

Item: 4.2Application: S.21/1210/FULAddress: Land parcel West of Worlds End Farm, Worldsend Lane, Clapton, Berkeley**Further public comments**

Concern about highway implications of 2 solar site coming forward at the same time.

CPRE submitted comment - this raises the cumulative impact and concern about the rural location including the restrictive nature of the local highway network.

Cumulative Impact

To update following the drafting the report, South Gloucestershire Council have now granted planning permission for the adjacent solar proposal at Hill Court Farm. Whilst it has not yet been constructed this permission is a material consideration and an assessment of the cumulative impacts is required as part of the assessment of the merits of this proposal. A plan is included in the Appendix.

The Woodlands Farm solar scheme S.22/1955/FUL is still under consideration and therefore can be given limited weight at this time. There is a great separation distance with this proposal being located to the North. A plan is included in the Appendix.

Landscape

Given the proximity the application submissions for this application and the Hill Court Farm have both looked at cumulative impacts of their development taking into account the other. This needs to address any in combination effects as well as sequential views users may have when moving along local roads or footpaths.

The Hill Court Farm Landscape and Visual Assessment (LVA) concludes there was a medium moderate adverse impact which was not worsened when taking cumulative impacts into account. The reason being that the two sites are only seen together from a few viewpoints mainly to the east.

The LVA for this application also agrees and states:

“Cumulative landscape effects are limited to the LCT and LCA that the proposed development and cumulative projects sit within. Although there would be cumulative effects, they would not increase the level of effect beyond that already assessed. The level of effect has been appraised as slight which should not be material in the decision-making process.”

The Cumulative Screened Zone of Theoretical Visibility is included in the Appendix. Whilst there are other local points, the key viewpoints for this scheme are along the Severn Way, a national route along the shoreline and also from the elevated ground of the Triassic Ridge the Whitcliff deer park to the East. As outline above the visual receptors affected remain close to the site and do not greatly increase the level of visual effect beyond that already assessed.

The low lying landscape with hedgerows limits views from the wider landscape. The proposal retains the hedgerows and includes buffer planting to aid in particular views from the elevated

deer park side of the site. Officers are satisfied that any combined and sequential views do not significantly increase the level of harm already identified.

The proposal has been proposed with a 45-year life span. Whilst there may be different views on whether this is temporary and we await further guidance from central Government in the upcoming draft Energy policy statement, the removal of the panel and decommissioning is controlled by condition. This would currently remove the panels and any impact after this time period.

As outlined in the main report Officers are satisfied that there is a separation distance to other solar installations.

As concluded in the main report the landscape impact will reduce as the mitigation takes effect. This includes the cumulative impacts. The trees planted will develop and with appropriate management of the existing and proposed planting this results in an 'at year 15' assessed impact being reduced.

There are some landscape impacts from the scheme and these do have to be considered including the cumulative impact with the adjacent project. However, Officers do not consider this significantly alters the impact already assessed. The scheme will have a localised impact and this has to be weighted in the planning balance.

Heritage

The Whitcliff deer park to the East is part of the Grade II* Berkeley Castle Registered Park and Garden. The list description and plan are attached within the Appendix for information. The impacts on this and other nearby heritage assets are addressed in the main report. Historic England and our Conservation Officer are satisfied that any impacts would be very limited and not be harmful to the significance of individual heritage assets. The South Gloucestershire assessment can to a similar conclusion.

Therefore, given the position of the South Gloucestershire scheme, Officers are satisfied that the cumulative impact would also not be significant. A positive heritage balance as outlined in the main report would still be relevant. The public benefits include renewable energy generation outweigh the mitigated limited, including cumulative, less than substantial harm to nearby heritage assets.

Ecology

The ecological implications of each proposal have been assessed. Due to the nature of the proposed developments, the mitigation proposed, it is not anticipated that there will be significant effects on the Severn Estuary European Sites, in combination with other plans and projects.

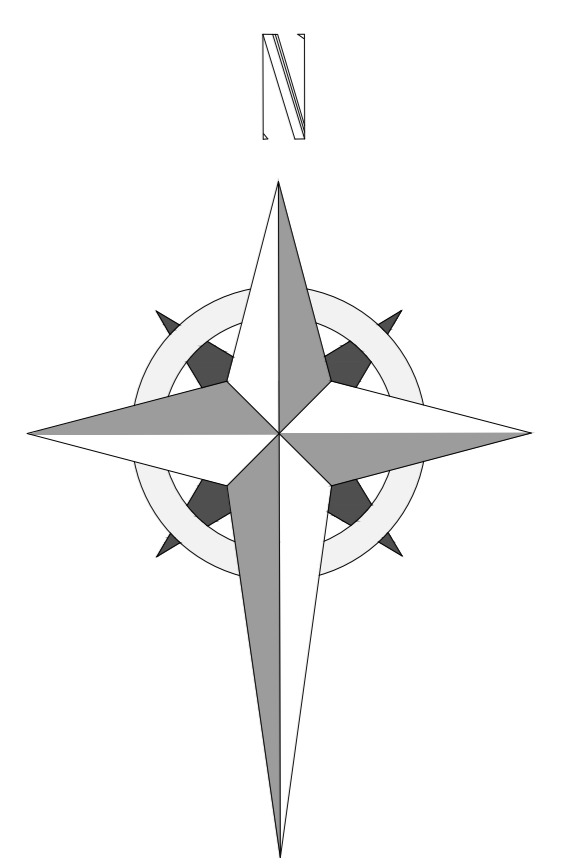


This drawing is the copyright of Low Carbon and must not be reproduced in whole or in part or used in any manner without their written permission.
 Scaled dimensions must not be taken from this drawing. All dimensions are to be confirmed on site prior to commencement of work.

Revisions:

Revision	Date	Revision Notes	Drawn	Inspected
01	26.03.21	First Issue	JF	LM
02	01.04.21	Updated Redline	JF	LM
03	08.04.21	Updated Redline	JF	LM
04	30.07.21	Updated Redline	JF	LM

LEGEND:
 PROPOSED SITE



Status: **PLANNING**

Project: **Berkeley Solar Farm**



13 Berkeley Street, London W1J 8DU
 Tel: +44(0)207 4990700
 enquiries@lowcarbon.com www.lowcarbon.com

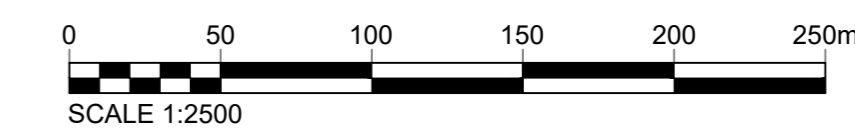
Drawing Title: **Berkeley Site Location Plan**

Drawn: JF Checked: LM First Issued: 26.03.2021

Project Code: **LCS059-** Drawing Number: **SP-01**

Sheet Size: **A0** Scale: **1:2500** Revision: **04**

1 BERKELEY SITE LOCATION PLAN
 Scale: 1:2500@A0





- KEY**
- Site Boundary
 - Transformer
 - Metering Box
 - CCTV
 - Substation
 - Solar Panel Modules
 - Access Road
 - Security Fence
 - Temporary Compound
 - Bridleways
 - Overhead Power Line
 - Existing Woodland and Hedgerow
- where currently shorter than 3.5m high, management to be adjusted to allow to grow up to and be maintained at 3.5m high
 - Existing Hedgerow to be removed
 - Existing grassland retained, subject to conservation management
- to be enhanced to lowland meadow/ other neutral grassland
 - Meadow seed mix
- to current arable/ley fields
 - Earth Bunded Area
 - Deer course
 - Proposed Hedgerow Planting
- to be allowed to grow up to and be maintained at 3.5m high
 - Proposed Small-Scale Tree Planting
 - Proposed Medium-Scale Tree Planting
 - Proposed Large-Scale Tree Planting

Opportunities exist along this section to introduce large scale/ legacy trees such as Oaks.

All internal boundaries to include small scale hedgerow trees: for example Hawthorn

Opportunities exist along the northern boundaries to introduce large scale/legacy trees such as Oaks.

Buffer for maintenance of waterways

Western edge of the site to be reinforced with very frequent hedgerow trees (small scale trees): for example Hawthorn

Hedgerows along the southern edge of the site to be allowed to grow taller, over 4m, to match hedgerow height elsewhere along this route. Potential for additional small scale hedgerow trees.

Hedgerows along the southern edge of the site to be allowed to grow taller, over 4m, to match hedgerow height elsewhere along this route.

Opportunity to create a small scale copse with low height trees: for example Hawthorn

Revisions:
 First Issue- 21/04/2022 LAB
 A - (30/05/2022 IHW) Tree survey info added and updated to latest PV layout
 B - (30/06/2022 IHW) Update proposed trees and labeling.
 C - (24/04/2023 IHW) Amended to latest layout

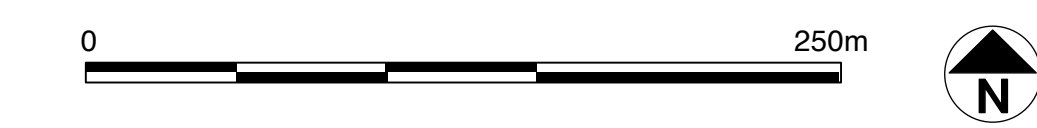
**Landscape Strategy
 Berkeley Solar Farm**

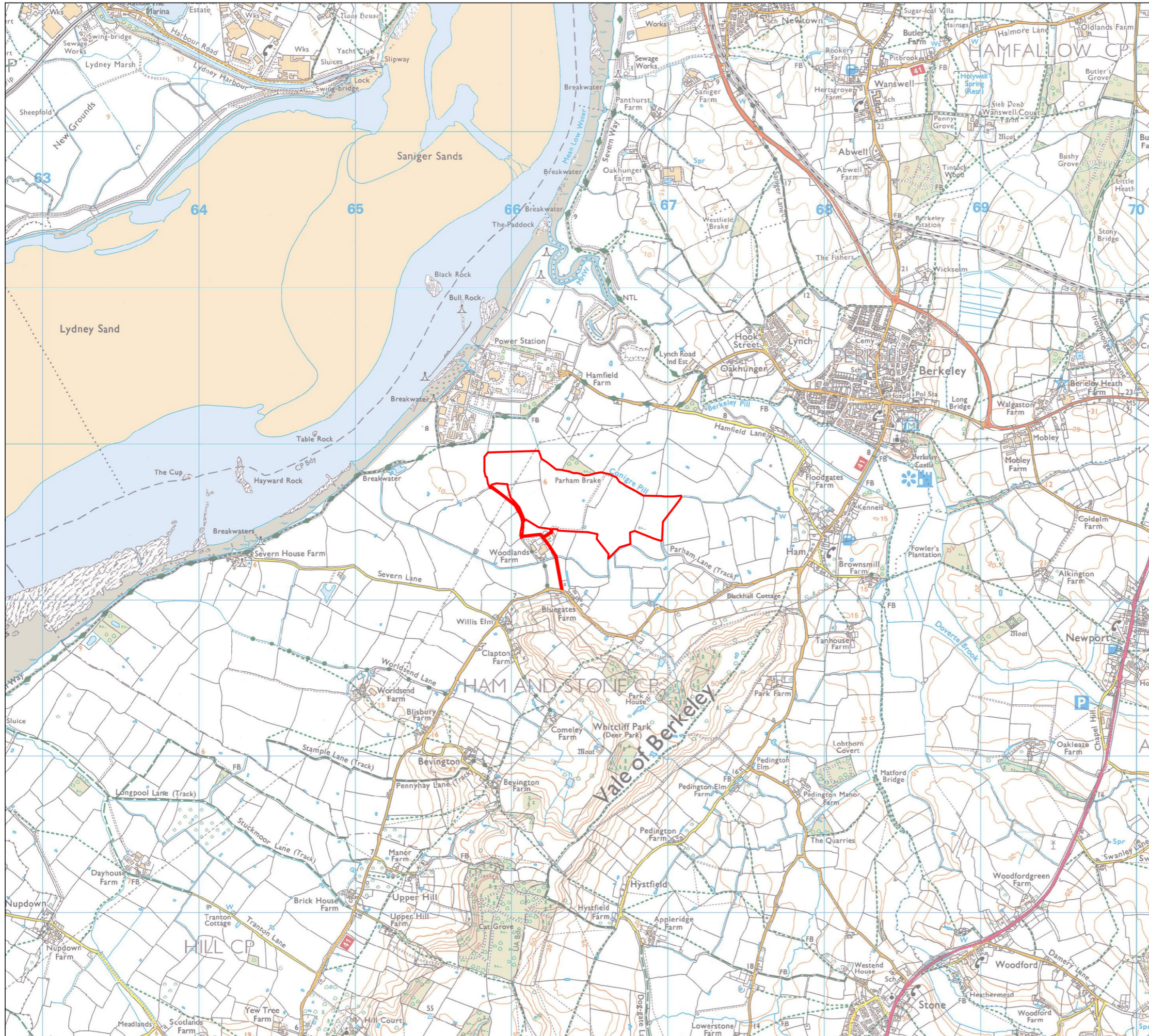
Client: Low Carbon UK Solar Investment Company Ltd

DRWG No: **P21-0284_07** REV: C
 Drawn by: IHW Approved by: IHW

Date: 24/04/2023

Scale: 1:2500 @ A0 **Pegasus** Environment





KEY

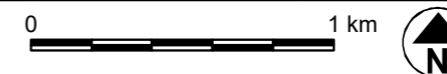
 Site Boundary

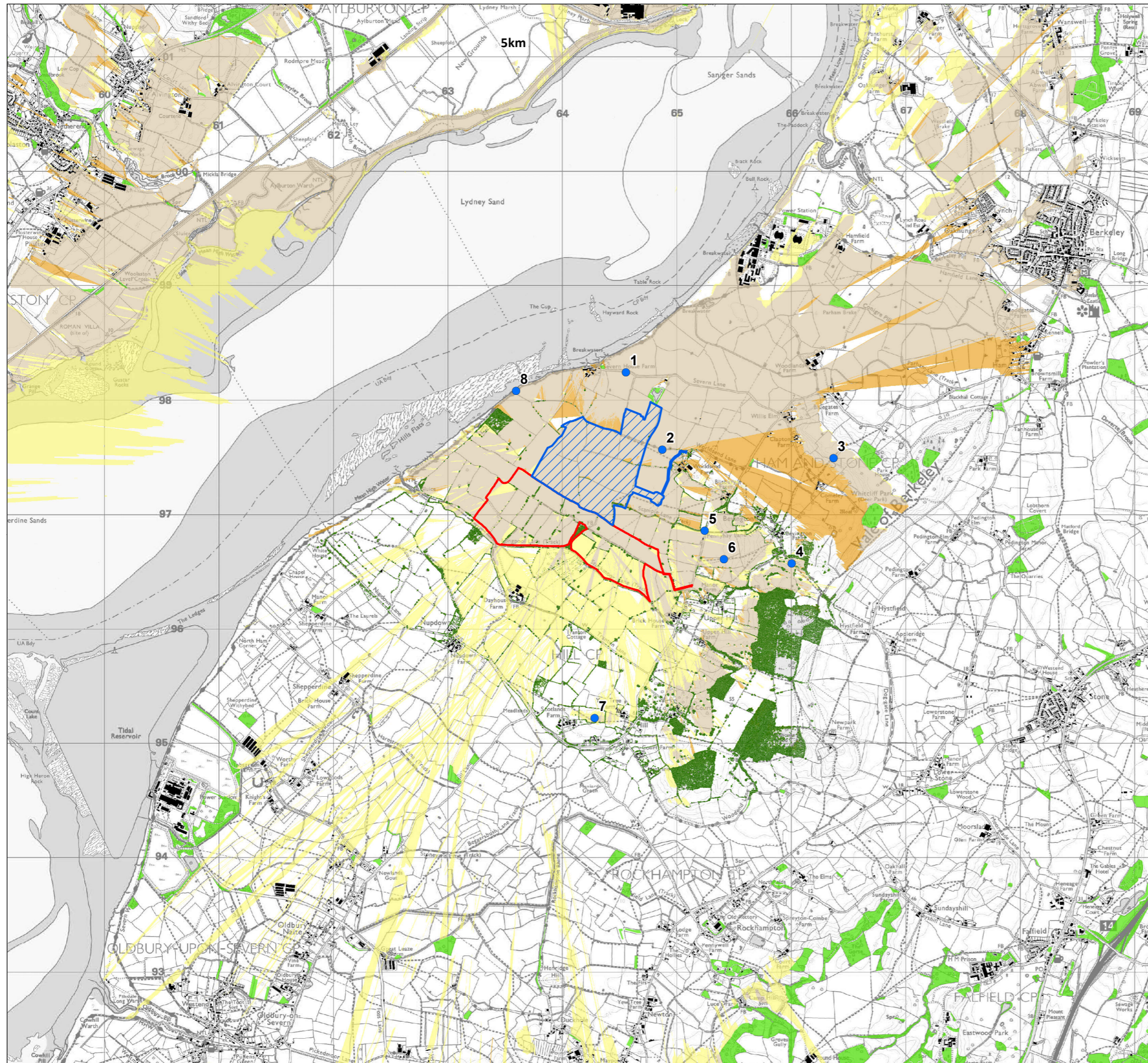
Revisions:
First Issue- 13/01/2022 AD

Site Location Plan

Woodlands Solar Park

Client: Ecotricity Generation Ltd
 DRWG No: **P20-2373_01** Sheet No: - REV: -
 Drawn by: AD Approved by: IH
 Date: 13/01/2022
 Scale: 1:25,000 @ A3





KEY

- Site Boundary
- S.21/1210/FUL - Land Parcel West Of Worldsend Lane Clapton Berkeley Gloucestershire
- National Tree Map Data
- OS Open Map Local Woodland
- OS Open Map Local Building
- Zone of Theoretical Visibility - Berkeley Solar Farm Visible (4.5m)
- Zone of Theoretical Visibility - S.21/1210/FUL Visible (2.4m)
- Zone of Theoretical Visibility - Both Sites Visible
- Cumulative Viewpoints

Screened ZTV Production Information -
The ZTV has been produced using multiple datasets to create a DSM (Digital Surface Model). These have been combined together accurately using ESRI GIS software. The following datasets have been used to create the DSM-

- OS Terrain 5 has been used as the base layer.
- Bluesky's National Tree Map (NTM) This is a detailed dataset covering England and Wales. It provides a comprehensive database of location, height and canopy spread for every single tree 3m and above in height. This is created from stereo aerial photography. Heights used within the model are the MEAN heights supplied with the dataset..
- Viewer height set at 1.7m
(in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:
First Issue- 24/06/2022 CR

Cumulative Screened Zone of Theoretical Visibility

Berkeley Solar Farm

Client: Low Carbon UK Solar Investment Company Ltd
 DRWG No: **P21-0284_10** Sheet No: - REV: _
 Drawn by: CR Approved by: RCH
 Date: 24/06/2022
 Scale: 1:35,000 @ A3





Development Control Committee 25th July 2023 - Late pages

Item 4.2 Land Parcel West of Worlds End Farm S.21/1210/FUL - Appendix

Berkeley Castle Listing details

Official list entry:

Heritage Category: Park and Garden

Grade: II*

List Entry Number: 1000755

Date first listed: 28-Feb-1986

Medieval castle with terraced gardens of C17 to C20 date, adjoining Home Park, and Whitcliff deer park 1km to south-west.

HISTORIC DEVELOPMENT

Berkeley Castle was begun c 1070, as a motte and bailey, by Fitz Osbern, Earl of Hereford. A shell keep, which survives, was constructed in the mid C12. Thomas, Lord Berkeley inherited the Castle in 1326 and began 'beautifying' (quoted in Kingsley 1989) it. In the following year Edward II was murdered here. A progressive remodelling of the living apartments began c 1340, certainly within the inner bailey and perhaps, too, in the outer bailey, the buildings within which were cleared in the C17. Thereafter, until the early C19, changes were relatively minor. Mary, the fifth Earl's Countess, the daughter of a Gloucestershire tradesman and his mistress for ten years before they married in 1796, seems to have been the moving spirit behind a building programme of 1805-7 when a gothick block was built abutting Thorpe Tower, and probably the Berkeley Hunt kennels constructed in the park. Thereafter, again, there was a long period when few changes were made, until 1916 when the earldom and Castle passed to the eighth Earl of Berkeley (d 1942) FRS. He 'was anxious to create at Berkeley a perfect medieval image at whatever cost in terms of the authenticity of the fabric' (Kingsley 1989). Having sold his London estate for £2 million he was financially well placed to do so. Real features were removed or altered, and others such as a screen and fireplace brought from elsewhere. In the private apartments modern living was accommodated with introductions such as an American bathroom. It was at this time that the gardens took on their present form. Berkeley remains (1999) in private hands.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Berkeley Castle stands on the south bluff of the plateau occupied by the small town of Berkeley, immediately south-east of St Mary's church, which originated as an Anglo-Saxon minster. The Castle looks south across flat, low-lying meadows flanking the Duverte Brook and the Little Avon River to Whitcliff Park, the Castle's deer park, and west over the flood plain (here the Berkeley Pill) of the River Severn which flows 3km to the west. The principal road serving the town is the B4066, running east from the A38 Bristol to Gloucester road to the riverside docks at Sharpness 4km north of Berkeley. Canonbury Street, the short unclassified spur west off this into Berkeley town bounds the park to the north, while the unclassified road from Berkeley to Ham forms its principal south-west boundary. The area here registered is c 190ha, of which c 130ha is the deer park.

ENTRANCES AND APPROACHES The Castle itself is approached from the west, via a short lane off the High Street. The Castle's outer gatehouse (listed grade I) stands across this, with

beyond the triangular outer bailey described by Leland as 'mitely strong' (quoted in CL 1955).

Appendix

Another approach is via a drive from a small, square, C14 sandstone gatehouse (listed grade II) on Canonbury Street 300m north of the Castle. This gives access to the principal visitors' car park, north-east of the churchyard.

PRINCIPAL BUILDING The core of Berkeley Castle (listed grade I) is the roughly circular shell keep of 1153, on the north-west side of which is the C14 Thorpe Tower, and on the south domestic apartments. Attached to the east and south-east of the shell keep is the inner bailey of 1160-90, completely ranged about by buildings, mainly C14 and including, in the centre of the east range, the great hall with to its south the chapel of St Mary, since 1923 a morning room. A gate at the west end of the inner ward, against the south side of the shell keep, gives access to the triangular outer bailey, to the west of the shell keep. Access to the Castle is via the gatehouse on its west side.

The early C20 restoration of the Castle is believed (Verey 1980) to have involved Philip Webb (d 1915), although the date of his death renders direct involvement unlikely.

GARDENS AND PLEASURE GROUNDS South and east of the Castle, overlooking the Vale of Berkeley, the sloping ground below the walls is scarped into stone-walled terraces connected by flights of steps. Beneath the walls of the inner bailey are two terraces; these continue as broader terraced gardens beneath the outer bailey, where there is a third, uppermost terrace. The two main terraces begin on the north-east side of the inner bailey, at the edge of the belt of woodland (including mature specimen trees such as beech, walnut, and yew) and shrubs which wraps around the north side of the Castle. The upper terrace is a 5m wide gravel walk with shrubs against and running up the Castle walls, the lower a 10m wide grass walk bordered with low shrubs and on its outer edge by a low box hedge. At the east end of the outer bailey flights of steps descend the terraces. West of the stairs both terraces continue for c 50m; here there is a third, uppermost terrace, c 5m wide and comprising a grass path flanked with flower beds. This, the terraces beneath, and the meadowlands beyond are overlooked from the low, canon-mounted wall of the outer bailey. This flight of three terraces ends below the gatehouse at the west end of the outer bailey. Here steps from the upper, gravel walk lead down to a straight, 100m long and 10m wide Bowling Green. This is bounded to the south by an ancient, 2m high yew hedge, and to the north by the stone wall which rises up to support the approach to the gatehouse. The east end of this wall is pierced, almost beneath the gatehouse, by a crude gothick-arched tunnel which gives access to a path along the moat bottom, through the woodland around the north side of the Castle. Steps at the west end of the lower, grass terrace, flanked by pairs of Irish yews, lead down to a flagged compartment around a c 35m long and c 8m wide formal Lily Pond, converted from an early C20 swimming pool. At the west end of the Pond is an early C20 stone shelter. Running along the south side of the compartment is C17 style stone balustrading, from the centre of which a flight of steps descends to the level, so-called Tilt Yard Lawn, which extends outwards from the lower terrace. Five Irish yews flank either side of the bottom of the steps. The Tilt Yard Lawn is bounded by the Duverte Brook, largely concealed to the south of the outer bailey and inner baileys by a billowing box hedge. Here the lawn is c 40m wide and has a few mature specimen trees, including a stand of Wellingtonia. East of the Castle the lawn narrows to c 20m, and there is no hedge; this allows views across the lush meadowland to the Kennels and Whitcliff Park.

Medieval account rolls record expenditure on the Castle's gardens, on herbs, and on apple and pear trees. A map of 1543 indicates the Castle's garden lay to the west, in the vicinity of the Lily Pond, with the orchard to its south, along the north bank of the stream. C17 paintings (reproduced in guidebook), for instance by Henry Danckerts (c 1625-80), suggest little, if any, terracing, and show the sloping ground beneath the Castle as lightly wooded. By the time Kip drew Berkeley (Atkyns 1712), however, the terraced gardens to the east and south of the Castle had been constructed, with the exception of the lowest terrace. Also present was the higher terrace beneath the Outer Bailey, and the Bowling Green to its west. Steps from the main terrace walk beneath

the Castle walls led down to the flat ground, then bisected from east to west by a moat or canal, north of the brook. This area was wholly occupied by what appear to have been vegetable and fruit gardens and orchards, while south of the Bowling Green, in the area of the late medieval Castle Garden, was a grid of about twelve square plots. The gothic archway beneath the approach to the outer bailey gatehouse may be part of the works undertaken in the years after 1796, and may indicate the development of the walks around the north side of the Castle at this time. In 1880 (OS) the configuration of the terraces remained what it had been in Kip's time, although immediately south of the Bowling Green there was a conservatory or glasshouse while the flat ground north of the brook was planted with specimen trees, apparently largely coniferous. North of the Castle walks wound through mixed woodland. The Castle terraces were planted by Lady Georgina Fitzhardinge in the 1880s, followed in the early C20 by Major Robert Berkeley, who also developed the plant collections at Spetchley (Worcestershire, qv). It was in the time of Major Berkeley, after 1916, that the lower main terrace, and that around what was then a swimming pool, were constructed. His aunt was Ellen Willmott of Warley Place (Essex, qv) (d 1934), one of the most famous gardeners of her time, while among visitors to Berkeley were Gertrude Jekyll (d 1932) and Vita Sackville-West (d 1962).

PARK The meadowland extends in an arc around the Castle from north-east to west, with the C14 gatehouse on its north edge; this is the Home Park. Internally it is almost wholly devoid of trees.

Household accounts of the 1420s show little venison was consumed at the Castle, suggesting it did not then have a park. By 1543 the land north of the Castle had been imparked. In 1573 Queen Elizabeth, who had come to hunt red deer, complained about Lord Berkeley ruthlessly felling oaks in his park. Twenty-five years later further felling took place when monumental, living, stumps of birch, the tree from which Berkeley takes its name, were uprooted. A century later when Kip included the Home Park on his view of Berkeley (Atkyns 1712) it was apparently open grassland, without trees. Neither a pale, nor deer, are shown.

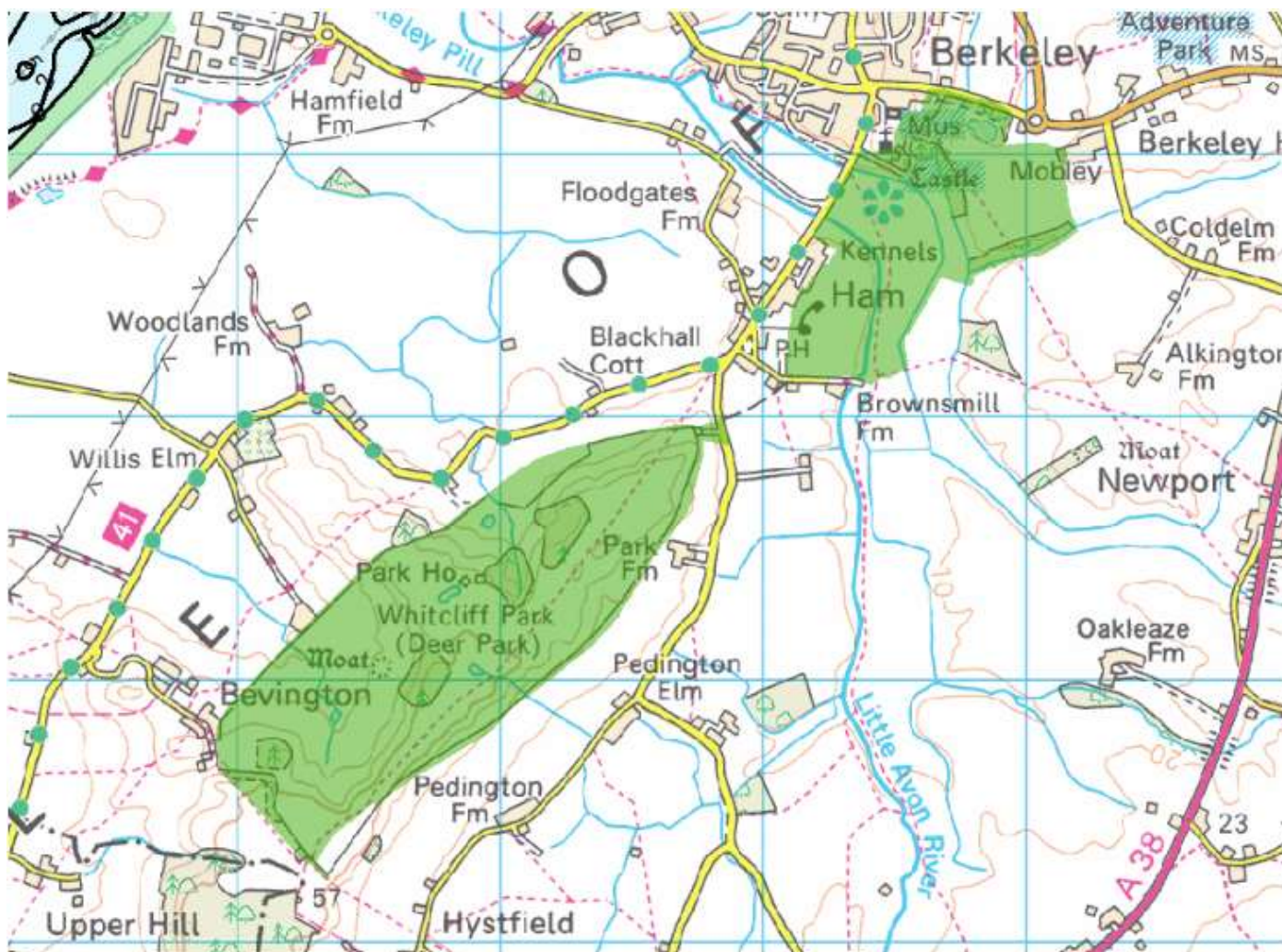
Whitcliff Park, Berkeley's deer park, is c 1km south-west of the Castle, beyond the village of Ham. At the north end of the village, roughly midway between the Castle and Whitcliff Park, are the kennels and stables of the Berkeley Hunt. The main block, of brick, two-storeys, and with gothic details including battlements, is of c 1800 and forms an eyecatcher from the Castle and its gardens. Linking Kennels and Castle is a ride along the east side of the road to Ham; at its north end, c 150m west of the Castle, the Duverte Brook is crossed by an ashlar footbridge (listed grade II), probably also of c 1800.

Whitcliff Park, still (1999) with herds of fallow and red deer, occupies the north-east half of a low rocky ridge. It is roughly oval, 2.25km long and c 700m wide. It is surrounded by a brick wall, probably of the later C17 or early C18; some sections survive intact, elsewhere the solid wall has been replaced by brick piers connected by wooden rails. At the north-east end of the park is a mid C19 entrance lodge (listed grade II) with central arched gateway. In its gardens are various coniferous specimen trees, including Wellingtonia and Scots pines. From this a path runs south-west down the spine of the park. For c 200m, beginning c 300m south-west of the lodge, a line of mature horse chestnuts, limes, and oaks runs alongside the path. The parkland which slopes away off the ridge is tussocky grass, and there is a moderate density of mature parkland horse chestnuts and oaks, some of the latter stag-headed, interspersed with quite large numbers of recent, late C20, plantings in cages. A kilometre south-west of the entrance lodge, north-west of the spinal path, is Park House (listed grade II), a crenellated tower house-like structure of c 1800 with a multi-angular tower at each corner. Extending north-east from this is a block of mixed woodland including coniferous specimen trees; further blocks of planting, with Scots pine predominating, lie further south-west into the park. Some 400m south-west of Park House is a square moated site, possibly marking the site of an earlier lodge. From the ridge along the crest of the park there are long views north-west over the River Severn, south-east to the Cotswold Edge, and north-east back to the Castle.

Agenda Item 4.2

KITCHEN GARDEN The Castle's brick-walled kitchen garden, now partly occupied by a garden centre and Butterfly Farm and partly by an orchard, stands c 200m to its north, adjacent to the visitors' car park. In 1712, before the kitchen gardens were constructed, this was the north-west corner of the Home Park. The walls are of various phases of the C18 and early C19; probably also early C19 is the gothic-arched and crenellated gateway near the centre of the south wall. A C19 brick fruit wall (the west wall of the car park) leads south from the west side of the gateway.

Full listing details can be found @ <https://historicengland.org.uk/listing/the-list/list-entry/1000755?section=official-list-entry>



Date: 13/01/2020

Date: 14/01/2020

© Crown copyright and database rights (2020) OS 010005606
 For reference purposes only. No further copies may be made

ADAS, 11d Park House, Milton Park,
 Milton, Abingdon, Oxford, OX14 4RS
 Tel: 01235 355630

© RSK ADAS LTD



- LEGEND**
- Site
 - 500m buffer
 - Public Right of Way
 - Contour line

1. Worldsend Farm
2. Worldsend cottage
3. Severn House Farm
4. Blisbury Farm
5. Willis Elm Farm
6. Clapton Farm
7. Severn House and New Elm.
8. Windrush
9. Pottinger's Farm
10. Manor Cottages
11. Tranton Cottage
12. Dayhouse Farm

Elevations created using OS Terrain 50 data
 Contains OS data © Crown copyright (2020).

Rev.	Issue Details	Date
RevA.	Site access track added	13/01/2023
1	First Issue.	14/01/2020

Client:
BSR Energy
 Project:
Worlds End Solar PV

Drawing Title:
Figure 6: Context

Drawing No: 1050692-BSR9001-WOR-L-006

Scale: 1:12,500 at A3

Drawn by: DH

Checked by: DL

This page is intentionally left blank