--
02	12/01/24	JM	DL	DL	DL	--
01	09/11/23	JM	DL	DL	DL	--
00	30/10/23	RP	DL	DL	DL	--
Rev	Date	By	Chkd	Appd	Authd	



Client  
**Byers Gill Solar**

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  
**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

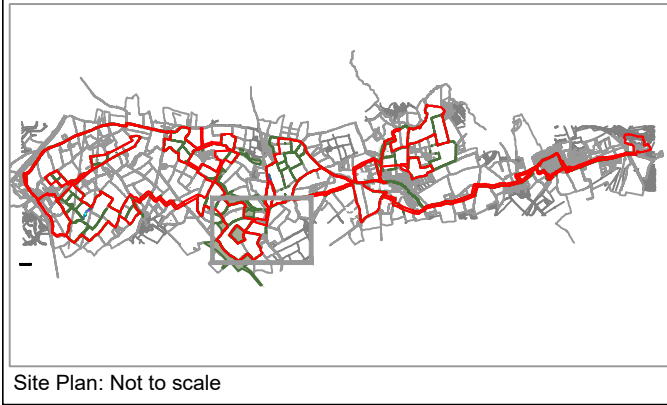
Proposed Biodiversity Enhancement Area

Proposed Biodiversity Enhancement Area (Grass Rich Sward)

Proposed School Sensory Garden / Forest School

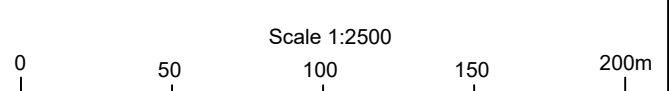
Proposed Community Accessible Land

Proposed School Carpark



**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
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	--	
02	12/01/24	JM	DL	DL	--	
01	09/11/23	JM	DL	DL	--	
00	30/10/23	RP	DL	DL	--	

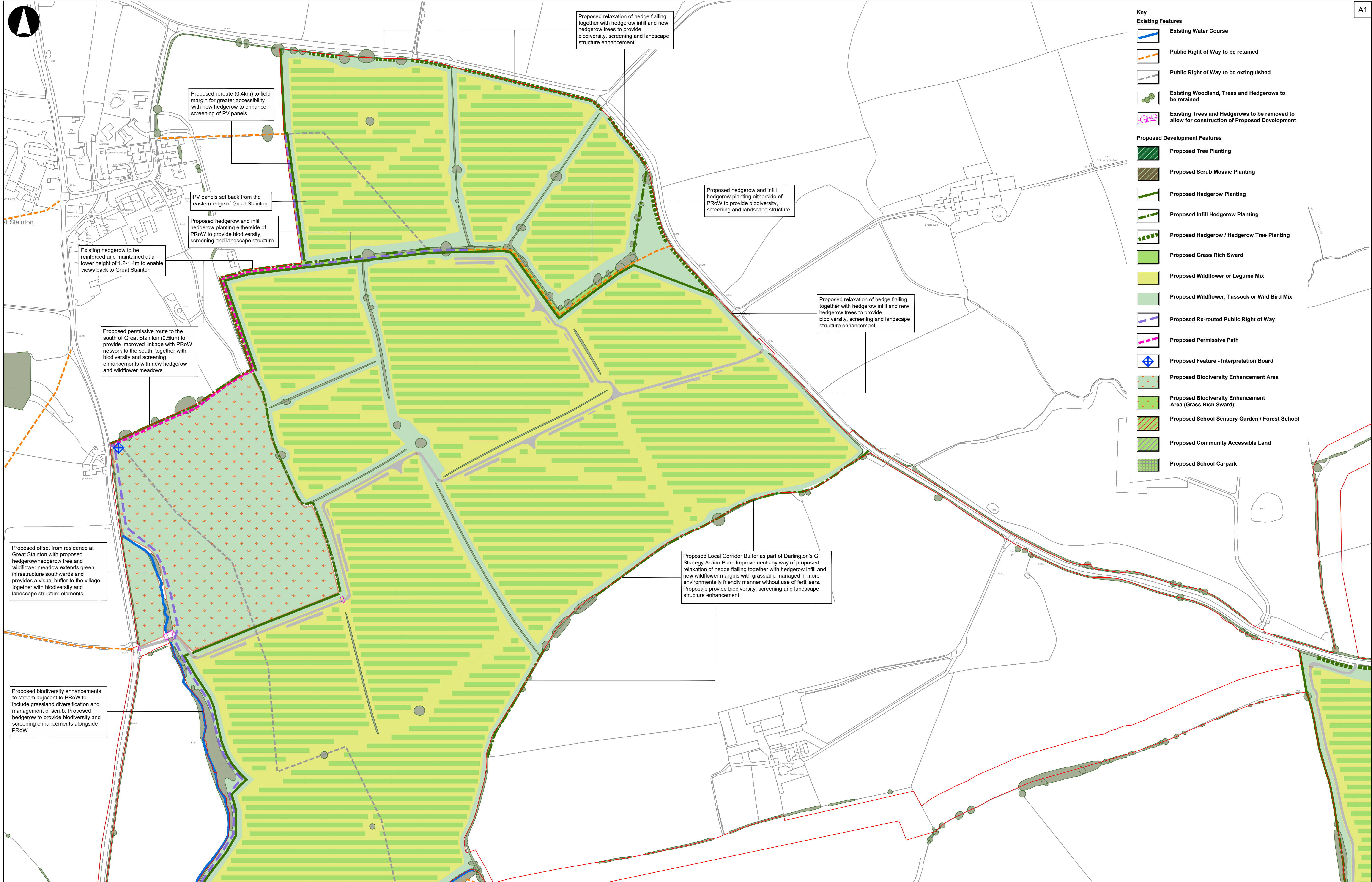


Client  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 7 of 13

Scale at A1 1:2500	
Role Final	
Suitability Development Consent Order (DCO)	
Project Number 0179	Rev 06
Drawing Name 0179-SHRK-XX-XX-DR-L-1007	





- 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark

Site Plan: Not to scale

**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.

Coordinate System: WCS

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	--
02	12/01/24	JM	DL	DL	--
01	09/11/23	JM	DL	DL	--
00	30/10/23	RP	DL	DL	--
Rev	Date	By	Chkd	Appd	Authd

Client

**RWE**

Project Name

Byers Gill Solar

Drawing Title

Environmental Masterplan  
Sheet 8 of 13

Scale at A1

1:2500

Role

Final

Suitability

Development Consent Order (DCO)

Project Number	Rev
0179	06
Drawing Name	
0179-SHRK-XX-XX-DR-L-1008	





- 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark



**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.

Scale 1:2500

0 50 100 150 200m

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	--	
02	12/01/24	JM	DL	DL	--	
01	09/11/23	JM	DL	DL	--	
00	30/10/23	RP	DL	DL	--	

Client

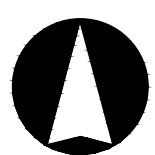
**RWE**

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)  
Project Number  
0179  
Drawing Name  
0179-SHRK-XX-XX-DR-L-1009  
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)
- Proposed School Sensory Garden / Forest School
- Proposed Community Accessible Land
- Proposed School Carpark

Proposed wildflower grassland to enhance biodiversity, GI connectivity and landscape structure

Proposed permissive path (0.7km) to field margins to provide more accessible route for users and linkage to wider PRoW network to the north. Proposed hedgerow and wildflower margins provide biodiversity and screening enhancements

Large fields to the north of Bishopton will be maintained with low maintenance grass rich sward providing enhanced availability of open ground for ground nesting birds such as curlew and lapwing

Proposed tree planting to rising land to provide biodiversity and screening enhancement

Proposed infill hedgerow to provide enhanced landscape structure and screening

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

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

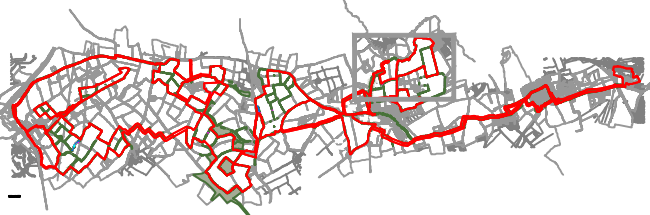
Proposed relaxation of hedge flailing and wildflower grassland to field margins to be managed in a more environmentally friendly manner without the use of fertilisers as part of Local Corridor Buffer in accordance with Darlington's GI Strategy Action Plan

Proposed tree planting to the south of PV panels to enhance screening from residences on the northern edge of Bishopton

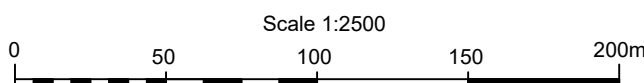
PV panels offset from residence at Downland Farm with proposed relaxation of hedge flailing together with hedgerow infill to provide biodiversity, screening and landscape structure enhancement

GENERAL NOTES

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.



Site Plan: Not to scale



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	--
02	12/01/24	JM	DL	DL	--
01	09/11/23	JM	DL	DL	--
00	30/10/23	RP	DL	DL	--

Client

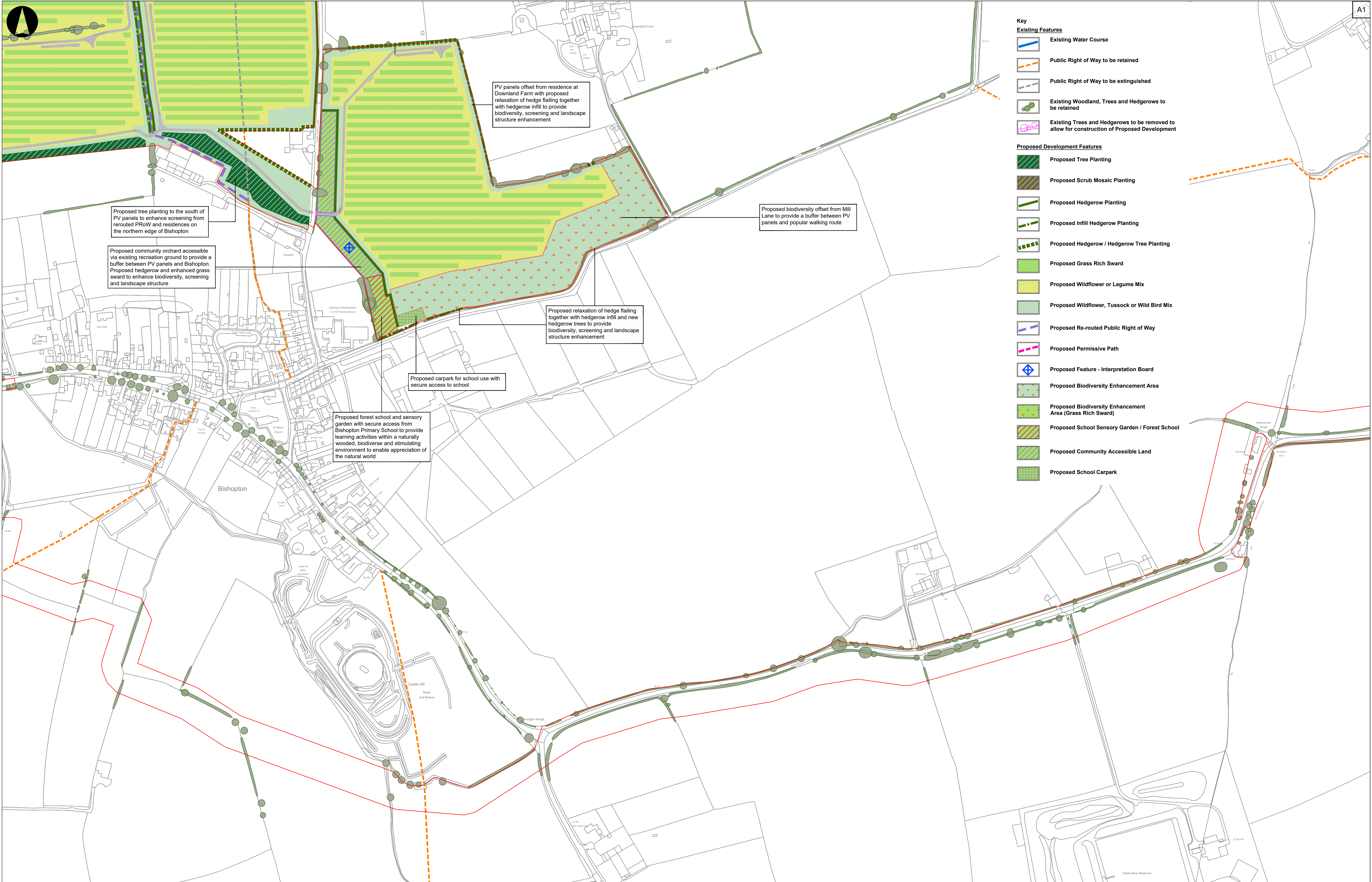
RWE

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





- 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark

Proposed tree planting to the south of PV panels to enhance screening from rerouted PRow and residences on the northern edge of Bishopton

Proposed community orchard accessible via existing recreation ground to provide a buffer between PV panels and Bishopton. 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

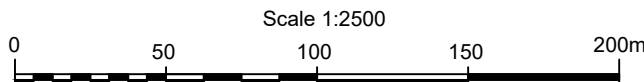
Proposed forest school and sensory garden with secure access from Bishopton Primary School to provide learning activities within a naturally wooded, biodiverse and stimulating environment to enable appreciation of the natural world



Site Plan: Not to scale

**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.



Coordinate System: WCS						
06	10/10/24	JM	DL	DL	DL	--
05	24/06/24	JM	DL	DL	DL	--
04	26/01/24	JM	DL	DL	DL	--
03	25/01/24	JM	DL	DL	DL	--
02	12/01/24	JM	DL	DL	DL	--
01	09/11/23	JM	DL	DL	DL	--
00	30/10/23	RP	DL	DL	DL	--
Rev	Date	By	Chkd	Appd	Authd	

Client

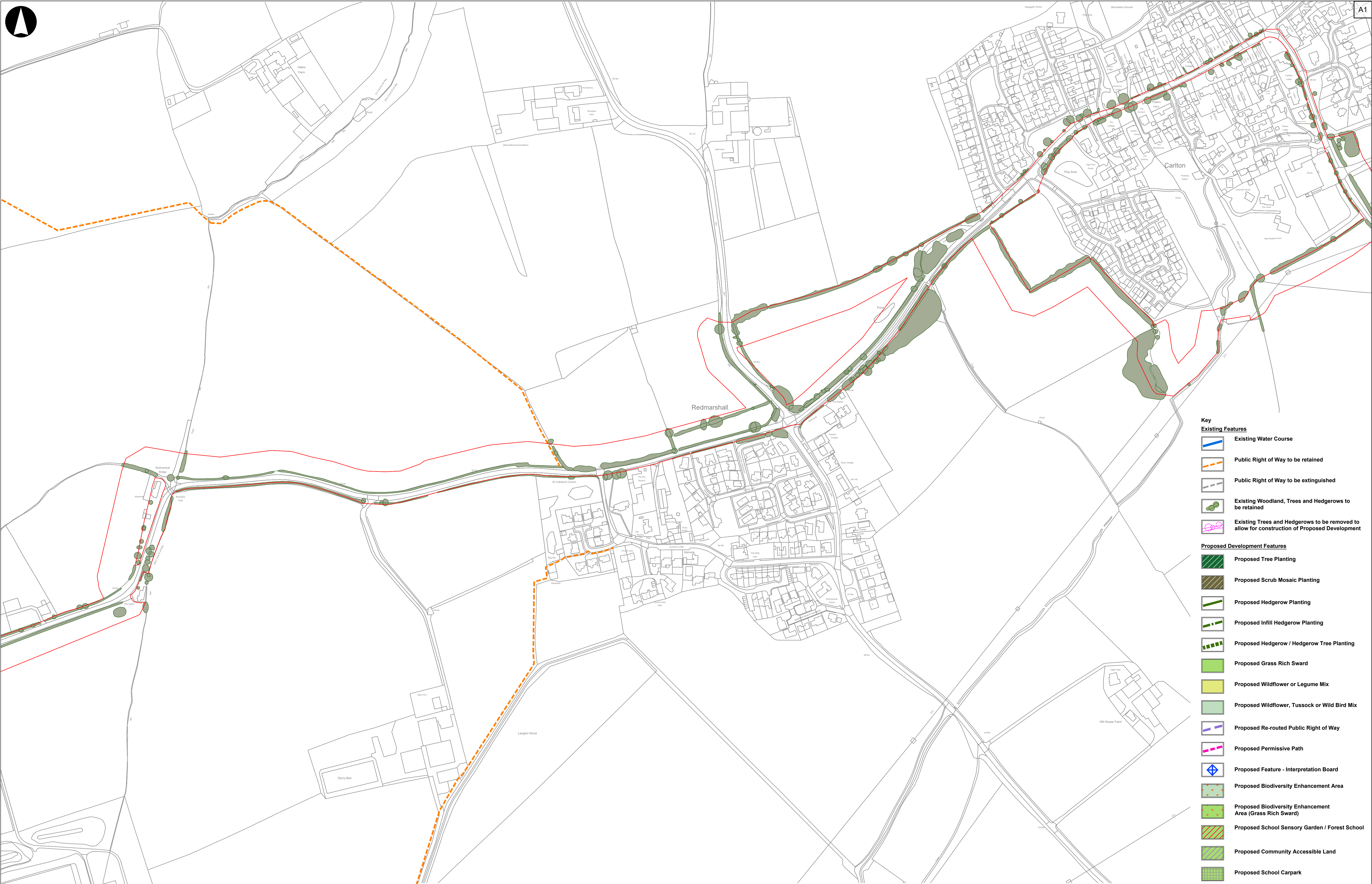


Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 11 of 13

Scale at A1 1:2500	
Role Final	
Suitability Development Consent Order (DCO)	
Project Number 0179	Rev 06
Drawing Name 0179-SHRK-XX-XX-DR-L-1011	





A1

- 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark



Site Plan: Not to scale

#### GENERAL NOTES

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.

Scale 1:2500  
0 50 100 150 200m

Coordinate System: WGS						
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	--	
02	12/01/24	JM	DL	DL	--	
01	09/11/23	JM	DL	DL	--	
00	30/10/23	RP	DL	DL	--	
Rev	Date	By	Chkd	Appd	Authd	

Client

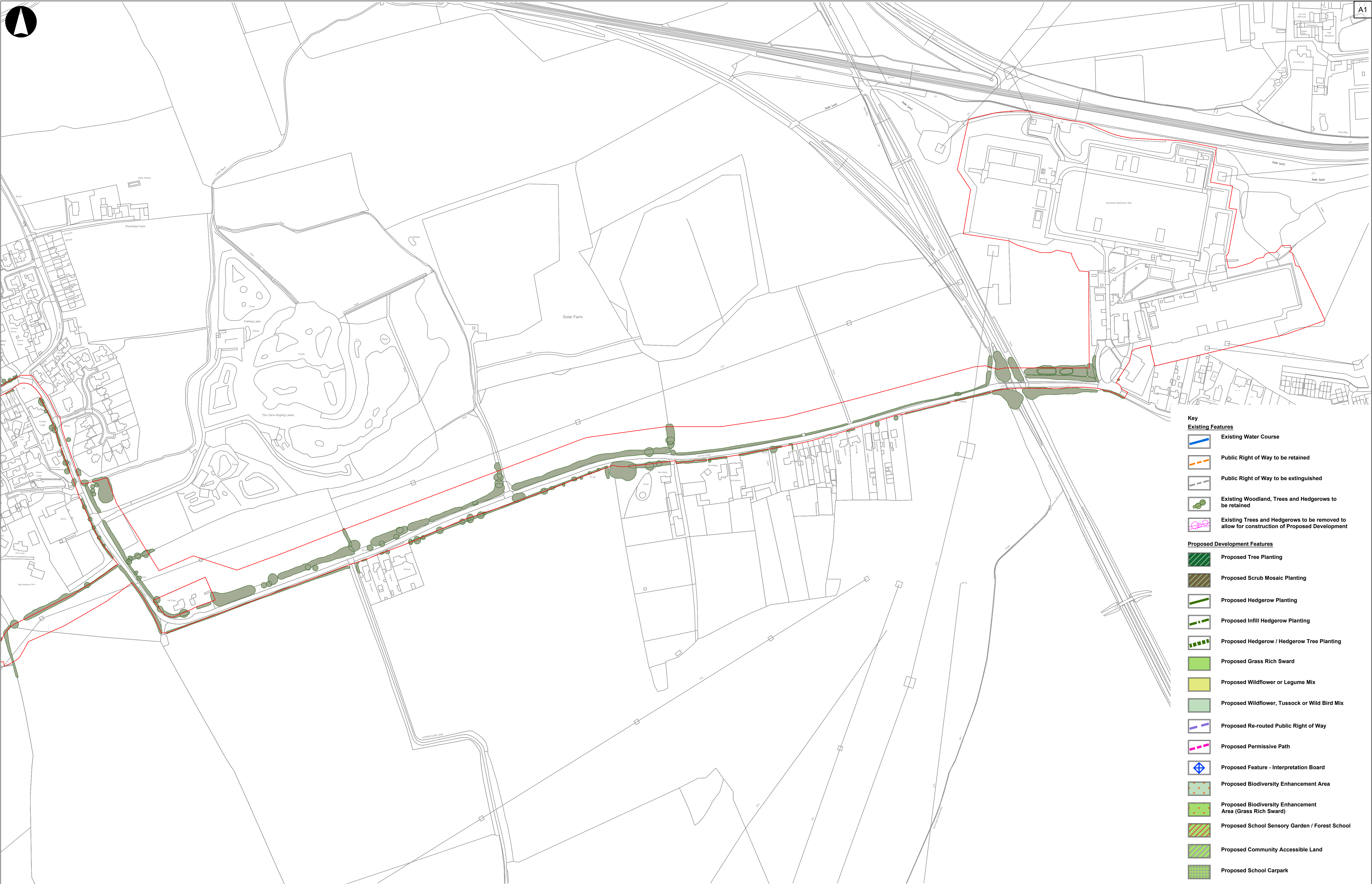
**RWE**

Project Name  
Byers Gill Solar

Drawing Title  
Environmental Masterplan  
Sheet 12 of 13

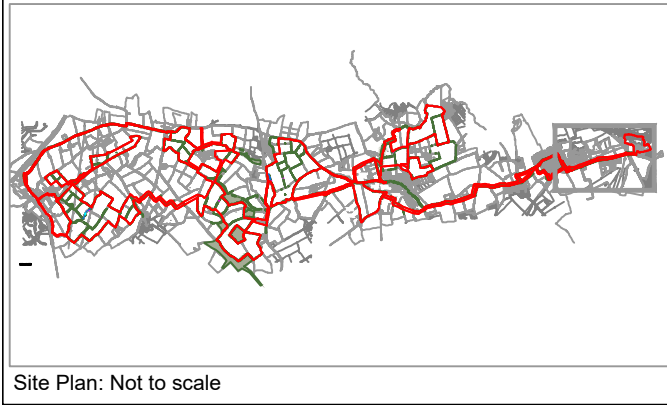
Scale at A1  
1:2500  
Role  
Final  
Suitability  
Development Consent Order (DCO)  
Project Number  
0179  
Rev  
06  
Drawing Name  
0179-SHRK-XX-XX-DR-L-1012





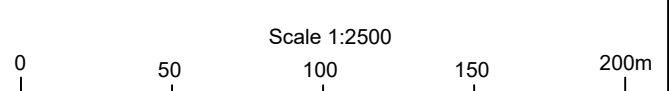
A1

- 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)
  - Proposed School Sensory Garden / Forest School
  - Proposed Community Accessible Land
  - Proposed School Carpark



**GENERAL NOTES**

Do not scale from this drawing.  
Only work to written dimensions.  
Drawing is for planning purposes only not for construction.  
All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.  
It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.



Coordinate System: WCS						
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	--	
02	12/01/24	JM	DL	DL	--	
01	09/11/23	JM	DL	DL	--	
00	30/10/23	RP	DL	DL	--	
Rev	Date	By	Chkd	Appd	Authd	



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 0179	Rev 06
Drawing Name 0179-SHRK-XX-XX-DR-L-1013	