

Design and Access Statement for Solar Development and Associated Works .

Land at Varley Farm

On behalf of RES Ltd.

Date: December 2022 | Pegasus Ref: P22-0915: R003v3_PL





Document Management.

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1. INTRODUCTION

- 1.1. This Design and Access Statement (DAS) has been prepared by Pegasus Group on behalf of RES Ltd (The 'Applicant') to support a full planning application for a Solar Farm with associated equipment and infrastructure on Land at Varley Farm, South of Cromhall.
- 1.2. The application seeks full Planning Permission for ground-mounted solar photovoltaic (PV) development with the following description of development:

“Construction of a solar farm with all associated works, equipment and necessary infrastructure.”

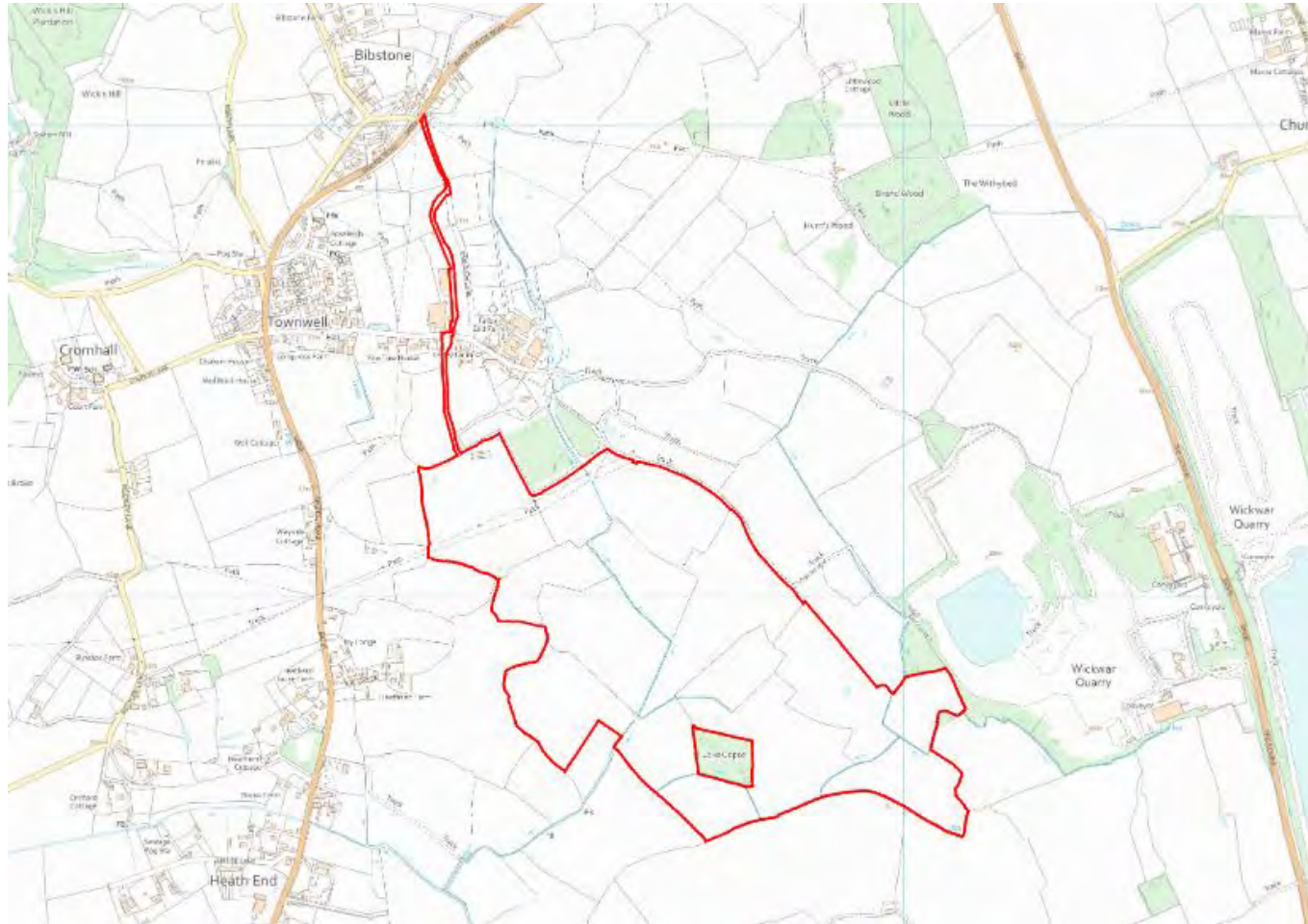
- 1.3. The Proposed Development would have an export capacity of 25MW and will provide a reliable source of clean renewable energy. The main element of the Proposed Development comprises the construction, operation, management and decommissioning of a grid connected solar farm with associated infrastructure. Planning Permission is sought for a temporary period of 40 years from the date of first exportation of electricity from the Site.
- 1.4. The purpose of this document is to demonstrate that the Applicant has fully considered the design and access issues as part of the comprehensive preparation of the scheme prior to the submission of the planning application. This report therefore covers the following matters:
 - Use;
 - Amount;
 - Layout;
 - Scale;
 - Landscape;
 - Appearance;
 - Access.



- 1.5. This Statement, will detail the process behind the design and indicate how through good design, the proposals can be delivered in a sustainable manner to meet local and national objectives of climate change, energy security, biodiversity enhancement, and a prosperous rural economy.
- 1.6. Whilst the DAS is set out to be read as a standalone document, it should be read in conjunction with the entire application submission in order to fully understand the Proposed Development, its potential impacts and planning merits. The accompanying Planning Statement sets out the planning policy context relevant to the design and access issues of this application's proposal.
- 1.7. The purpose of the Proposed Development is to support resiliency and sustainability objectives at both the local and national level. The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), and the South Gloucestershire Core Strategy 2006–2027 in principle support the delivery of renewable energy infrastructure. NPPF Section 14 sets out how the planning system should support a transition to a low carbon future in a changing climate and states that Local Planning Authorities (LPA's) should approve applications for renewable and low carbon development if the impacts are (or can be made) acceptable. For further information please see the accompanying Planning Statement.

2. APPLICATION SITE AND CONTEXT

- 2.1. The site is located less than 1km from the villages of Cromhall, Heath End and Cromhall Common and 2km to the northwest of Wickwar (refer to Site Location Plan below). The proposed solar farm comprises approximately 53.4 hectares of agricultural land.



Site Location Plan (Drawing Reference O4886-RES-LAY-DR-PT-002 Rev 1)

- 2.2. The site is considered to be suitable for solar development and relevant representations have been made to the emerging Local Plan. The site has been assessed for its suitability and has available grid capacity with a connection proposed to existing overhead lines. This Grid connection proposal from the DNO has been accepted in early 2022. Furthermore, it is considered that the site is suitable for renewable development following initial feasibility works with an engaged landowner.
- 2.3. The Proposed Development will be accessed via the existing access point Talbot's End to the north of the site.
- 2.4. There are no international designated sites within 5km of the proposed development site. The nearest international designated site is the Severn Estuary which is located approximately 9.9km northwest and is designated as a Special Area of Conservation ("SAC"), Special Protection Area ("SPA") and Ramsar Site. The SAC is designated for five qualifying wetland and marine habitats and three lamprey and fish species. The SPA qualifies for designation due to its wintering populations of Bewick's swan, overall waterfowl numbers, and migratory waterbird populations. The above habitats and waterbird numbers are also the reason for its designation as a Ramsar site, together for its importance for other fish including salmon and sea trout.
- 2.5. As shown on Environmental Designations Plan (Drawing Number P22-0915_02) (Appendix 1), there are ten Sites of Special Scientific Interest ("SSSI") and no Local Nature Reserves ("LNRs") or National Nature Reserves ("NNRs") within 5km (see Figure 2: Environmental Designations). The closest SSSI is Slickstones Quarry, Cromhall SSSI, located circa 1km north of the site. This SSSI is notified for its reptilian geology.
- 2.6. The site lies outside of a nationally designated landscape (National Parks, AONBs), with the Cotswolds AONB lying over 5km to the east of the site. The site also lies outside of any locally designated landscapes. It is not therefore envisaged that there would be any notable impact on designated landscapes as a result of the proposed development.
- 2.7. The site is covered by the South Gloucestershire Landscape Character Assessment Supplementary Planning Document (2014). The majority of the site lies within the northernmost section of the 'Yate Vale' Landscape Character Area, with the northernmost section of the site lying within the southernmost section of the 'Falfield Vale' Landscape Character Area. Some existing vegetation and hedgerows are present along field boundaries around and with the Site, which would provide screening and/or filtering of views available.
- 2.8. Public Rights of Way are within and in close proximity to the site. One route (OCR/17) crosses the northern part of the site on a broadly east-west alignment. The other route (OCR/18) crosses the south-eastern section of the site and runs on towards Wickwar. A number of other footpaths also run in relatively close proximity to the site.
- 2.9. The site is predominantly located within Flood Zone 1, an area identified as being at lowest risk of flooding. It is however recognised that there is a southern and central area of the site is located within Flood Zone 2/3 as shown on Environmental Designations Plan (Ref P22-0915_02).

- 2.10. As shown on Figure 2: Designated Heritage Assets (Ref. P22-O915_01) (Appendix 2) there are no designated heritage assets (listed buildings, conservation areas, scheduled monuments, world heritage sites, registered battlefields, registered parks and gardens) within the proposed development site boundary. There are a number of listed buildings within proximity of the proposed site boundary. To the north, along the line of Talbots End, approximately 200–250m north of the site boundary are six grade II listed buildings. Approximately 800m northwest of the proposed site boundary, beyond the B4058 Bristol Road is a grouping of 22 listed buildings, mostly grade II, and mostly associated with the grade I Church of St. Andrew. The majority of the 22 listed buildings comprise the locations of chest tombs within the graveyard of the church.
- 2.11. 218m to the west of the proposed site, located alongside the B4058 is a grade II listed Milestone at National Grid Reference ST6977 8999 (1321197). Further west, beyond the B4058 are two further listed buildings. The grade II Heathend Court (1114972) located 470m west and the grade II The Old Rectory (1114983) located 588m west. To the south of the proposed site, approximately 1km from the southern boundary are a small grouping of three grade II listed buildings: The Meads Farmhouse (1115053), 2 Gatepiers, 25 yards to north of The Mead Farmhouse (1321154) and Westend House (1137326).
- 2.12. An Agricultural Land Classification survey of the site has been undertaken, 1 ha of the site in the eastern area of the site was graded as Grade 3a, with the remainder of the site classified as Grade 3b (43ha) and Grade 4 (13 ha), which does not constitute 'Best and Most Versatile' agricultural land.
- 2.13. Further details of the Application Site including the planning policy context are contained within the Planning Statement which accompanies the submission to South Gloucestershire Council.

3. DESIGN

- 3.1. A considerable number of factors have contributed towards the design and layout of the Solar Farm that is proposed in this application. These are now discussed against the various aspects of Design highlighted within the former CABE's guidance document regarding the production of Design and Access Statements.
- 3.2. An important factor in finalising the proposals has been consultation with the community and local stakeholders. This process is summarised in the accompanying Statement of Community Involvement.

Layout

Scheme Evolution

- 3.3. A thorough constraints analysis was undertaken to inform the final scheme. As detailed on the submitted Field Number Plan (Figure 3 – Drawing Number O4886-RES-LAY-DR-PT-006 Rev 2) (Appendix 3) a number of land parcels were considered for development as they fell under the landowner control.
- 3.4. In proposing the general layout of the development, great consideration was given to the retention of the established field boundaries on site along with planting of native hedgerows and trees. This helps to ensure that the development is well contained both physically and visually. In addition, a number of other constraints were considered, and appropriate offsets applied were necessary. The initial constraints mapping, and subsequent design amend works are shown on the below plan extracts. The constraints and their consideration as part of the design scheme are as follows:

	Constraint	Consideration as Part of Design
1	Agricultural Land Classification	An agricultural land classification assessment was undertaken on the site that identified that Parcel 1 was Grade 3a land, owing to this and the visibility of this parcel to neighbouring residents, this parcel was excluded from the developable land falling within the red line boundary at the early stage of development.
2	Internal Site Access	Existing field entrances have been used within the site. Where necessary these field entrances have been widened marginally to accommodate construction vehicles, these areas will be allowed to grow back during the operation of the solar PV. All access gates will also be utilised within the scheme. This scheme was development with the ecologists and arboricultural surveyors who ensured that all impacts in the existing

		hedgerows and trees were minimised, including the omission of an access track proposed to the south.
3	Utilities	It is identified that there is both a gas pipeline and telecommunications infrastructure running south-west to north-east through the site. An appropriate easement has been applied to both of these utilities within the scheme resulting in an easement of 6m from communications infrastructure and 12m from the gas pipeline running through the site. There has been no infrastructure proposed within this area.
4	Trees and Hedgerows	A tree survey has been undertaken on the site and appropriate root protection zones have been accounted for within the scheme. Appropriate offsets have been given to hedgerow protection and ecological enhancements incorporated within the finalised scheme.
5	Public Right of Way	There are two Public Rights of Way intersecting the site – along the northern and eastern boundaries. These areas also intersect with existing overhead line infrastructure within the site. As such, an 8m offset has been applied to the Public Rights of Way in order to create green corridors within the site.
6	Inverters and Substation	The inverter located within Field 2 was relocated to lessen the visual impact of the infrastructure from neighbouring properties. This infrastructure is now shielded from view adjacent to existing hedgerows at a greater distance from residential receptors on Talbots End. The substation was also relocated to lessen the impact on residential receptors. The surfacing of the inverters has also been reviewed to ensure adequate access and drainage.
7	Existing Ecological Features	A number of existing ponds have been identified on site. An easement of 5m has applied around each of the ponds.

Final Scheme

- 3.5. The final scheme as submitted is detailed on the Infrastructure Layout (Figure 4 –Drawing Number O4886-RES-LAY-DR-PT-003 Rev 1). As detailed on this plan relatively small ancillary control buildings are required around the site. The submitted outlines the positions of these structures within the Site and accompanying drawings set out their dimensions.
- 3.6. A network of internal tracks around the solar panels will be laid to allow vehicle access to the supporting equipment (mainly inverters and substation) to allow for maintenance. Access tracks will be kept to a minimum around the site and will be 4m wide and made of



gravel over a crushed rock capping although these details are to be confirmed during the detailed design. The layout and extent of the roads is limited to that necessary to provide access and maximises efficiency.

- 3.7. The associated equipment siting has also considered the impact on the appearance of the area and has, where practicable to accommodate the sites carefully designed electrical layout, been set away from the boundaries of the fields, ensuring that there is separation from the existing vegetation and any sensitive ecological features. The existing and proposed mitigation planting will contribute towards visual screening of the site.

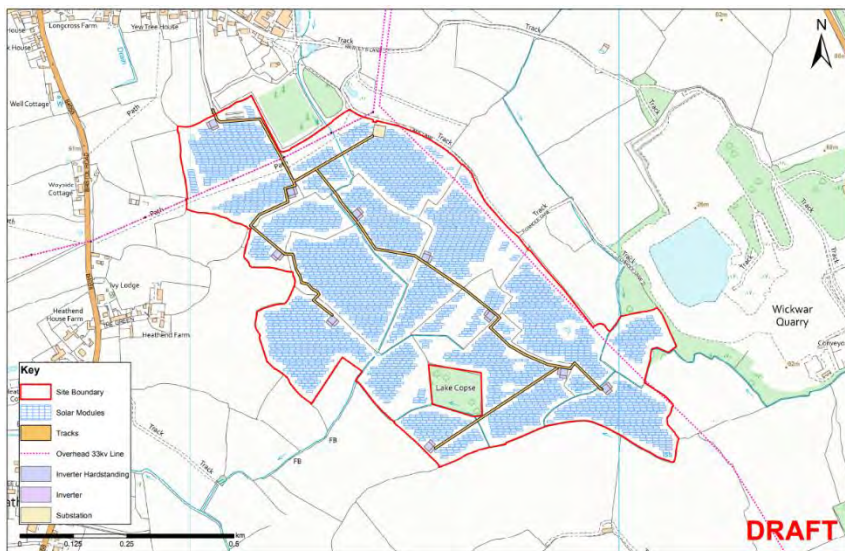


Figure 1 Preliminary Design shown at Public Exhibition



Figure 2 Initial Constraints Mapping - Post Public Exhibition

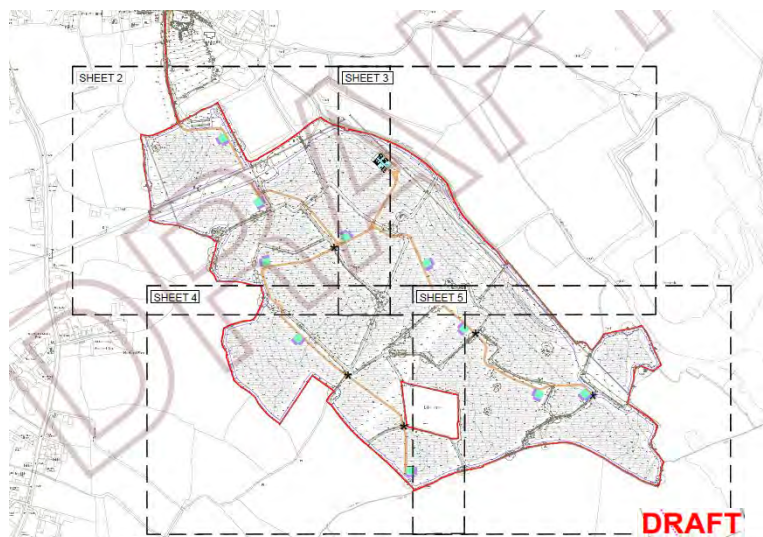


Figure 3 Design Chill Layout



Figure 4 Final Submitted Scheme

Scale

- 3.8. The scale of development on site has been determined by the equipment necessary to efficiently and viably generate renewable energy. All of the plant buildings on site will be at or below single storey level (i.e. approximately at or below 3m in height). When viewed from nearby public vantage points, the scale development will not be overbearing due to its limited height and relatively benign appearance (i.e. lack of movement and external illumination).
- 3.9. Each array of panel within the field will be mounted on a simple metal framework and have a maximum height of no more than 3.5m above existing ground level. The main purpose of the mounting structure is to hold the modules in the required position without undue stress. It is capable of withstanding appropriate environmental stresses for the location, such as wind or snow loading.
- 3.10. The proposed ancillary buildings are designed to be as small as possible while still being capable of undertaking their required electrical function within the site. Such structures will not be prominent within the surroundings and be smaller than many isolated stores and barns typically found in the countryside environment.

Biodiversity

- 3.11. The Environmental Enhancement Strategy sets out a number of biodiversity enhancements throughout the site. Habitat creation and enhancement measures within the site include:
- Grassland under and around the solar arrays in the two arable fields will be sown to a mixed native grassland with wildflower species and will be managed through low intensity grazing by sheep.
 - Buffers and other retained areas outside the solar arrays will be enhanced for wildlife. These will be seeded with wildflower mix and managed through rotational cutting every two to three years.
 - An area of blackthorn scrub has been added on site.
 - Enhancement of 3 existing ponds on site and creation of a new small pond adjacent to the Public Right of Way (PROW)
 - Proposed implementation of bat boxes, barn owl box, kestrel box and habitat piles
- 3.12. The supporting Ecological Appraisal outlines the biodiversity net gains that can be achieved on site. This concludes that there is a 14.61% net gain in habitat units on site and a 19.94% net gain in hedgerows units on site. The details of the habitat creation and ongoing management are detailed in the submitted Landscape Ecological Management Plan (LEMP).

- 3.13. Appropriate offsets from existing features on site have been reflected within the design of the scheme. It is considered that necessary mitigation has been reflected in the scheme. Where necessary a Construction Environment Management Plan (CEMP) can be conditioned to any planning consent.

Landscape

- 3.14. The impact upon the local landscape has been given careful consideration in putting forward the proposed scheme. While a scheme of this size will inevitably be visible and have an effect on landscape character as set out in the Landscape and Visual Impact Assessment (LVIA) which forms part of the submission, the development has been located so to minimise effects as far as possible.
- 3.15. Landscape mitigation proposals, include the following where practicably possible:
- Offsetting from the existing field boundaries and hedgerow to avoid impact on the root protection areas. A generous buffer has been incorporated to allow for maintenance.
 - Management and enhancement of all existing field boundary hedgerows to an approximate height of 3.5m.
 - Physical offsets to be provided from the Public Rights of Way that cross the site.
 - New hedgerows are to be implemented either side of the retained Public Footpaths within the site.
- 3.16. The site layout and landscape strategy plan (Drawing Reference P22-0915_04 Rev B), illustrates that sections of the boundary vegetation will be infilled and strengthened including the planting of native tree species which would restrict any potential views from outside the site.
- 3.17. Further consideration of the landscape and visual effects is contained in the LVIA.

Use

- 3.18. It is proposed that the use of the Application Site will be for the construction, operation, maintenance and decommissioning of a ground mounted 25MW Solar Farm, comprising solar PV panels and associated infrastructure.
- 3.19. The solar photovoltaic modules would convert sunlight into electricity. The modules do this by capturing photons, or particles of light, and using their energy to knock electrons free from their bonds, thus allowing them to move again and generate a flow of current. A solar PV module consists of a layer of silicon cells, an anodised aluminium frame, a glass casing, and various wiring to allow current to

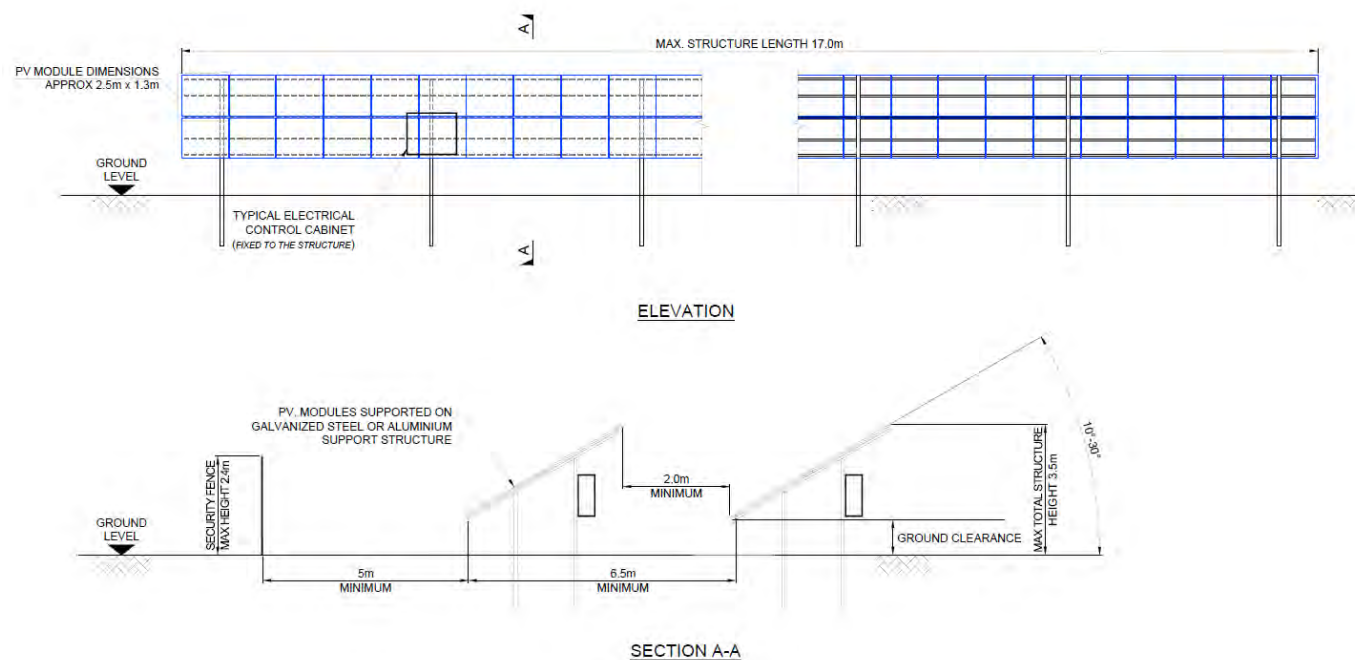
flow from the silicon cells. Silicon is a non-metal with conductive properties that allows it to absorb and convert sunlight into electricity. When light interacts with a silicon cell, it causes electrons to be set into motion, which initiates a flow of electric current.

- 3.20. The proposed Solar Farm will result in an additional land use during the temporary 40 year period. Due to the nature of the development, such as the raised panels and separation distance between each row of panels, the land can be grazed by sheep, therefore allowing a dual use for both farming and renewable electricity production to occur in tandem. Due to the temporary and reversible nature of the development the agricultural use will also be retained in the long term. The substation will be required on a permanent basis, as the substation will become part of the local electricity distribution network. Therefore, following the temporary 40 year period, the solar panels and associated equipment will be removed. However, the substation and access to it will be retained on a permanent basis.
- 3.21. As noted above the Site will be capable of dual use farming during its operational period, with small livestock (such as sheep) able to graze the land between and amongst the panels.
- 3.22. In addition, the minimal physical intrusion of the development itself will mean that the panels can be removed after their 40 year lifetime and the land will revert swiftly to full agricultural use. In this respect, the proposed scheme will result in a less permanent impact than most other forms of development, including some alternative methods of renewable energy production.
- 3.23. Due to the land required for such projects, these will generally need to be located outside of urban area and within the countryside, where the capacity to accommodate such development exists. At end of the 40 year period the land is not considered 'Brownfield' or Previously Developed Land.
- 3.24. This Design and Access Statement, and the accompanying documents including the Site Selection Report set out why it is considered that this particular Site is well suited to accommodate the proposed use.

Amount and Fabrication

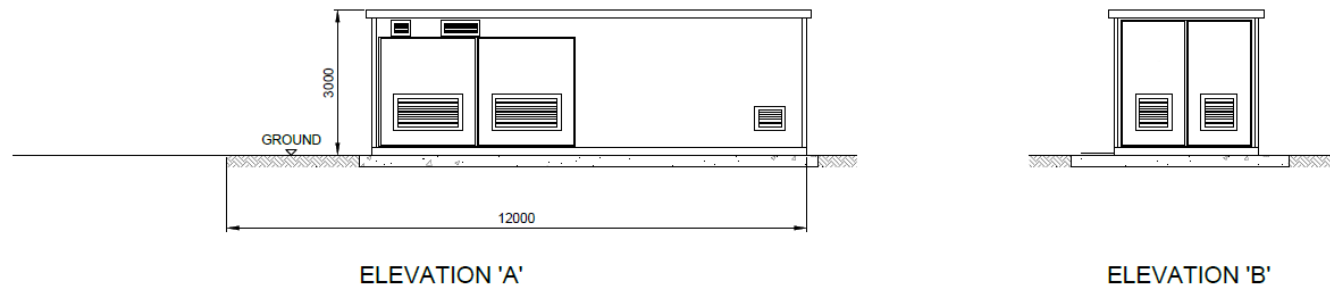
- 3.25. The extent of the Proposed Development has been refined and finalised having consideration of potential environmental effects. A thorough constraints analysis has been undertaken for the site and informed the final layout, the result of this initial constraint analysis at Appendix 4. The proposed development benefits from landscape and ecological enhancements, including new and in-filled hedgerow planting. New lengths of hedgerows along footpaths have also been proposed as well as accommodating the routes within a 8m wide Green Infrastructure Enhancement Corridor to benefit a range of wildlife including invertebrates and foraging bats as well as birds and small mammals. Species rich grassland is proposed on the land beneath and surrounding the panels. Furthermore, provision of bat roost boxes, bird nest boxes, barn owl boxes and habitat piles features within the development would ensure that the resident populations are accommodated, and further species move into the site.

- 3.26. As a result of the iterative process, the Proposed Development, although covering a large area of land, is confined to locations where effects have been limited as far as possible and are considered justifiable when considered in the context of the scheme benefits, including to support the UK's renewable energy increase and CO₂ reduction legally binding targets. Consideration of the planning balance which weighs up all material factors associated with the planning application is contained within the accompanying Planning Statement.
- 3.27. The Proposed Development on the Site will consist primarily of a steel framework to support the panels. In addition, inverter/substation, palisade fencing to the substation and deer fencing are proposed with a CCTV system to restrict access and protect the scheme from theft and vandalism, as described below.
- 3.28. The design principles of the solar farm are:
- The solar panels would be laid out in straight arrays from east-west across the field enclosures.
 - The maximum top height of the solar panels would be 3.5m. Full panel details are shown on the submitted Typical PV Module and Rack Details (Figure 8 – Drawing Number O4886-RES-SOL-SR-PT-001 Rev 2).
 - The panel framework will be driven into the soil removing the need for deep foundation. Such supporting systems are designed to avoid the use of concrete foundations and are reversible.
 - Individual rows are separated by between 2m and 10m. To prevent shading.
 - The solar panel modules are bi-facial ground mounted solar photovoltaic (PV) panels which are black in colour.
 - The solar panel module frame would be constructed of anodized aluminium alloy.
 - A galvanised steel post mounting system will support the solar array.
 - Centralised inverters are used and are situated across the site, as shown on the submitted Infrastructure Layout (Figure 4 – Drawing Number O4886-RES-LAY-DR-PT-003 Rev 1 and Typical Inverter Substation (Figure 11 – Drawing Number O4886-RES-SOL-DR-PT-001 Rev 1).



Inverters and Transformers

- 3.29. A series of inverters are proposed through the Site. The Inverted convert direct current (DC) generated by the PV panels into alternating current (AC). Transformers then convert low voltage output from the inverters to high voltage suitable for feeding into the network.
- 3.30. Typically, the inverters are housed in prefabricated metal containers, finished in either a grey or green colour. The containerised solution makes their removal at the end of the operational life easier. Each unit measures c. 9m x 3m x 3m (L x W x H) and would be positioned on a hardcore based on top of blocks as detailed on the Typical Inverter Substation (Figure 11 – Drawing Number O4886-RES-SOL-DR-PT-001 Rev 1).



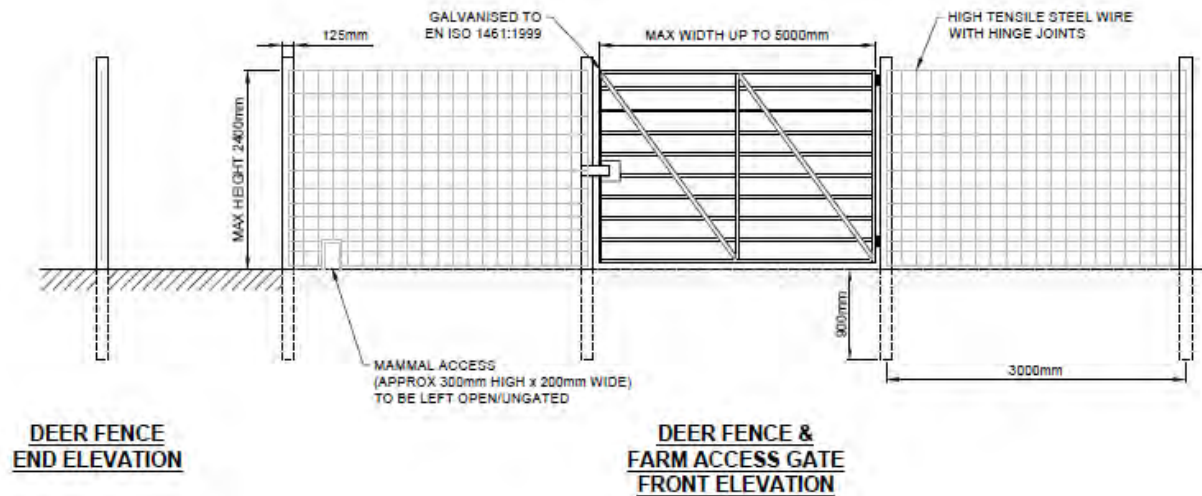
Point of Connection

- 3.31. The point of connection is located in the north eastern area of the site. Cabling will run from the inverter stations to the 33kV substation, where the electricity will be run through the transformer to 33kV and exported to the existing overhead line to the distribution networks via a Point of Connection (POC) mast.
- 3.32. The insulated DC cables from the solar modules will be routed in channels fixed on the underside of the framework. The DC string cables will run along the entire underside of each row. The electrical cabling from each array will be concealed through shallow trenches linking the modules to the inverter substations and then to the main substation. The cable trench may also carry earthing and communications cables and will be backfilled with fine sands and excavated materials to the original ground level.

Perimeter Fencing and Security

- 3.33. The solar farm would be set within agricultural stock proof wire fencing up to 2.4m in height with wooden supporting posts placed at intervals as detailed on the submitted Perimeter Deer Fence & Typical Detail Plan (Figure 10 – Drawing Number O4886-RES-SEC-DR-PT-002 Rev 1). The deer fencing would follow the outer field boundaries containing the solar panels.
- 3.34. In addition to fencing, it is proposed that 3.5m high pole mounted CCTV security cameras as detailed on the submitted CCTV Typical Details (Figure 13 – Drawing Reference O4886-RES-SEC-DR-PT-003 Rev 1) would be positioned at intervals along the inside edge of the fencing (between the fence and the arrays), to capture activity within and along the fence line. Badger friendly/small mammal access points will be prescribed at various locations along any fencing to allow the passage of wildlife across the site.
- 3.35. The 2.4m high perimeter fencing and pole-mounted CCTV system serves an important purpose in protecting the valuable equipment within the application site.

- 3.36. The distance between the proposed fencing and existing vegetation would vary across the site. The buffer would be used ecological enhancement measures.



Appearance

- 3.37. Visual effects of the proposed development have been assessed in the LVIA. In addition to this existing vegetation, as part of the landscape enhancement proposals for the site, section of existing hedgerow is to be strengthened to further restrict and prevent views of the proposed development. In the longer term, as a result of the mitigation planting, visual effects would be reduced. As it establishes, the layering effect of the vegetation will successfully integrate the proposed development into the landscape, particularly during the initial summer months.
- 3.38. The bi-facial solar panels themselves have a dark blue face with a matte silver-coloured anodized aluminium frame. The purpose of the panels is to absorb and not reflect light. Modern PV panels benefit from an anti-reflective coating to limit the glint and glare associated with much earlier versions of the technology. The panels are mounted on a steel or aluminium framework that is galvanized and does not glint or gleam in the light.



3.39. The appearance of the solar farm and the associated equipment are, in the most part, dictated by their electrical function and purpose.

4. ACCESS

- 4.1. Construction and operational access will be provided via the existing access point on Talbot's End. The access point will link to a network of internal tracks around the site.
- 4.2. The Primary Construction Route will route vehicles south along the full length of Farleigh Lane. At its southern extent vehicles will turn right onto Talbots End then immediately left into the site access. For HGVs, in order to avoid the narrowest sections of Farleigh Lane, a construction access track will be provided parallel to Farleigh Lane accessed off Farleigh Lane circa 160m south of the B4058 junction. HGVs will cross Talbots End into the site, re-joining the Primary Construction Route and existing track within the site.
- 4.3. The components which are required to construct the solar farm will arrive on HGVs. The level of traffic during the temporary construction period would equate to approximately 25–30 deliveries per day, 10 of which will be via HGV, during the beginning of the construction period. The construction route is suitable to accommodate larger vehicle types.
- 4.4. A maximum of up to 50 construction workers are forecast to be onsite during peak times during the construction period. A temporary car parking area will be provided on the site within the contractor's compound. Parking will therefore be contained within the site and no parking will occur on the local highway.
- 4.5. After commissioning, there is anticipated to be around 15 LGVs accessing the site per year for maintenance. These would typically be made by a light van or 4x4 type vehicles. Whilst the contractor's compound will have been removed, space will remain within the site for such a vehicle to turn around to ensure that reversing will not occur onto the local highway network.
- 4.6. A detailed Construction Traffic Management Plan (CTMP) has been prepared to demonstrate how the site will be accessed during the construction period.

5. SUMMARY AND CONCLUSIONS

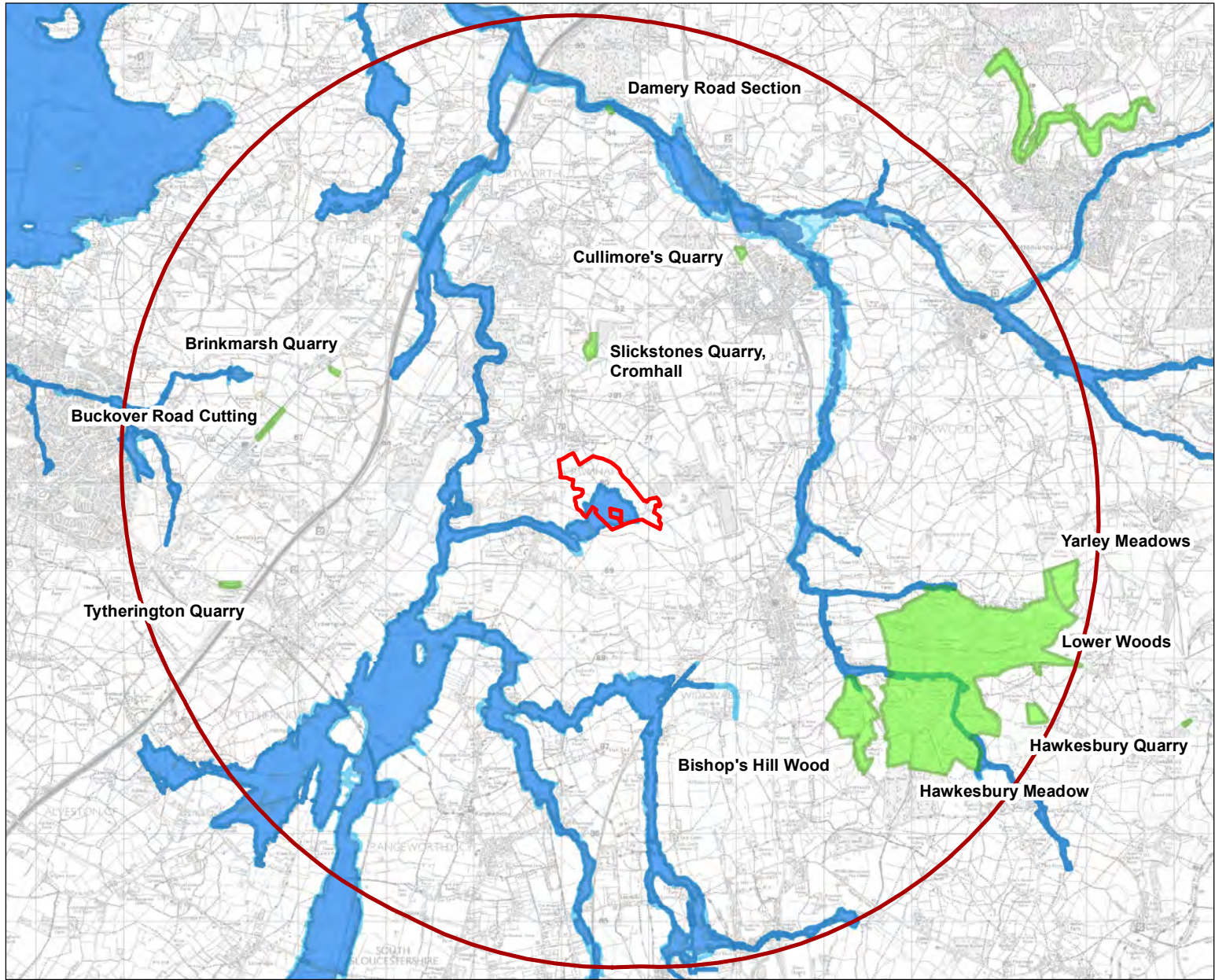
- 5.1. The Design and Access arrangements of the proposed development have been assessed. It is considered that due to the appearance of the scheme and the natural screening afforded to the site alongside the landscape and ecological enhancements proposed, the development proposals will not have an unacceptable adverse effect on the visual amenity value of the wider countryside.
- 5.2. The site and extent of development have been carefully selected. It is naturally screened and supplemented by additional planting which will result in only limited view of the site being possible. Landscape considerations are outlined within the submitted Landscape and Visual Impact Assessment.
- 5.3. The equipment forming the development proposals have been selected on the basis of maximising efficiency and productivity, but also to minimise visual effect where possible.
- 5.4. Safe access can be taken into the Site from the public highway off the B4058 on an existing access and access roads that are already established within the Site. Mitigation measures will be employed to ensure construction traffic is managed appropriately as outlined within the submitted Construction Traffic Management Plan.
- 5.5. Overall, the proposals are appropriate in terms of design and access and the development represents a necessary step towards meeting the UK's legally binding climate change and renewable energy obligations. It is therefore considered that the application before South Gloucestershire Council is to be supported and Planning Permission granted.



Appendix



Appendix 1 – Environmental Designations



- KEY**
- Site
 - 5km Study Area
 - SSSI
 - Flood Zone 3
 - Flood Zone 2

Revisions:
First Issue- 17/05/2022 RGO

Figure 3: Environmental Designations

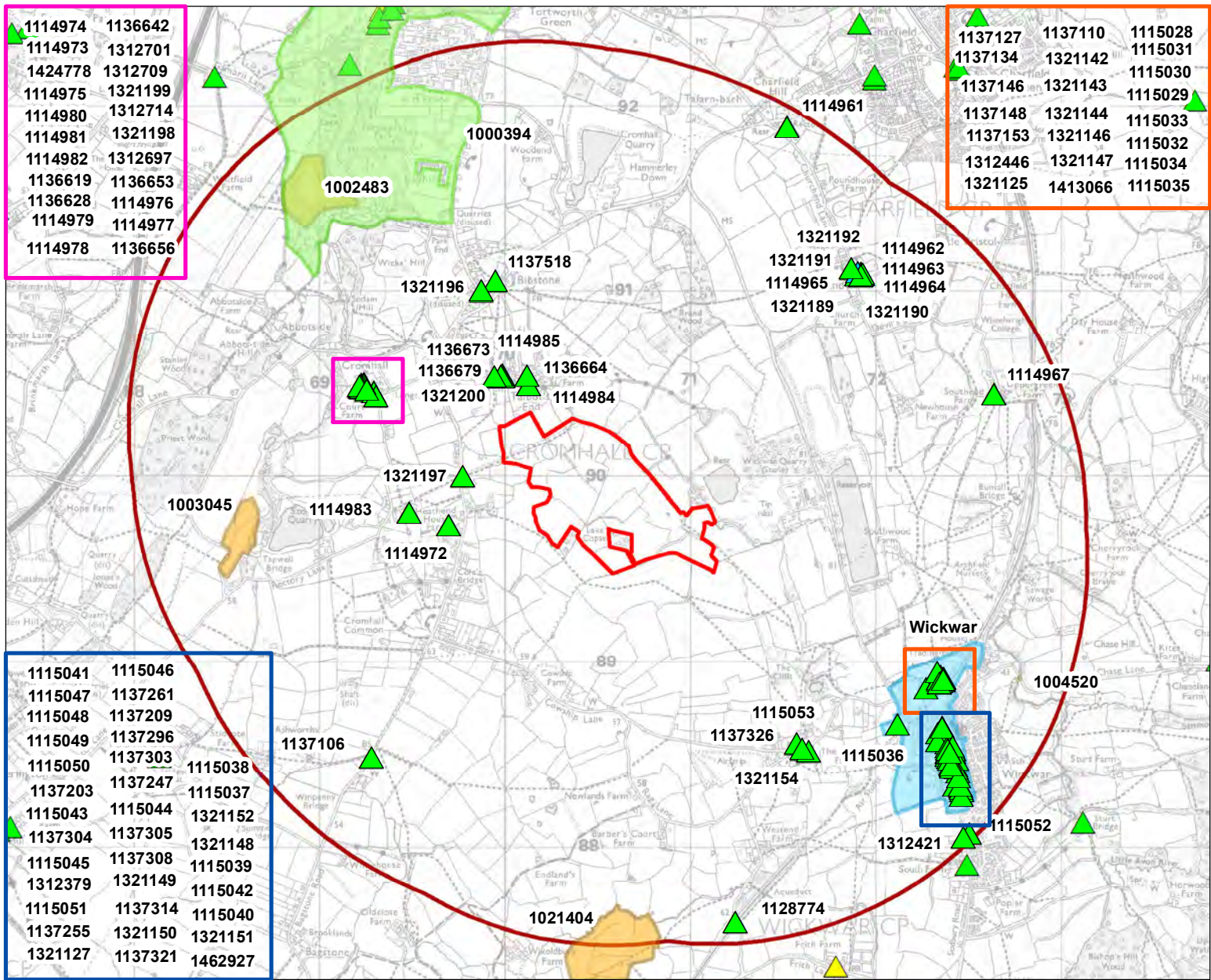
Varley Solar Farm

Client: RES Ltd
 DRWG No: P22-0915_03 Sheet No: - REV: -
 Drawn by: RGO Approved by: DT
 Date: 17/05/2022
 Scale: 1:68,000 @ A3





Appendix 2 – Designated Heritage Assets



0 1.25 km

KEY

- Site
- 2km Study Area
- Conservation Areas
- Registered Parks and Gardens
- Scheduled Monuments

Listed Buildings

Grade

- ▲ I
- ▲ II*
- ▲ II

Revisions:
First Issue- 17/05/2022 RGO

Figure 2: Designated Heritage Assets

Varley Solar Farm

Client: RES Ltd
 DRWG No: P22-0915_02 Sheet No: - REV:-
 Drawn by: RGO Approved by: LG
 Date: 17/05/2022
 Scale: 1:32,000 @ A3





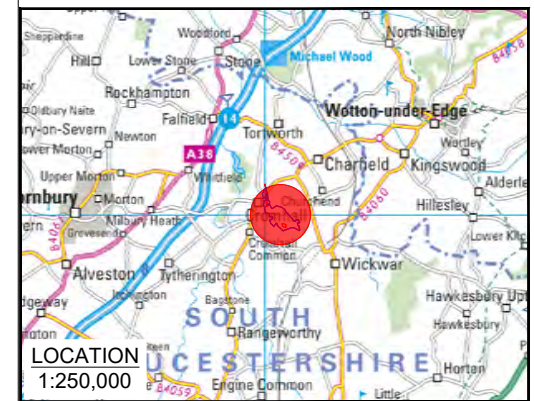
Appendix 3 – Field Boundary/Numbers Plan

KEY:

- DEVELOPMENT BOUNDARY
- LANDLORD'S BOUNDARY



SITE LOCATION - NOT TO SCALE



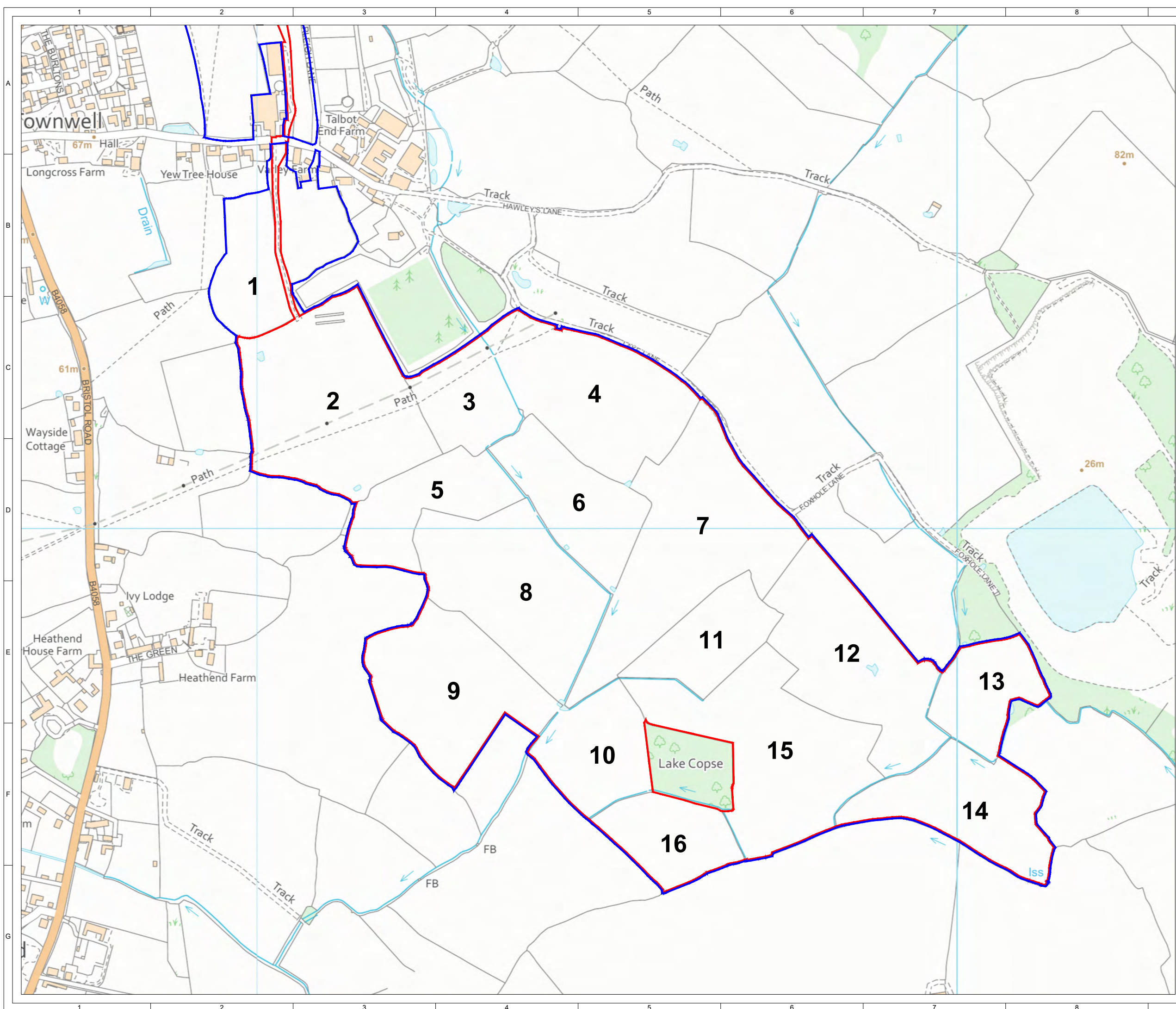
LOCATION
1:250,000



2	FG	BY APPD	BD	2022-10-31	Minor update
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ISSUE	DRAWN	CHKD	APPD	DATE	REVISION NOTES
PURPOSE				PROJECTION	
PERMITTING				OSGB 1936	
SCALE		DATUM		N/A	
1:5,000 @A3					
LAYOUT DRAWING			T-LAYOUT NO		
N/A			N/A		
PROJECT TITLE					
VARLEY FARM SOLAR					
DRAWING TITLE					
FIGURE 3 FIELD NUMBERS					
RES DRAWING NUMBER					REV
04886-RES-LAY-DR-PT-006					2
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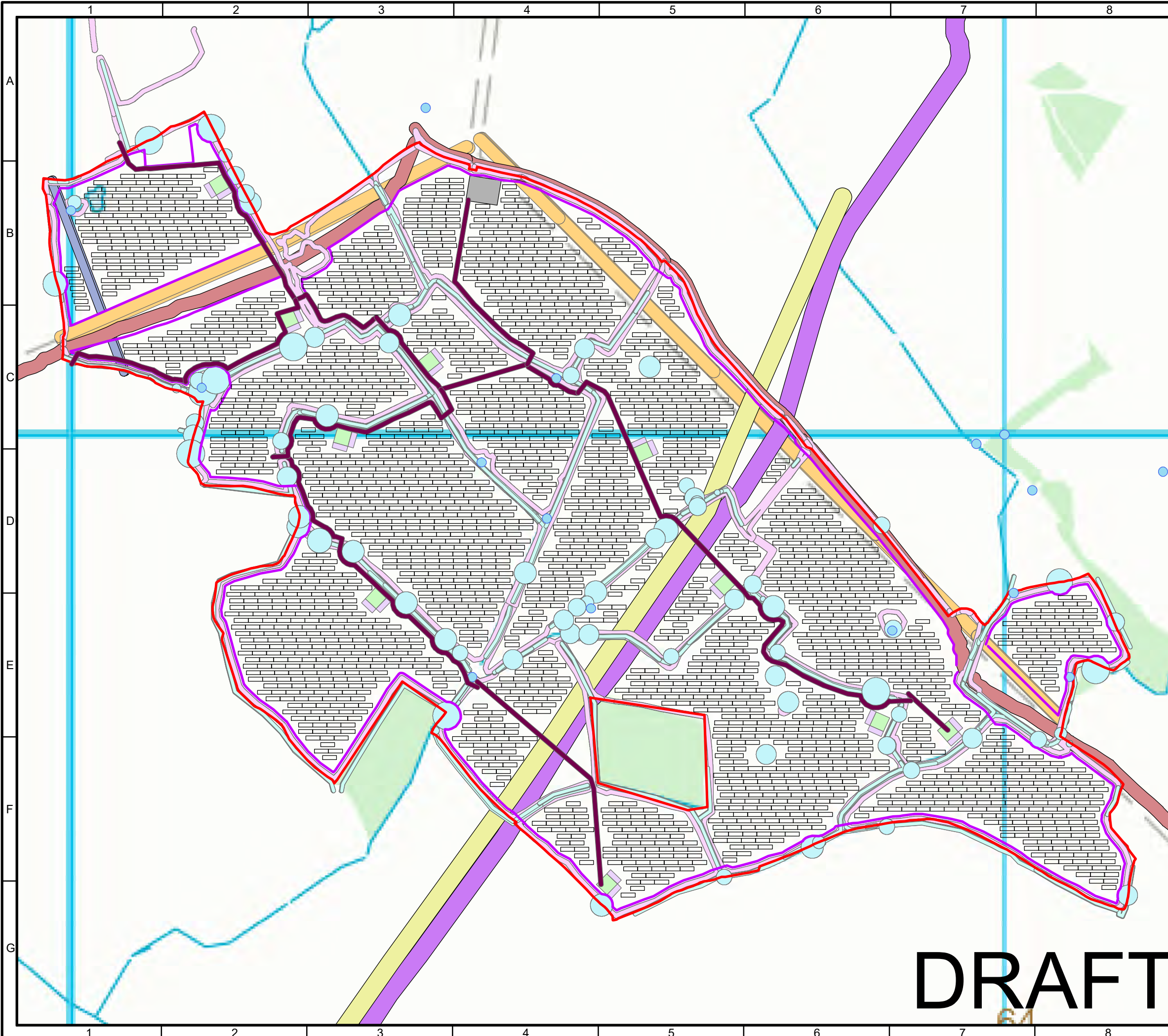
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Appendix 4 – Initial Constraint Analysis

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- table_layout
- Tracks
- Fenceline_20220901
- Ponds 5m
- Substation
- Site Boundary
- Root Protection Area from tree survey
- Ditches 2m
- Ditches 5m
- Foliage 2.5m
- Inverter
- Inverter Hardstanding
- PRoW 6.5m
- Gas 10m
- Telecomms 10m
- Powerlines 33kV 4.3m
- Powerlines 11kV 4.3m



3.1	IB	31/08/22			CHANGE
3	IB	07/02/22	IB	07/02/22	CHANGE
1.1	IB	07/02/22	IB	07/02/22	NO CHANGE
1	LJ	03/02/22	CG	03/02/22	FIRST ISSUE
ISSUE	DRAWN	DATE	APPD	DATE	REVISION NOTES
LAYOUT DWG	N/A			LAYOUT NO.	N/A

DRAWING NUMBER
04886-RES-MAP-DR-TE-003

COORDS British National Grid

PURPOSE OTHER

SCALE 1:4,000 ORIGINAL PLOT SIZE A3

PROJECT TITLE
VARLEY FARM

DRAWING TITLE
COMBINED CONSTRAINTS

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DRAFT



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Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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