BRETHERTON ENERGY PARTNERSHIP

PROPOSED GREEN ENERGY PARK AT ASLAND WALKS

DESIGN & ACCESS STATEMENT FOR PLANNING APPLICATION SUBMISSION
(December 2025)

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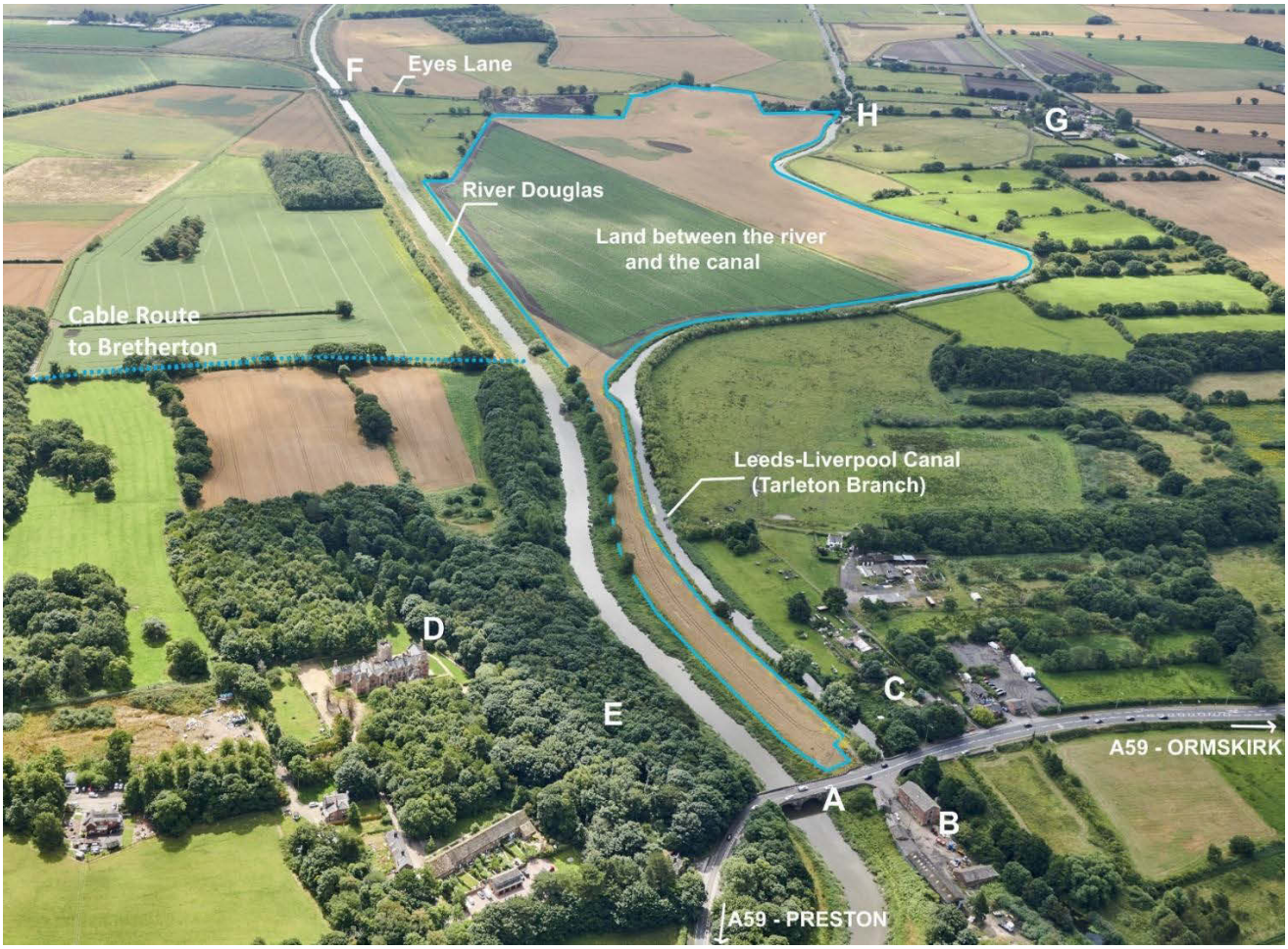


Fig 01 - VIEW OF ASLAND WALKS SITE – KEY FEATURES :

A *– Bank Bridge*
B *– Bank Bridge Warehouse*
C *– Houses at Bank Bridge*
D *– Bank Hall*
E *– Bank Hall Grounds*
F *– Red Bridge, Eyes Lane*
G *– Sollom*
H *- Strand Bridge, Sollom Lane*

Blue solid line *–*
Asland Walks Green Energy Site – the Land between the River and the Canal

Blue dotted line –
Route of electricity cable link to Bretherton (via Eyes Lane & South Road Bretherton)

Access –
Parking at Strand Bridge, Sollom Lane (H)
Canalside Path H-A
Riverside Path F-A

1 INTRODUCTION

Project Overview

1.1 The Application is for the development of a Green Energy Park located primarily within the main Asland Walks Site, an area of 39.57ha located south of Bank Bridge, Tarleton (post code PR4 6HJ) and extending south to Eyes Lane in Bretherton (Post Code PR4 6FS). Ancillary infrastructure is also included : the life of the project is to be 40 years. The (approximate) centre of the Site is at 346121E : 419256N (NGR SD4612 1925)

1.2 The proposed development extends away from this core site with the cable connections to transmit the power to the end users : this includes the construction of a small building for battery / energy storage infrastructure within Bretherton. The total area is 39.83ha. All the elements of the development are within designated Green Belt : matters arising from this are covered in the Planning Statement[42], along with the context of the proposals in the context of national, regional, and local planning policies (Pegasus December 2025).

1.3 The overall provision comprises the following individual but inseparable elements, set out as shown in Fig 01 below : further detail of these elements are provided in Section Five below –

Within the main Asland Walks Site –

- Power generation facilities comprising a single wind turbine (4.2MW) and solar panels (12MW)
- A battery energy storage system (BESS) (5MWH) providing a combined renewable energy resource of 21.2 MW :
- Creation of a Habitat Bank on the residual land within 'red line'

Connections - the associated transmission Infrastructure -

- Energy supply / cable routes to Bretherton Village and to Plocks Farm
- Battery Storage Building in Bretherton Village

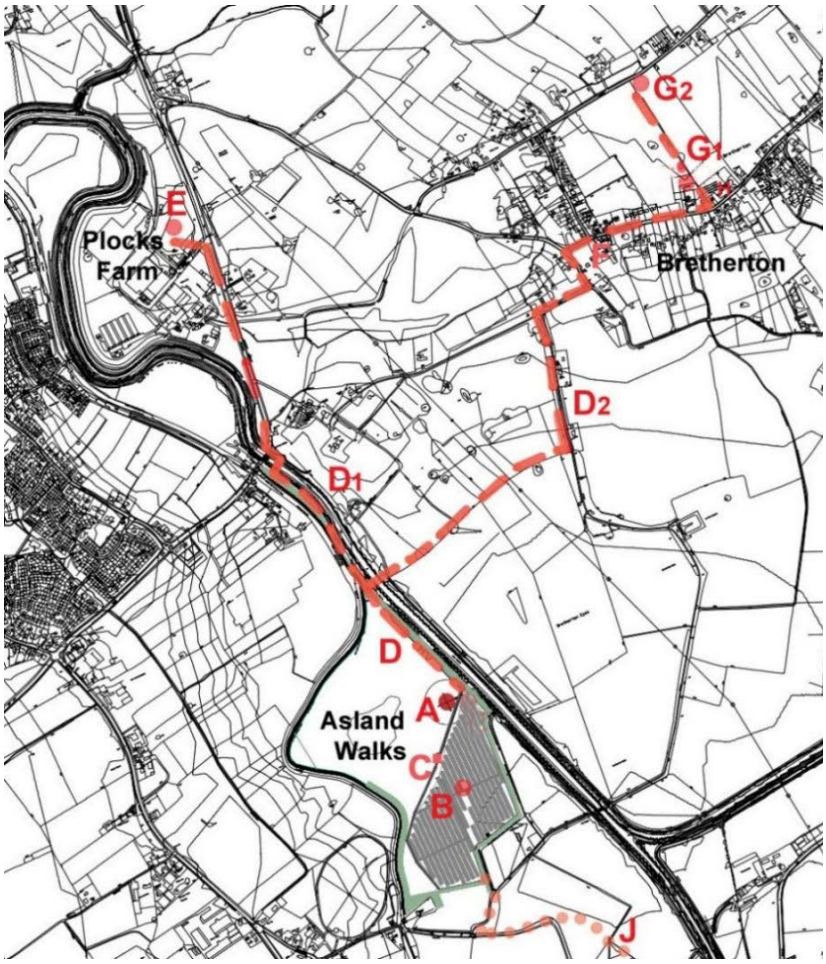


Fig 02 –
Asland Walks Energy Park - Elements

Asland Walks Site Infrastructure :

A – *Wind Turbine (hub height 110.64m)*

B – *Solar Arrays ((area 11.42ha)*

C – *Battery/Energy Storage System (BESS)*

Transmission Infrastructure :

D – *Cable links –*
D1-Plocks Farm, D2- Bretherton)

E – *'Grid Gate' Installation (Plocks Farm) (to be a separate Application)*

F – *Cable Route along South Road*

G – *Bretherton Infrastructure – integrated with existing Sub Stations*

G1 - South Rd – New Battery Building
G2 - North Rd – LV link to existing S/Station

Temporary Use (Construction) :

J – *Temporary Use (Construction Access from Croston Road / Meadow Lane*

Need

1.4 The need for the project is driven by the following factors : these are explored in more detail in the Planning Statement[43] (Pegasus December 2025) and the Brookdale Report[44] (*"Securing the Future of GA"* Report 5.0 September 2025) –

- International agreement to reduce global warming – the 2015 Paris United Nations Climate Change Summit determined to keep global warming 'well below 2°C and to 'make efforts' to better this target by keeping it below 1.5°C : for this to occur, emissions of greenhouse gases (GHGs) would need to reach net-zero around 2050 to give a reasonable chance of limiting global warming to 1.5°C.

- National Policy – arising from this, achieving Net Zero emissions by 2050 is a binding national objective under the UK Climate Change Act. Chorley Council (CC) echoed this commitment by declaring a Climate Emergency in 2019, setting a local ambition for carbon neutrality, targeting net zero by 2030. GA's business strategy has explicitly embraced these goals : the company has pledged to cut its carbon emissions 50% each decade to achieve net zero by 2050. Asland Walks is a central part of this strategy, providing a sustainable energy resource to replace national grid electricity and mains gas.

- Regional Policy – to comply with the Central Lancashire Local Plan 2023-2041 (CLLP) Policy CC1 (page 154) : this is a strategic policy to address climate change. CLLP Policy CC2 (page 156) encourages increased levels of renewable energy generation, to help achieve wider environmental and economic benefits from green industries and a zero carbon economy. CLLP Policy CC3 (page 158) provides more detail of the projects which contribute to the strategic objective.

- Economic Need - following the invasion of Ukraine February 2022, GA saw its electrical energy cost rise from £5.2m per annum to £11.6m per annum ; the continuation of the war exacerbates this problem, as well as ever increasing energy bill 'taxes' (non-commodity charges).

- Stability in the pet food market – to address these costs GA increased its own selling prices, but this had an adverse reaction as some customers relocated their business and production requirements to Europe in search of cheaper prices. As a result, GA's revenue fell by some £40m, a contraction of some 25%, resulting in a reduction in its workforce from 850 people to 650 people. This experience has strengthened the need to focus on the smaller independent pet retailers which is GA's speciality. The abrupt consequences of these events have emphasised the essential need for GA to manage and secure its long-term costs, particularly in respect of its energy requirement.

- Community Benefit – under the development agreement[16] (as Section 2 below) 5% of all electricity generated by the new wind turbine and solar panels will be supplied directly to Bretherton through a dedicated cable to the village's substations, ensuring local homes and businesses benefit from clean, locally produced energy. An on-site battery system will balance this renewable supply with the village's demand, maintaining a reliable service, with a small village-based battery to meet the grid regulations.

Amount

1.5 The quantum of the development in terms of area is a total of 39.71 ha -

ELEMENT of PROJECT	Land Owner (see DAS 5.52)	Area Calc (w x l) in m		Area (ha)
Asland Walks – Main Site (Includes Turbine, Solar, BESS and Cable Route)	Cape Ltd/Reaper	Plan Area	-	39.70ha
Cable Route – Bank Bridge – Plocks Farm	GA Pet Food	0.5 x 80 =	40 m^2	0.004 ha
Cable Route River Douglas – Eyes Lane	Lilford Estate 2008	0.5 x 784 =	392 m^2	0.04 ha
Cable Route Eyes Lane – South Road	Adopted Highway	0.5 x 1,352 =	676 m^2	0.07 ha
Cable Route South Road – North Road	Lilford Estate 2008	0.5 x 468 =	234 m^2	0.02 ha
Bretherton Battery Building (incl access track)	Lilford Estate 2008	12.6 x 2.9m =	37 m^2	0.004 ha

Note – the cable route areas are based on 0.5m wide trench x the length.

1.6 There is local support for the green energy initiative. The community responded positively to the initial proposal to work collaboratively with GA and the Parish Council, seeking to find a solution that allowed Residents to secure a cheap and reliable source of energy and contribute to the journey to Net Zero. The strategy which evolved is now a key part of the Bretherton Neighbourhood Plan (see 3.6-3.7 below)

Applicant

1.7 The Applicants are the Bretherton Energy Co-op Limited and GA Pet Food Partners Group Limited , a joint venture involving the following two parties, known as The Bretherton Energy Partnership (BEP). -

GA Pet Food (GA) -

The Albert Suite, Unit 2, Revolution Park, Buckshaw Avenue, Buckshaw Village, Chorley, Lancashire, PR7

1.8 GA operate a major animal and pet food production complex at Plocks Farm, Bretherton (PR26 9AX). Since 1992 this business has evolved from the original arable farm base through a controlled development programme formalised by over fifty applications to Chorley Council (CC) for Planning Consent. This programme is driven by the need to keep pace with technological development in the pet food industry, and to respond to the licencing and legislative context in which it operates, with the overall aim being to maintain and enhance the Company's position in the marketplace as well as its contribution to the local economy.

1.9 The planning applications include three comprehensive Masterplans, setting out the development need over ten-year periods. Of these, the 2010 Masterplan was supported by a full Environmental Impact Assessment (EIA), with the subsequent 2015 review involving a comprehensive update of the 2010 EIA. This 2015 Masterplan consent (CC Ref 15/00888/FULMAJ January 2016) is the current framework for development.

1.10 It has always been recognised that the business needs to be agile enough to respond to changing circumstances (such as best practice, market forces, and changes to the legislative framework), and interim applications between the masterplan 'milestones' have been an accepted part of the process.

1.11 This current submission departs from the established procedure in that it steps outside the masterplan area of Plocks Farm on to nearby land, there being insufficient space to accommodate the development required within the designated Planning Unit. However, the aim of the proposed development – to address the energy demands of the business - is inextricably linked to operations at Plocks Farm.

Bretherton Energy Co-op Limited (BEC)

Registered Office - 189 South Road, Bretherton, Leyland, Lancashire, PR26 9AJ

1.12 The BEC is registered as a Co-operative society pursuant to the Co-operative and Community Benefit Societies Act 2014 with registration number RS005390. It was established to represent the Bretherton Community in the development of the Asland Walks Green Energy Park.

1.13 The BEC is supported by members of the Parish Council and have promoted and co-ordinated the Bretherton Neighbourhood Plan (BrNP), a process approved by CC at their Council Meeting 13 April 2021. Since then, the BrNP has been progressed through engagement with residents, businesses, local landowners and other stakeholders to identify a framework to guide future development in the area, for a 15-year period (2025- 2040).

1.14 Naturally the process took account of the local aspirations, within the context of the physical fabric of the Plan area. This has included the detail of Plocks Farm (1.2 above), and also Asland Walks, a site identified by GA as having potential to provide green energy generation in their strategy to achieve Zero Carbon emissions by the nationally recognised date of 2050, through objectives published (in March 2020) in response to Chorley Council's Climate Emergency statement of November 2019. Further detail is noted in the Planning Statement.

1.15 The BrNP sets out policies and guidance for development within the Plan area : these are summarised as 'Neighbourhood Objectives', of which the second is *"To support and encourage new and existing businesses and local economic growth opportunities"*, and in this respect the presence of Plocks Farm and the potential of green

energy generation at Asland Walks are accommodated within Policy R1 (Rural Economy) and E1 (Energy). The importance of sustainability is summarised by residents' requests that the BrNP should

> *"…identify and encourage sustainable energy options including community assets, that support residents and businesses to transition to net zero carbon solutions".*

1.16 In view of the intensive technical focus the project has been led by GA ; however, there have been regular project team meetings held to discuss the Asland Walks project, and numerous consultation events to keep the Community informed of progress and the detail of the proposals : these are summarised in Section 5.47

1.17 Reports submitted for this Application will refer to the group as (initially) the Bretherton Energy Group (BEG) – this was renamed the Bretherton Energy Working Group (BEWG) in May 2025 : from July 2025 the name 'Bretherton Energy Co-op' (BEC) has been adopted and is used throughout this Design & Access Statement (DAS).

1.18 The correspondence address for the Applicant is The Albert Suite, Unit 2 Revolution Park, Buckshaw Avenue, Buckshaw Village, Chorley PR7 7DW

2 ASLAND WALKS GREEN ENERGY DEVELOPMENT - FORMAL AGREEMENT

2.1 The two parties comprising the BEP have entered into a Unilateral Undertaking (UU) under Section 106 of the Town & Country Planning Act 1990 (as amended) to Chorley Council. The agreement[16] (dated 29 August 2025) is between GA (as 'Owner' of the freehold of the Site) and BEC and comes into being if Planning Consent is granted.

- GA / BEC agree a unilateral planning obligation with the intent that should planning permission be granted the covenants by the Owner and BEC contained in the UU shall be planning obligations for the S.106 1990.
- GA / BEC consider that the collaboration and electricity allocation / electricity supply agreement will result in significant public benefits arising from the Development and that these can form a material planning consideration in the determination of the Application.

2.2 The UU has an obligation to secure those benefits and ensure that the Council has the ability to legally enforce the continued sharing and distribution of electricity and secure the associated planning gain.

2.3 The scheme sets out to "provide" 5% of the actual generated electricity to the community – defined as the 'community benefit of the scheme' : the BEC will administer the provision of energy to the residents of Bretherton. The 5% of generated electricity amount has been calculated to exceed the total energy requirements of Bretherton, and will therefore provide an excess of power, which will generate an additional financial benefit for the community on top of the energy being supplied.

3 STRUCTURE OF THE STATEMENT

3.1 The Application of which this Design and Access Statement (DAS) is a part seeks planning permission for the development of the Asland Walks Green Energy Park, to generate electricity using wind and solar resources, and the necessary infrastructure to receive this power and transmit it to the end users. The strategic context, and the national and local planning policies which influence this type of development, are noted in the Planning Statement (Pegasus December 2025) and are not summarised in this DAS.

3.2 The DAS seeks to explain the design / development principles against the criteria set out in the guidance provided by the CC document *'Validation Criteria for Planning Applications'* (December 2024) and the T&CP (Development Management Procedure) (England) (Amendment) Order 2013.

3.3 The information is presented in the following manner. The overall proposals are based on intensive surveys and site appraisals, and Section Five contains summary detail of these key elements so that the context and the key drivers of the design are understood. References are provided for the full survey reports of each element so that the detail can be examined further : these are uploaded to the CC Portal as part of the submission to allow fuller

appreciation of the research undertaken, the thorough nature of the information obtained, and conclusions as to how this influences the design development process.

3.4 Section 6 summarises the components of the project : reference is here made to the DAS Appendix One which contains 'Technical Notes' (TN) providing fuller detail of the design decisions and issues which have determined the final appearance of the development : the issues covered are –

TN1 – Site Selection and Evolution of the Layout
TN2 – Energy Generation - Green Energy Infrastructure
TN3 – Energy Transmission (Battery Compound and Cable Routes)
TN4 – Landscape Strategy / Habitat Mitigation
TN5 – Future Agricultural Management

3.5 Section 7 notes matters of access. Section 8 concludes the DAS summarising the principal development effects with reference to the Consultants' Reports submitted.

3.6 Appendix Two is a schedule of the reports, drawings and supporting information to which reference is made in the DAS and submitted for the Application. These statements are the final versions of the survey / appraisal reports which have guided the proposals to the current state.

Fig 03 – Proximity of Asland Walks to Bretherton and to Plocks Farm

4 PRE-APPLICATION ACTIVITY (Statutory Process)

Pre-Application Advice

4.1 A Pre-Application Submission was made in November 2024 (2024/00025/PREAPP) noted as a –

> *Proposal to develop infrastructure for the generation of electrical power from wind and solar on a site to the south of the A59 at Bank Bridge (PR4 6HJ) – Location: Green Energy Park at Asland Walks Eyes Lane Bretherton PR4 6FS*

4.2 Whilst this was under consideration site appraisals and design development continued : this resulted in a decision to reduce the height of the turbine. An Addendum Statement was issued in January 2025 to note the change and summarise the implications. A site visit and meeting to discuss the Application was then held on 28th February 2025 attended by representatives from GA and the Bretherton Working Group (on behalf of the Parish Council).

4.3 CC's Pre-Application Advice letter is dated 3rd April 2025 (the 'Pre-App Advice letter') : the letter included a separate memo from the Council's BNG Officer in respect of Biodiversity Net Gain (dated 11th December 2024).

Screening Opinion

4.4 The Pre-App Advice Letter (para 15, page 7) noted that a formal Screening Opinion should be requested. This was prepared in accordance with Regulation 6 of the Town and Country Planning (EIA) Regulations 2017 (amended 2018) stating the characteristics and location of the development, and the type and characteristics of potential impacts : the submission was made in April 2025 (Ref 25/00372/SCE).

4.5 CC's formal decision is dated 17th July 2025 (the 'Screening Opinion Decision Notice'), confirming –

> *Having regard to the information in the submitted application and in accordance with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), I have determined that an Environmental Impact Assessment will not be required in this instance.*

Bretherton Neighbourhood Plan

4.6 The BrNP was issued for consultation in early August 2025. The responses from Statutory Consultees requested that a Strategic Environmental Assessment (SEA) should be produced, to ensure that the potential effects of the Plan Policies were not detrimental to the environment. The requests drew specific attention to the BrNP Policies for Plocks Farm (Policy R2) and for Asland Walks (Policy E2).

4.7 The BrNP considers that the inclusion of both sites reflects the physical presence of Plocks Farm (an established business) with Asland Walks being a supporting initiative whose inception pre-dates the start of the BrNP process. Nevertheless, the SEA was undertaken and issued to CC in early October 2025 : an amended update is to be issued, adding a Habitat Regulations Assessment to respond to an Environment Agency request.

5 DESIGN DEVELOPMENT CRITERIA

Surveys and Appraisals

5.1 The preliminary assessment focused on the capacity of the site to accommodate the scale of wind and solar infrastructure required to address local energy need : these early steps are summarised in the DAS Appendix (at TN1 and TN2) establishing the scale of the generation infrastructure to supply –

- 280 Bretherton homes and the Primary School and local businesses have an estimated current energy usage of 756,000 kilowatt hours of electricity, and 4.6m kilowatts of gas : 20% of Bretherton homes are currently heated with gas, with the remaining homes using a combination of oil, coal and LPG. The assessment estimated that the village's energy demand will total 3.4m kilowatt hours per annum as the village transitions from carbon-based systems to electrical based energy, including the decarbonisation of heating systems, and the future increase of EV charging.
- GA production requirements – at 33m kilowatt hours of gas and 23m kilowatt hours of electricity annually, 17 times the total of Bretherton's total energy.

5.2 A wide range of surveys and assessments tested the feasibility of the Energy Park and informed the design process. The studies followed the principles of environmental impact assessment as an iterative process, supporting a continual review and refinement of the infrastructure to arrive at the current proposal to limit the solar / wind installations to the south end of Asland Walks. These assessments are listed below : they are presented in alphabetical order of the topic and are not ranked in any order or importance or weight.

- Agricultural Land Classification
- Archaeological Investigations
- Aviation
- Construction – access arrangements & management
- Ecology
- Flood Risk & Drainage Assessment
- Geological Assessment / Site Investigation
- Glint, Glare & Shadow Flicker Assessment
- Heritage & Cultural Assessment
- Landscape Assessment / Landscape Character
- Noise Assessment
- Safety Assessment
- Socio-Economic Appraisal
- Social & Environmental Benefits (Community Engagement)
- Telecommunications
- Thermal Study
- Traffic & Highways
- Wind Assessment

Regular consultations have also been held with the local community and key stakeholders to discuss and review the project (as noted 5.51-5.52 below)

Agricultural Land Classification (ADAS)

5.3 In 2020, ADAS undertook an Agricultural Land Classification (ALC) Survey[1] to establish the grading of land quality within Asland Walks. This identified the location of the 'best and most versatile' land (ie Grades 1- 3A) and other grades, concluding that 6.64% is ALC Grade 1 (ALC1), 60.10% is ALC Grade 2 (ALC2), and 33.26% is Grade 3B (ALC3B). There is no Grade 3A or Grades 4-5 on the Site.

5.4 The distribution of these Grades influenced the proposal to locate the proposed solar arrays to land in the southwest where the land is primarily at Grade 3B thus the use of Grade 2 land is minimised. The analysis of this is noted in Section 8 (8.9)[2] below.

Archaeological Investigations –

5.5 Durham University completed an initial study in October 2020 as part of the appraisal of potential sites A-C (Appendix TN1, Section B). The subsequent focus on Asland Walks (Geophysical Survey Ref 6052r (Durham University April 2025)[7] included a subterranean Site Radar Scan of the area, which confirmed the lack of any potential archaeology issues, with evidence noting the area was drained and enclosed in the post-medieval period for agriculture.

5.6 Following discussions with Growth Lancashire further detailed surveys were completed by York Archaeology in August 2025 : the survey report is submitted with this Application (Archaeology Evaluation Report Ref YA/2025/213 (York Archaeology August 2025)[5-6] supported the initial geophysical survey, with no archaeological features identified other than modern boundary ditches and field drains : alluvial deposits were identified in a number of the trenches, indicating potential flooding events across the site.

Aviation

5.7 The effect of aviation matters on the location and design of the proposed turbine is a key matter, on account of the Warton and Blackpool aerodromes being on the north side of the River Ribble. Surveys of the issues were a fundamental part of the first design steps, with the following reports published -

- 72037 - 001 GA Pet Food Wind Turbine Warton Issue 2.1 – IFP (Instrument Flight Procedures) : the assessment assessed impacts of the initial 131m turbine height on the BAE Warton Aerodrome
- 72037 - 002 GA Pet Food Wind Turbine Warton Addendum Report Issue 1 - an addendum to the above assessment, to consider the reduced turbine height of 111m
- 72093 001 GA Pet Food CNS (Communications Navigation Surveillance ie communications and radar) Assessment 1.0 – a further Addendum to address CNS and to consider the reduced turbine height of 111m.
- CL-6011-RPT-003 V1.0 - IFP Safeguarding Report[8] - Wind Turbine - an IFP assessment solely assessing impacts on Blackpool Airport
- GA Pet Food WTG CNS Assessment Report Issue 1.0 (i.e. comms and radar) assessment solely assessing impacts on BAE Warton Aerodrome, for the 131m turbine height
- SG32728 GA Pet Food Partners Plocks Farm TOPA (Technical and Operation Assessment) – to cover all nearby radar stations

5.8 These technical safeguarding assessments were completed to determine potential aviation impacts against the Communications Navigation and Surveillance (CNS) systems in accordance with the Civil Aviation Authority (CAA) requirements. The initial Report (November 2024) concluded that the tip of the blade when vertical needed to be reduced by 4.2m to ensure that the turbine would meet with all the criteria of the Operational Airport at Warton and Blackpool airfields.

5.9 This instigated the decision to lower the turbine hub height to 111m, as confirmed by the PreApp Addendum issued in January 2025.

5.10 The Carr Valley Airfield is located at Longfold Farm (North Road, Bretherton PR26 9AY). Used for recreational microlight aircraft this was also considered in the aviation surveys.

Construction – Access Arrangements & Management

5.11 'Buildabilty' was a fundamental issue at the initial planning stage, given the constraints imposed by the narrow lanes providing access to the Site from the south (Eyes Lane and Sollom Lane) and the weight restrictions on Strand Bridge and Red Bridge.

5.12 A preliminary Construction Plan was prepared by Wynns Ltd (Hauliers) and the detailed assessments by Tetra Tech (*'Route Survey Report'* and *'Transport Assessment'* both November 2025) identify the access as follows -

- General construction traffic and standard deliveries would enter from the south using an existing field access track which leaves the main A581 Rufford-Croston road (Meadow Lane) at Little Hanging Bridge Farm.
- Access for the delivery of the three turbine blades (68m long) would be via the A59 Bank Bridge. This would be a 'one-off' operation and require special arrangements and approvals from the Highways Authority

5.13 This strategy was adopted for the further design development noting the requirement to provide a temporary access off the A59 and on to the Asland Walks access track. Preliminary discussions were held with the Highways Authority : Bank Bridge is also Grade II Listed and a formal Listed Buildings Application (LBA, to West Lancashire Borough Council) would be required to authorise this and confirm the specifications for the reinstatement

Ecology

5.14 The Asland Walks site has no statutory or non-statutory designations. The nearest statutory sites are the Ribble Estuary Marine Conservation Zone which includes the River Douglas 270m from the western site boundary, and the Ribble and Alt Estuaries and Martin Mere (SSSI, SPA, Ramsar and Natura 2000 sites), which are located approximately 5.1km and 5km from the site respectively. The Leeds and Liverpool Canal on the west edge is a Biological Heritage Site (BHS) : the River Douglas Estuary BHS is located north of Bank Bridge. There are no other BHSs within 1km of the site.

5.15 The Asland ecology has been surveyed since 2021, initially by Pennine Ecology, to ensure the availability of a comprehensive database to inform the decision-making. The initial surveys have been re-visited by the Ecologist (Avian) in 2023 and in 2025 to ensure their currency and to contribute to the landscape strategy which responds to the final green energy proposals (including the cable routes and the Bretherton South Battery Building). There are no irreplaceable habitats present on Site : the following reports accompany this Application –

- Extended Habitat Survey Report- 2025 Update
- Appendix 2 : Ornithology Baseline Report
- Appendix 3 : Bat Baseline Report
- Appendix 4 : Biodiversity Metric
- Appendix 5 : Biodiversity Net Gain (BNG) Report
- Appendix 6 : Collision Risk Model Calculations
- Appendix 7 : Report to Inform a Habitats Regulations Assessment
- Ecological Assessment Report

5.16 The survey results instigated a minor relocation of the turbine position (to safeguard foraging bats from collision with the turbine blades when using the river corridor); the appraisal of general avian ecology promoted the strategy of improving habitat for ground nesting birds via the inclusion of wet scrapes and grazing management.

Flood Risk & Drainage Assessment

5.17 The Flood Risk Assessment (Tetra Tech November 2025) has been undertaken to review and define the requirements of the Environment Agency. The site is largely with Flood Risk Zone 3 : the FRA thus recommends that all sensitive and vulnerable electrical equipment (eg Battery Storage and Solar Panel Inverters) need to be placed at a height of 6m above ordnance datum (AOD) to prevent any damage to the renewable equipment in the case of a breach in the river embankments (Ref Flood Risk Mitigation, 3.2.1, page 15).

5.18 An 8m stand off from the landward toe of the flood defences was also a requirement for the development (Ref Flood Risk Mitigation, 3.2.2, page 15), to protect the defences' integrity and prevent them being undermined.

Geological Assessment / Site Investigation

5.19 A Site Investigation Report (Land Consultancy Ltd (Leyland) October 2022) investigated the ground below the proposed wind turbine and solar panels to a depth of 38m as far as the underlying sandstone bedrock. This has informed the turbine foundation design (referenced in 6.6 below).

Glint, Glare & Shadow Flicker

5.20 The *'Solar Photovoltaic Glint and Glare Study'* (Pager Power October 2024) considered the potential Glint and Glare to local residents and aircraft from the fixed ground-mounted panels of the solar arrays.

5.21 The 'Shadow Flicker' (for the turbine) addresses the potential for shading from the rotating turbine blades. This assessment (*Shadow Flicker Assessment (Issue 2)* **–** Pager Power April 2025) identified the need to stop the wind turbine during dawn and dusk, during cloud-less conditions and at certain times of the year, to prevent any potential shadow flicker to residential property. This has the potential to reduce the operational time of the turbine by up to 5.07% of the available time, but with the benefit of eliminating any impact to residents

5.22 The Glint & Glare assessment (for the solar arrays) ('*Solar Photovoltaic Glint and Glare Study'* Pager Power October 2024) concludes that a moderate impact is predicted for one nearby property (Red House Farm, Eyes Lane), for periods likely to be for more than three months per year but for less than 60 minutes on any given day. The Report notes that at present 'no significant mitigating factors are present' and recommends screening along the access track off Eyes Lane - however, this south boundary is to be planted (2025-26 season) with a linear copse of trees and understorey as part of the advance planting to provide the screening recommended (detail as DAS Appendix TN4, Fig 08)

Heritage & Cultural Assessment

5.23 A preliminary Heritage Appraisal (Pegasus 2024) covered a search area of 10km radius from the Site, noting the following heritage assets –

- 5 no Grade 1 Listed Buildings
- 25 no Grade II* Listed Buildings
- 11 no Scheduled Monuments
- 17 no Conservation Areas
- 3 no Grade II Registered Parks and Gardens
- 552 no Grade II Listed Buildings

5.24 The preliminary assessment did not consider there would be significant levels of harm to any of the Scheduled Monuments or to the Registered Parks and Gardens, on account of the distance from the Site and the absence of designed views. The more local assets are potentially the most sensitive and the noted in the criteria for assessing their sensitivity to development are set out in the submitted Heritage Statement (Lanpro November 2025) at 2.2.4 (page 4).

5.25 Pre-application consultation carried out by the Heritage Consultant (Lanpro) confirmed that the following Heritage Assets required assessment for potential impact from the proposed development –

- Sollom and Plow Brow Conservation Areas
- Church of St Mary, Tarleton – Grade II* Listed (1163170)
- Bank Hall – Grade II* Listed (1362113)
- Farm Building (Bank Hall) – Grade II Listed (1163194)
- Bretherton Conservation Area
- Church of St John the Baptist – Grade II Listed (NHLE 1362115)
- Rectory – Grade II Listed (NHLE 1163234)
- 152 and 154 South Road – Grade II Listed (NHLE 1072570)
- White House Farmhouse – Grade II Listed (NHLE 1163201)
- Smithy Cottage – Grade II Listed (NHLE 1072567)
- Bank Bridge Warehouse – Grade II Listed (1361863)
- The Canal Bridge (Number 11) – Grade II Listed (1031385)
- Grade II Tarleton Bridge – Grade II Listed (1073123)

5.26 Of these, the Canal Bridge and Tarleton Bridge are directly affected by the proposals, albeit on a temporary and reversible basis, to accommodate the delivery of the turbine blades. The proposed resolution of this is noted in Section Six (6.30-6.33) below.

Landscape Assessment / Landscape Character

5.27 A preliminary landscape appraisal was carried out by BCA Landscape (BCAL, Chartered Landscape Architects) as part of the review of the sites considered for the green energy park (noted in DAS Appendix, TN1 Section B). With Asland Walks identified as the preferred option further assessment was carried out, with the preliminary description being included in the PreApp Submission (at 5.17 and Appendix Two).

5.28 The initial study included a visual appraisal which identified the benefits of planting linear woodland and hedgerows around the boundaries of the site to establish screening and habitat, enhancing biodiversity and providing screening for the solar energy component. As noted in the section 'Landscape Proposals' (6.34-6.35 below, the DAS Appendix TN4) this has been planted as farm shelterbelt woodland / hedgerows in advance of any development.

5.29 The submission includes a full Landscape and Visual Assessment (LVA) undertaken by Lanpro (Chartered Landscape Architects)(*'Landscape and Visual Appraisal Asland Walks Energy Park, Lancashire'* November 2025). Appendix One of the LVA includes plans and illustrations of the existing area. The assessment of the baseline (pre-existing) landscape is detailed in the LVA at Section Two and summarised in the Section 5 –

- The Site is located to the south of Tarleton and the A59 main road between Southport to the west and Preston to the northeast. It is connected to settlements of Sollom and Bretherton by Eyes Lane directly south of the Site.

- The Site is bare of any vertical features, with trees and scrub primarily located within the Site boundaries, visually open but physically contained between the Canal and the River Douglas.
- It is situated on low lying land within LCA 16c '*Martin Mere and Southwest Mosses'* one of the seven areas within the Fossland Landscape Type as described in the Lancashire Landscape Character Assessment

Noise Assessment

5.30 An Acoustic Model of the proposed development was produced by Spectrum Acoustics, developed from four weeks of monitoring in the gardens of the four nearest residential properties located along the periphery of the Asland Walks Energy Park (all residential properties are at least 300m from the wind turbine itself). This initial assessment was based on a 131m high turbine).

5.31 The assessment was updated to reflect the change to a 111m turbine height (*'Noise Assessment based on 1x 111m Hub height Wind Turbine and 1x Solar Farm'* Spectrum Acoustics December 2025) : the elements are assessed separately, including both construction and operational noise emissions. The report concludes that these residential properties will not be impacted by any noise generated from the general construction period, nor from the wind turbine, solar panel invertors, or the battery storage (BESS) facility in operation.

5.32 Spectrum Acoustics have provided a weblink to a video explanation of the noise monitoring process and report at report which can be viewed at - *https://app.screencast.com/FwaFbZMysXTIZ* Note – the video is approx. 40 minutes long and covers both the Wind Turbine and the Solar Farm.

Safety Assessment

5.33 The risk to members of the public (and to the adjacent solar panels) is that ice can form on the wind turbine blades and then, as the temperature changes, the ice is "thrown off" the blades and can cause injury or damage. For this reason, the wind turbine includes 'Cut-out Wind Speed' (Shut-down), whereby it automatically shuts down when wind speeds reach 28 m/sec to protect the turbine from damage. The turbine also includes a safeguard whereby it will only operate when the temperature is above 2°C.

Socio-Economic Benefits (GA & Bretherton Residents)

5.34 The Brookdale Socio-Economic Report sets out the benefits of the proposals to both GA and the Bretherton Community, in terms of improving economic and energy resilience, and safeguarding the employment opportunities provided by a large local employer.

5.35 GA currently employs 650 (as noted, but formerly 850 people prior to the energy crisis). The benefit of a consistent energy cost and localised supply will be highly beneficial and allow GA to continue to succeed in a highly competitive market, safeguarding the availability of local jobs in what is essentially a rural area.

5.36 The Bretherton residents will receive 5% of the electricity generated from the Asland Walks site, estimated at twice the current level of consumption. It is hoped that this will encourage residents to move from a coal/gas (carbon) based energy source for heating to an electrical based use of heat pumps, on account of the lower cost arising from the provision of locally generated sustainable energy.

Social & Environmental Impact Assessment (Community Engagement)

5.37 The University of Central Lancashire (UCLan) undertook an in-depth study into the feasibility and impact of the development on the Bretherton community, taking account of the joint venture approach designed to make a major employer energy self-sufficient while supplying free electricity to the village. The research is summarised in the UCLan Report ('*Asland Walks Energy Park Community Research Project'* May 2025) and involved a series of interviews and consultation events with key stakeholders (such as the Bretherton Parish Council, Bretherton residents) as well as precedent examples of community energy partnerships (for example, Gower Energy. Public Power Solutions in Swindon, Barrow Offshore Wind in Barrow, SELC in Settle, and Energy Local Bethesda)

Telecommunications

5.38 A survey carried out by JRC Consulting checked for potential interference with critical infrastructure communication transmissions from statutory authorities including utilities such as gas and electricity. Their report (*'GA Pet Food Partners Wind Turbine JRC Consultation Response'* (Renewables First October 2025) confirmed that the site is crossed by an ENWL telecommunications link. The wind turbine was therefore re-located to avoid this existing easement (noted in the DAS Appendix, TN1 Section E)

Thermal Study

5.39 A carbon reduction study was undertaken by LocoGen in 2021, reviewing the potential low carbon methods of generating electrical power ('Carbon Reduction Strategy Technical Support – Energy' – Locogen 2021). As well as wind and solar power the appraisal also covered anaerobic digestion as an alternative, on the grounds that this would extend the contribution of the gas heating infrastructure at Plocks Farm.

5.40 The study set out six scenarios based on various combinations of wind / solar / anaerobic digestion (Locogen Report page 4) . The study concluded that a phased introduction of wind generation, followed by solar generation would be appropriate (anaerobic digestion was not pursued following local consultation – see DAS Appendix One, TN1, page 6 para 10).

5.41 The power output from renewable sources can fluctuate depending on the prevailing weather conditions. A study was undertaken to review the options for storing power as thermally in times of energy surplus (*'Thermal Electrification Feasibility Assessment'* Cotopaxi & Spirax Sarco) as over 60% of GA's energy demand is for heat, and where high temperatures are required, steam is the most practical solution. The Plocks Farm layout, the available space, and electrical capacity favour technologies that can either generate steam directly using electricity or store heat and release steam when needed which is stored in either steam boilers, steam batteries, or heat cubes.

5.42 The technology allows for greater flexibility in the use of the green energy output, allowing this to be used efficiently and locally , minimising any need for export to Grid and simultaneously addressing the decarbonization of GA's gas consumption.

Traffic & Highways

5.43 With the construction methodology in place Highways Assessments have been undertaken –

5.44 The Route Survey Report (RSR, Tetra Tech November 2025) considers the route proposed for the delivery of the three turbine blades : these are made in Bremen (Germany) and delivered to the Port of Liverpool (the 'Port of Entry. Royal Seaforth Docks). The route from there to the Site is considered in the RSR, taking into account the swept path of the load, 'pinch points' (notes as points of interest on the route (POI), a framework for the management of the abnormal load, and recommendations for further collaboration and agreements with the Highways Authorities and the Police.

5.45 The swept path review (POI) covered the oversail and overrun criteria of the load , and identified places along the route where further assessment, proposals and negotiation will be required for enabling works such as clearance of vegetation, and temporary removal / replacement of highway signs and street lighting, and street furniture,

5.46 Critically, the swept path analysis identified the need to carry out temporary works to allow access off the A59 at Bank Bridge. Options were considered in detail for alternative access approaching from the west, however, these proved not to be feasible.

5.47 LCC Highways have accepted that the delivery movement at Bank Bridge will require temporary works and that there will be need to engage with their street works team for the detail of this, and to have the technical approval procedures (ramp and bridge infrastructure assessment) completed.

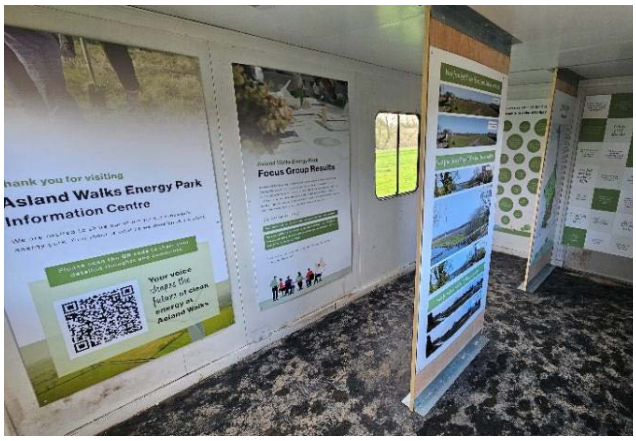
5.48 The use of the southern route (from Meadow Lane Croston) is expected to generate minimal traffic during its operation, and to have a negligible impact on local traffic. The impact of large vehicles (for example, concrete deliveries for the turbine foundation) will be short-term and limited to the construction and site maintenance periods : all abnormal load deliveries would take place during the night over a limited timeframe.

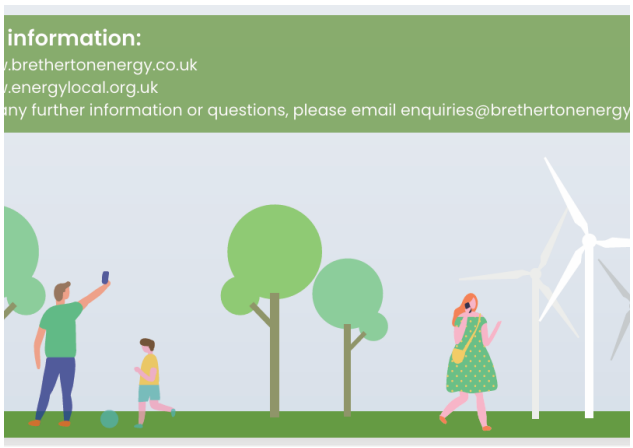
Wind Assessment

5.49 Renewables First evaluated six different types of wind turbine taking into account parameters such as efficiency of generation, noise and flicker, as well as the economics of each in terms of their payback period. This resulted in the proposal to use the Enercon E-138 turbine for the feasibility studies at Asland Walks. The initial study also involved a site-specific wind resource assessment using a LIDAR installation (from 2023) to gauge the local wind patterns : the LIDAR unit is still collecting data to add to the knowledge base of the wind pattern issue. A summary of the survey and research is noted in the DAS Appendix, at TN2.

Consultations - Community & Landowners

5.50 There has been continuous engagement with Bretherton Residents throughout the development of their Neighbourhood Plan, including updates of the progress with the development of proposals for Asland Walks.





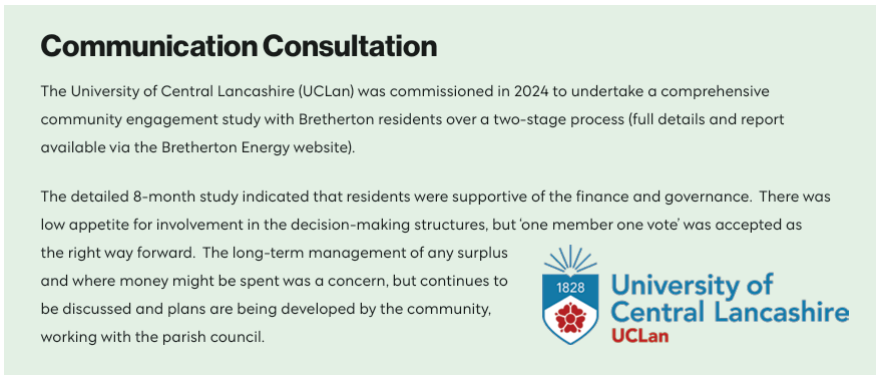


Fig 04 – Community Consultations

5.51 The consultations have also included other local communities, key milestones being -

- Residents' Questionnaire circulated to all households, May 2022 - responses showed a 36% return.
- At the same time (May 2022) questions for Businesses and Not For Profit Organisations were distributed. Analysis of all the Questionnaire returns took place in July and August of 2022.
- Residents Meeting Saturday 12 November 2022 to show results and take further feedback.
- Meeting with the Bretherton Energy Group 4 October 2022.
- Four-page insert included in the Autumn edition of the Village Newsletter November 2023 and March 2024.
- Consultation on First Draft from 15 March 2024 – 15 May 2024. This included two half day meetings to enable questions to be asked and further documents to be viewed 6 April 2024 (am) and 27 April 2024.

- Four-page insert included in the Autumn edition of the Village Newsletter November 2024. Consultation on Second draft proposals 14 April 2025 – 26 March 2025 with two drop-in sessions on Saturday 26 April 2025 (am) and Thursday 15 May 2025 (evening).
- Consultation with residents in Tarleton, Hesketh Bank and Sollom 25 November 2025 (at Tarleton Cricket Club) : the event was publicised by several social media posts issued in the preceding month.

5.52 The project, including the associated transmission infrastructure covers a wider geographical area. Negotiations have thus been carried out with the following landowners on whose demise the development would take place –

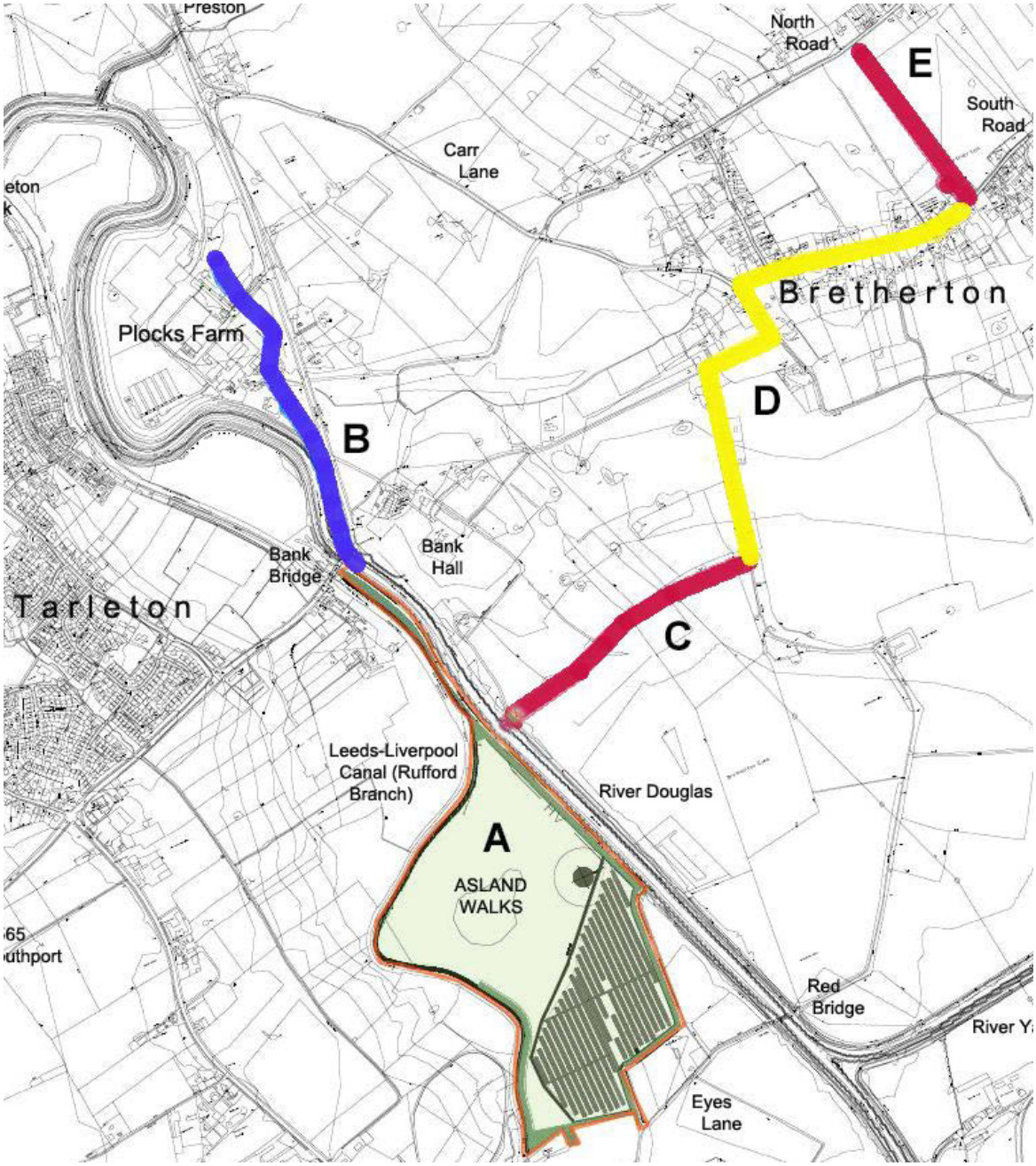


Fig 05 – Land Ownership (Diagrammatic)

A - Asland Walks Main Site: Cape Ltd / Reaper Ltd leased to GA

B - Asland Walks : Bank Bridge-Plocks Farm (Cable Route) - GA Pet Food

C - Bretherton Cable Route from R Douglas to Eyes Lane – Lilford Estates (2008) Ltd

D - Eyes Lane - South Road : Cable Route alongside adopted highway

E - South Road- North Road : Cable Route & Battery Building -– Lilford Estates (2008) Ltd

6 DEVELOPMENT PROPOSAL

6.1 The development seeks to construct facilities and infrastructure to generate power from wind and solar sources. The rationale for this choice, the location proposed, and the parameters for the development is outlined in TN1 *'Site Selection and Evolution of the Layout'* (Appendix One). Section B summarises the technologies and potential sites which were considered, and Sections C and D clarify the objective of balancing the potential energy supply with the potential energy demand, and with zero export to the National Grid : these factors thus determine the overall scale of the submitted proposal.

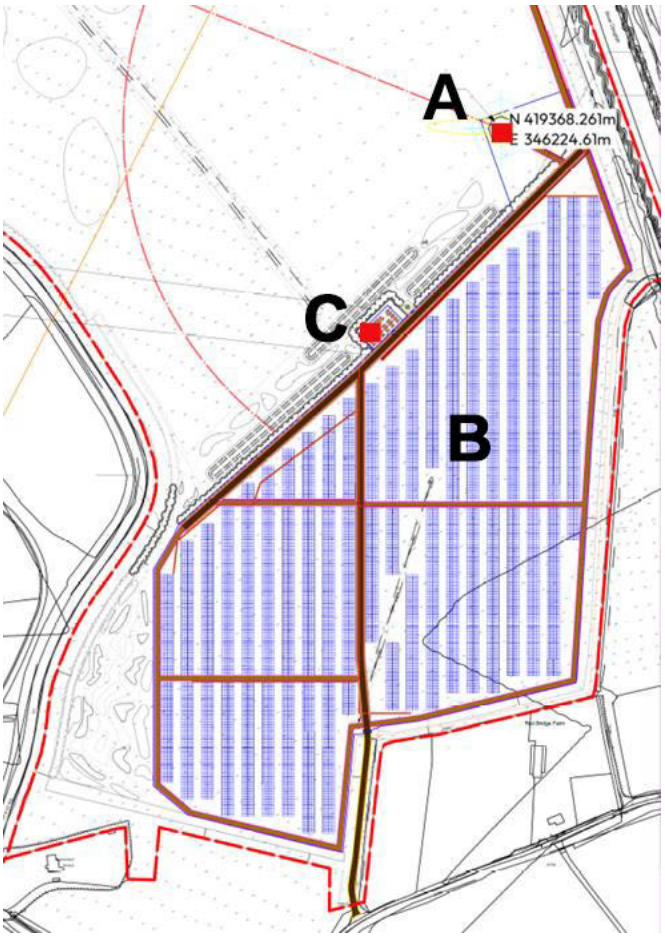


Fig 06 – Green Energy Infrastructure –

A - ***Wind Turbine (6.2 – 6.7)***
B - ***Solar Panels (6.8 – 6.10)***
C - ***Battery Energy Storage System (BESS)(6.11 -6.16)***

6.2 The considerations of the local wind and solar resources which also influenced the final proposal are summarised in further detail in TN2 *'Energy Generation - Green Energy Infrastructure'* (Appendix One). The net result of these studies is that the proposed development should include the following –

Single Wind Turbine

2022-143-002H Full Proposed Site Layout
Foundation Engineering Design Statement for Proposed Wind Turbine (GSA November 2025)
GA Pet Food Partners Wind Turbine Assessment – Renewables First (October 2025)
DAS Appendix TN2

6.3 The proposed turbine is an Enercon E-138 EP3 E3 4.2 MW unit : the standard methodology used by the wind turbine industry is to specify the turbine by reference to the hub height, thus the Asland Walks proposal is for a 111m high turbine (rounded up from the 110.64m tower height specified below) : the overall dimensions are –

TURBINE	Actual	Height AOD
Foundation Level (see 6.5-6.6 below)	-	5.10m
Tower Height	108.47m	116.27m
Hub Height	110.64m	118.44m
Height to top of nacelle	114.93m	122.73m
Overall height to tip of blade	179.80m	186.60m
Length of turbine blade	67.87m	-

6.4 The rationale for the location of the turbine is noted in Appendix One TN1 / para 24 and considers the following constraints – the development-free easement required for telecommunications, the offsets from the River Douglas and from adjacent woodland (to accommodate bat feeding requirements), plus the 500m (best practice) offset to adjacent dwellings (Barrowford House and Red Bridge Farm). The turbine tower location has been 'fine-tuned' to accommodate these matters and is thus located at E : 346225 / N : 419368, which fulfils the requirements for safeguarding the critical infrastructure communication transmissions from statutory authorities and utilities such as gas and electricity, as well as the site ecology.

6.5 The decision taken to reduce the turbine to 111m at the PreApp stage (January 2025) promoted a more efficient structural design, primarily by allowing the base to be located at 0.6m above existing ground level (as opposed to a level of 4.22m below existing ground level for the 'higher' turbine initially proposed). The amount of site work is thus considerably reduced, saving time, cost, and volume of excavation required. The base height of the turbine is proposed at 5.1m AOD.

6.6 The turbine foundation detail is noted in the submitted report *'Foundation Engineering Design Statement for Proposed Wind Turbine, Asland Walks'* (GSA November 2025).

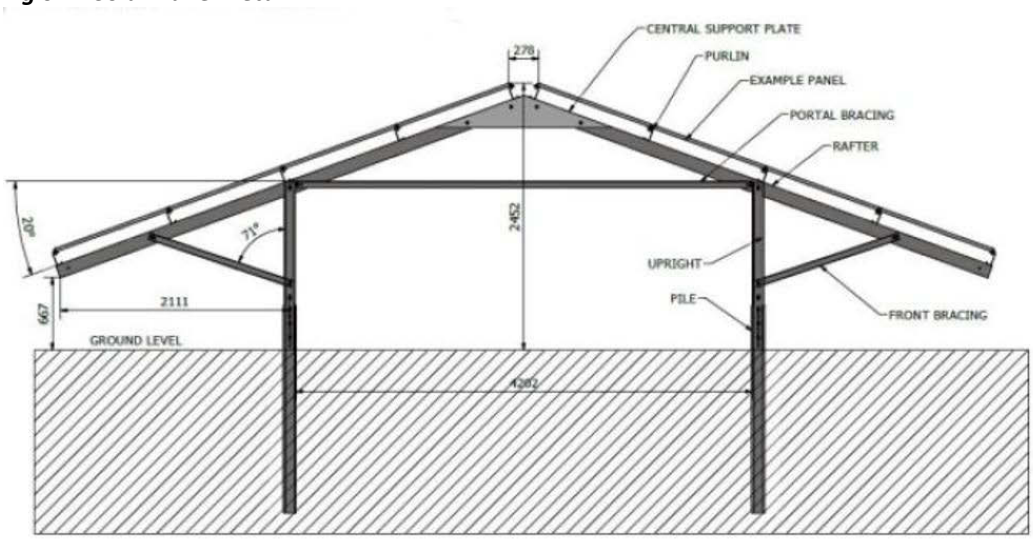
6.7 Matters relating to the construction methodology (access for the delivery of turbine blades) are summarised in paragraphs 6.29-6.32 below

Solar Panels

2022-143-002H - Full Proposed Site Layout
2022-143-011J - General Arrangement to Solar Farm
DAS Appendix TN2

6.8 There are 17,000no proposed, covering an area of 11.42ha : the panels have an east-west tilt to maximise and stabilise solar energy throughout the day. The panel dimensions are 2.384m x 1.303m x 40mm thick. The lowest panel height at the edges is 0.9m, allowing for sheep grazing underneath (all wiring and electrics are protected by suitable guarding). The area of panels will be enclosed by mesh security fencing – this will be screened by the proposed planting (see 6.24-6.25 below).

Fig 07 – Solar Panel Detail



6.9 The inverters on the solar panels are mounted in a central location, with the batteries and other electrical infrastructure (in their steel containers) to be raised at 1.5m above the current ground level, thus achieving the 6m AOD criterion stipulated by the Flood Risk Assessment (5.20-5.21 above).

6.10 The solar panels are secured by ground anchors, driven into the soils.

Battery Energy Storage System (BESS)

2022-143-002H - Full Proposed Site Layout
2022-143-011J - General Arrangement to Solar Farm
2022-143-013E - General Arrangement and Details to Electrical Compound
Fire Management Strategy (BESS)
DAS Appendix TN3

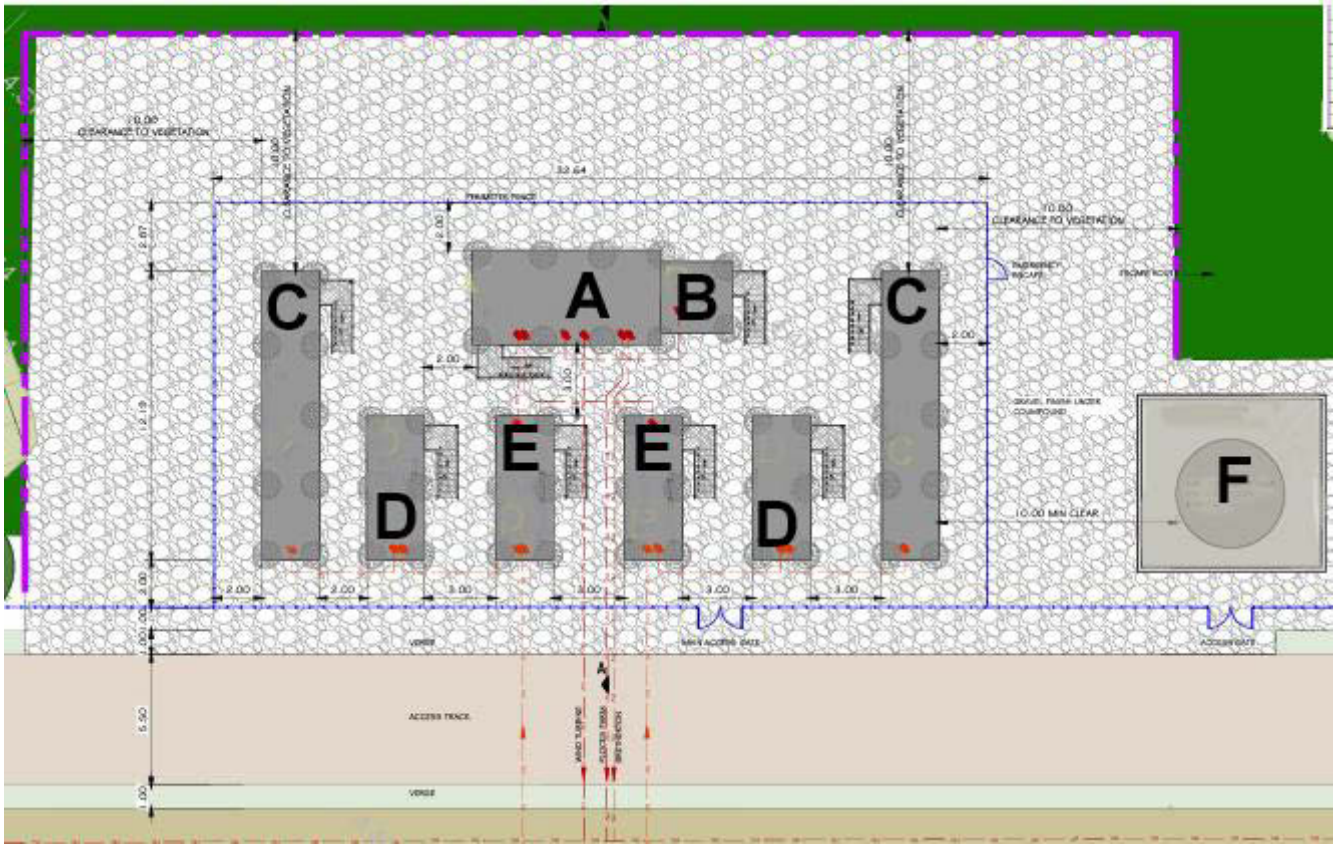
6.11 The 5 MWh electrical battery system (BESS) provides storage for the surplus solar and/or wind electrical generation (DAS Appendix TN3). The BESS has an export capacity of 5MWh, which provides adequate storage to capture surplus solar and/or wind electrical generation, and was sized appropriately to do so.

6.12 **Location** - the location of the BESS compound is within the Flood Zone 3 area, and the units are required to be at a minimum level of 6.0m AOD noted in the Flood Risk Assessment (5.20 above) to prevent inundation of electrical infrastructure within the units in times of flood. The units are thus placed on a mesh platform, supported by beams and placed on concrete pillars (precast concrete manhole sections) 1.5m above the local ground level (as Section A-A on the General Arrangement Plan).

6.13 The BESS, solar transformers, converters, inverters and switch room are to be housed in seven units located within a fenced compound (area 0.09ha), as shown on the General Arrangement plan –

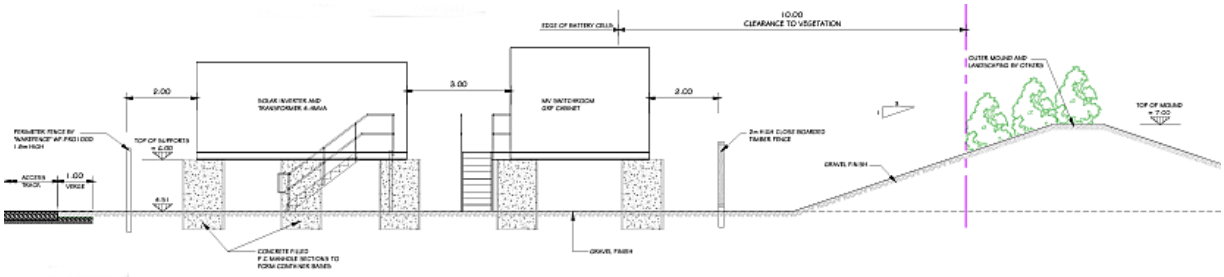
Fig 08 – BESS – General Arrangement
(Extract from Dwg* 2022-143-013D *- General Arrangement & Details to Electrical Compound

A – Switch Room Unit 8m x 4m x 3m high
B – Power Transformer Unit 3m x 3m x 3m
C –Battery Cells Units 12.2 x 2.4m x 2.4m high
D – Solar DC/OC Converters Units 6.1m x 2.4m x 2.4m high
E – Solar Centralised Inverter Units 6.1m x 2.4m x 2.4m high
F – Water Tank (Fire Fighting Purpose) 4.57m diam x 1.52m high



6.14 **Internal Layout** - the units are spaced 3m apart (for safety reasons) ; this also helps to break down the scale in the short term in advance of the screen planting taking effect : the planting will be located and managed to maintain the 'grass only' zone specified for fire safety. 'Instant' screening is provided by the screen mounding (at a height of 7.0m AOD) which is proposed as part of the Landscape Strategy (see Appendix One, TN4 para 20-21) : additional planting (and natural regeneration) on the outer (north) side will mature to complete the screening.

Fig 09 – Section through BESS Compound & Screen Mounding



6.15 **Provisions in the event of fire** - the output of 5MVA exceeds the 1MVA threshold above which specific provisions in the event of battery fire are required. The infrastructure required is in accordance with the requirements of the NFCC (National Fire Chiefs Council) Guidance *'Grid Scale Battery Energy Storage System planning – Guidance for FRS* (v1.0 November 2022)' (Fire & Rescue Services), thus a water tank for firefighting is included.

6.16 **Drainage provisions** – the working area of the compound is surfaced in a permeable gravel (DoT Type 3). In the event of a fire the detail includes a piped drain to an unlined area to the northwest of this area to allow the surplus water to drain to ground by infiltration.

Site Security – Fencing

2022-143-011J - General Arrangement to Solar Farm

6.17 Wind and solar energy developments are known to attract criminal damage, including theft of components. The assessment notes the beneficial effect of weight restrictions on Strand Bridge and Red Bridge on Eyes Lane (as the possible access to the Site) ; however, the wind and solar areas will be enclosed with a 1.8m high mesh security fence ('Warefence' or equal) – this will be coloured dark green to merge with the landscape.

6.18 The fence is also located on the inner side of the surrounding planting (the advance planting noted in Appendix One, TN1 Section B), and on the inner side of the proposed embankments along the north side of the solar arrays Appendix One, TN1 Section C). It will thus be screened from external view.

Cable Routes

2022-143-020C - HV Cable Route to Bretherton
2022-143-021 - General Arrangement & Details of HV Cable Route Under River and Road
DAS Appendix TN3
Arboricultural Impact Assessment (Ascerta Nov 2025) (AIA Nov 2025)

6.19 The cables are installed to supply the end users through the proposed Battery Buildings: there is no direct connection between the sustainable energy source and the National Grid supply (as agreed with Electricity North West Ltd). The general routes are shown on the plan 2022-143-020C –

- The initial route from the solar / turbine generation area runs to the top end of the main Asland Walks field, as a common cable. It then divides –
- The eastern route is thrust-bored under the river, then runs east along the south side of a farm access track to Eyes Lane : it then turns north, running on the east side of the Lane and entering the village, passing along South Road (on the south side) as far as the east side of the Bretherton Endowed C of E School. Here it turns north along an existing access track to serve the proposed Bretherton Battery Building (see 6.23-6.26 below) : the route continues along the east side of the field to connect to the Sub Station by North Road. Annotated photographs of the route are included in DAS Appendix One, TN3.
- The northern route follows the west bank of the river to serve Plocks Farm : just south of Bank Bridge it crosses the river, also thrust-bored on the alignment shown on the plan 2022-143-02. From the north side of Bank Bridge it runs along the east side of the flood bund to the main production area of Plocks Farm, to connect to the proposed distribution point –

6.20 All cables are laid underground, in field margins or road verges : wayleaves will be arranged with the respective land-owners (as 5.55 above). The trench is (nominally) 0.5m wide x 0.9m deep, with the surface reinstated to the pre-construction state on completion.

6.21 The cable routes have been surveyed by the Arboricultural Consultant (Ascerta) and are noted in the AIA Report (Nov 2025). Section 5 of the Report notes there is no direct loss of trees (page 8, 5.2) but that (subject to the precise route and construction methods adopted by the contractor) indirect impacts cannot be ruled out (page 8, 5.3). Recommendations for this detail are noted (page 9, 5.6), along with the requirement for an Arboricultural Method Statement (AMS) Tree protection requirements are noted in Section 6 of the Ascerta Report.

6.22 The cable routes have also been included in the Extended Habitat Survey (Avian Appendix 1, 1.3.2 and throughout), and included in the Appendix 5 - Biodiversity Net Gain Report (Avian, Fig 3A-3E)

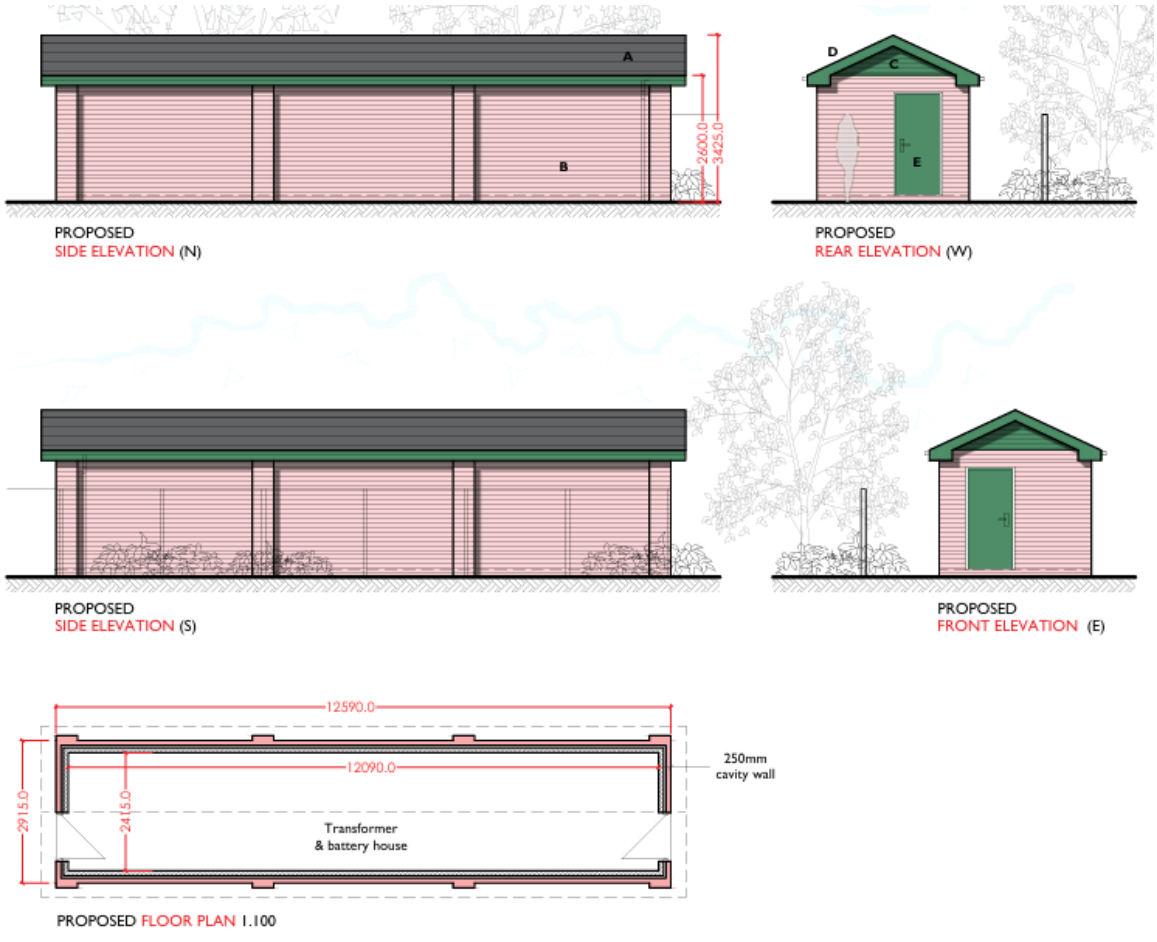
Bretherton Battery Building

1255 Sk0.01 - Proposed Battery Housing REV A
1255 Sk0.02 - Proposed Battery Housing - Landscape
DAS Appendix TN3

6.23 The proposed Bretherton Battery Building occupies the southeast corner of the arable field to the rear of the Bretherton Endowed Primary School: the school boundary at this point is fenced, with screening provided by a copse of silver birch and alder trees (mainly) within the school grounds – these are unaffected by the proposal. The site area is approximately 31m long x 10.5m wide, orientated to run parallel with the adjacent boundary.

6.24 The Battery Building is 12.6m long x 2.92m wide x 3.43m high to ridge (2.60m to eaves level) : it has a traditional appearance. Due to its proximity to the Bretherton Conservation Area it will be finished in a red rustic facing brick (specified as York Handmade 'Thirkleby Blend' following the advice of the project's Heritage Consultant).

Fig 10 – Bretherton Battery Building
(Extract- Bramley-Pate Architects Drawing 1255-Sk.0.01A



6.25 This mitigation is further enhanced by the planting of a hedgerow with trees around the north and west sides of the enclosure, so that the building will be enclosed within a natural screen will merge into the backdrop of Bretherton Village when viewed across the open field from North Road. The planting detail is included in the Appendix TN4 page 21, Fig 07).

6.26 Cables from the Bretherton Battery Building (laid underground) connect to the existing Bretherton North and South Substations, allowing residents to receive the decarbonised renewable electricity.

Construction – Summary Programme & Access (Subject to Consent)

2022-143-012 - Temporary Work Arrangements
Transport Assessment (Tetra Tech November 2025)
Route Survey Report v0002 (Tetra Tech November 2025)
Traffic Assessment v0003 (Tetra Tech November 2025)

6.27 The programme for the construction (subject to consent and discharge of conditions) has been considered in broad detail. The wind turbine would be constructed as a first phase : this will include elements of the transmission infrastructure to allow the commissioning in advance of the solar development –

- Wind Turbine Foundation – 90 days
- Wind Turbine Site Preparation, electrical Infrastructure, cabling, and installation – 120 days
- Electrical Compound foundation – 50 days
- Electrical Compound Site Preparation, Electrical Infrastructure, cabling, and installation – 45 days

6.28 The solar arrays are then installed as the second phase –

- Solar foundation (6 MW) – 60 days
- Solar Site Preparation, Electrical Infrastructure, cabling, and installation – 120 days

6.29 The final phase will involve the definition of the two new footpath links (FP1 and FP2) and the completion of the interpretation features to highlight and inform on local ecology, heritage, history and culture, as well as displaying information on the localised renewable energy generation.

Construction - Temporary Works

2022-143-012B Temporary Work Arrangements (Turbine Area)
Transport Assessment v0003 (Tetra Tech November 2025)(TA)
Heritage Statement (Lanpro November 2025)

6.30 The routes for general construction traffic and standard deliveries are set out in the Transport Assessment (TA, Tetra Tech, November 2025) – the TA (Appendix B) includes the route of the existing field track from Little Hanging Bridge Farm on the main A581 Rufford-Croston road (Meadow Lane) which would be used to reach the Site off Eyes Lane. The track will need occasional re-alignment and the addition of appropriate surfacing to ensure durability during the construction period : these are shown in the TA.

6.31 Access for the delivery of the three turbine blades (68m long) would be via the A59 Tarleton (Bank) Bridge. This would be a 'one-off' operation and require special arrangements and approvals from the Highways Authority to create the access required : the proposed works include –

- Enabling works - to prepare the site in accordance with the principles set out in the RSR (Tetra Tech November 2025) – temporary removal of street lighting, highway signs etc
- Removal and temporary storage of stone blocks (parapet) to open up the access point.
- Construction of wider access ramp from the A59 into the Asland Walks Site

6.32 The effects of these proposals on the historic status (Grade II Listed, (NHLE1073123) are discussed in the Heritage Statement (Lanpro, November 2025) at 6.2.13, 7.2.9, and 8.2.1.

6.33 The general principle of the access is noted in the plan extract from the TA (Appendix C) reproduced below -

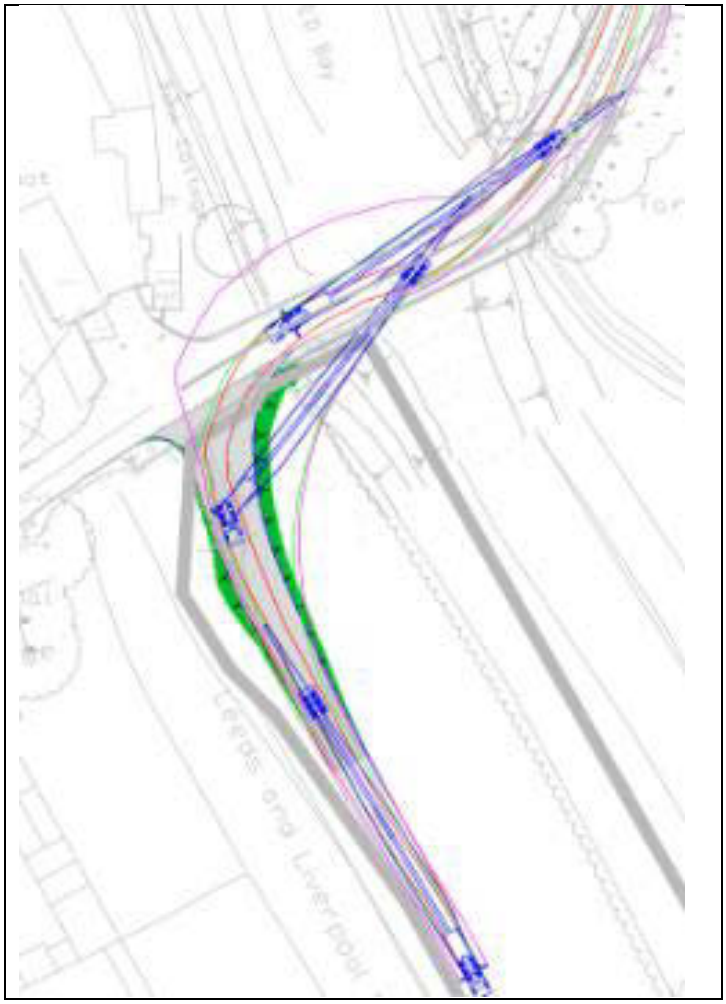


Fig 11 –
Proposed access for Turbine Blade delivery Tarleton (Bank) Bridge) –

(Extract from Transport Assessment Report p. 45)

Purple Line - Load Swept Path

Blue Line - Vehicle Swept Path Wheel

Red Line - Swept Path

(Preliminary)

6.34 Preliminary discussions with the Highways Authority (Lancashire County Council) by Tetra Tech in November 2025 have identified the following works to achieve this (in principle) –

- Temporary removal of the parapet blocks on Tarleton Bank Hall Bridge to accommodate delivery vehicle movements subject to Listed Buildings Consent and other relevant approvals post planning. This relates to both sides of the bridge.
- Following planning approval, further technical assessment/design will be required at detailed stage.
- Any works to the bridge and ramp construction adjacent to the bridge will be subject to Technical Approval with the LCC.
- Edge restraint discussed, separate structure not required - concrete blocks to be used in a similar manner to current temporary edge restraint installed by LCC following road traffic collision on the bridge.
- Road closure to be discussed with LCC's Streetworks department following planning, ideally once the haulier and contractor are engaged.

Further discussion with the haulier are required to finalise the proposed logistics and the timescales of delivery

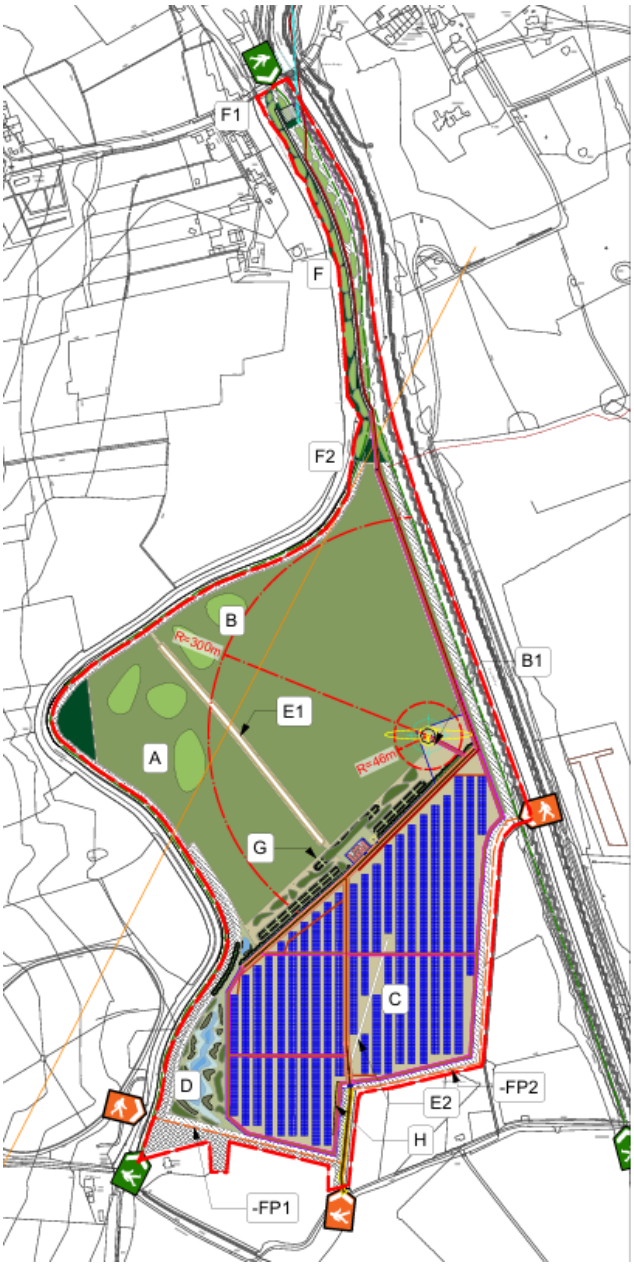
Landscape Proposals

Landscape Structure Plan 22.522-BCAL-102-3
General Arrangement and Details to Electrical Compound 022-143-013D
DAS Appendix TN4

6.35 The scheme of mitigation addresses the issues raised in the LVA and is set out in the Landscape Structure Plan 22.522-BCAL-102-3 (also reproduced Fig 12 below). The proposals include the creation of new embankments along the north edge of the solar area (G), replicating the engineered profile of the flood bunds which exist in the local landscape. The purpose is to provide screening of the solar area in views from the northwest as well as using the surplus soils from the excavations of the turbine foundations, wet scrapes (A & B), and the wetland habitat (Structure Plan D). The proposal is summarised in more detail in the DAS Appendix TN4, at Section C.

6.36 In terms of the vegetation this is the result of collaboration between the Landscape Architect (BCA Landscape) and Ecologist (Avian) and follows the objective of habitat enhancement combined with landscape improvement and setting (screening) for the solar arrays. Summary notes of the proposals are included in the DAS Appendix A, TN4 Sections D-G, with further notes on the proposed grazing regime in the DAS Appendix TN5.

FIG 12 – Landscape Strategy Plan Drawing Ref – BCAL-ZZ-00-DR-L-102-3



KEY :

Principal features……

A & B –
Pasture, low intensity sheep grazing, incl wet scrape areas for ground-nesting birds (located min 300m from turbine)

C –
Solar arrays -also pasture, grazed

D –
Marginal area in southwest – wet grasses/wet scrapes/standing water for amphibians

E1 & E2 –
Existing ditches retained

F –
Wet scrub (dominant) plus wildflower/species-rich grasses. F1 and F2 copse to assist with screening of solar in views from Bank Bridge.

G –
Replication of 'flood bund' landform to assist screening of Battery Compound, Solar Arrays, and Security Fencing. Pasture grasses on mounds, plus wet scrub.

H –
Linear woodland on west side of access from Eyes Lane, to mitigate potential flicker effect on Red Bridge Farm.

New Footpaths –

***FP1** – canal to Eyes Lane access track*

***FP2** – Eyes Lane access track to river path*

Operation & decommissioning

6.37 The Asland Walks development would export renewable energy to the grid for up to 40 years. After this period the development would be decommissioned, and the solar arrays, the wind turbine, and the associated infrastructure (BESS units, security fencing, access trackways etc) removed. Around 90% of materials can be recycled currently (research is ongoing within the industry to increase this figure).

6.38 The land occupied by the solar arrays, turbine, and associated infrastructure would be regraded and cultivated to return it to agricultural use, to restore the land to the same quality as the pre-development state. The final use – whether as pasture or arable land – will of necessity be determined at the time, consistent with prevailing farming practice and climate suitability : however, the habitat creation objectives will be retained and incorporated into the land management.

6.39 It is anticipated that this can be secured using a suitably worded planning condition or section 106 agreement.

7 ACCESS

7.1 There is no public access to the Site at present – it is used for agricultural purposes for the growing of arable crops. Access for this purpose is provided by a track from the north from Tarleton (Bank) Bridge via a granular access track (extended and surfaced by a WLBC Consent (Ref 2023/1122/FUL) : access from the south is by a similar track from Eyes Lane, along the west boundary of Red Bridge Farm.

7.2 On completion of the proposed green energy park there will be no public access to the same area, which will remain in agricultural use as noted in the DAS Appendix TN5 (low density grazing and habitat creation, including grazing under the solar arrays). The proposal thus follows the principle of the Chorley Local Plan Policy ST3.

7.3 The Turbine and BESS facilities are technical areas and will only be accessed by Engineers and Maintenance staff, appropriately qualified to climb the tower and access the plant and equipment for monitoring and servicing need. There is consequently no provision for the mobility impaired.

7.4 Public access is, however, currently available along the east boundary (the River Douglas Path) and west boundary (the Leeds-Liverpool Canal (Tarleton Branch). These routes are outside the red line boundary, but will remain open for use in their current state – ie as grassed 'country walk' paths.

7.5 The Landscape Strategy (Dwg Ref 22.522-BCAL-102-3-Landscape Structure (Fig 12 above) identifies two new routes which will be treated in the same manner as the above – FP1, a route from Eyes Lane to the Canal, and FP2 – a route from Eyes Lane to the River. This will improve the opportunity for circular walks around Asland Walks.

7.6 Interpretation will be included to enhance the experience of using these routes, involving the display (by digital means) of items such as the site history, the project details, the habitats, and the energy output from the wind and solar resources.

8 CONCLUSION

8.1 The preparation of the proposals for the Asland Walks Green Energy Park has involved thorough research and surveys, to prove the viability of the principal objective (to generate the power required) and to identify the possible negative effects of this and to incorporate measures to mitigate these to an acceptable level.

8.2 The benefits to GA (as a rural business) and to Bretherton as the local community are summarised in the Brookdale Socio-Economic Report September 2025 –

- Economic (Business) – if GA were to buy renewable energy generated at Asland Walks from its grid supplier at today's (2025) prices it would cost £66.2m. However, deducting the construction and operation costs expected to be in the region of £32m for the period to 2040 the net saving to GA of Asland Walks Energy Park would be £34.1m.
- Economic (Community) – 5% of all electricity generated by Asland Walks will be supplied directly to Bretherton through a dedicated cable to the village's substations, ensuring local homes and businesses benefit from clean, locally produced energy : business viability, and the potential to attract new enterprise to the village, will be enhanced. A battery system will balance this renewable supply with the village's demand, maintaining reliable service and meeting grid regulations.

8.3 The Locogen Report into carbon reduction at Plocks Farm led to the adoption of the single wind turbine (4.2MW) and solar panels (12MW) resolution, supported by the battery energy storage system (5MWH). The thermal analysis (*Thermal Electrification Feasibility Assessment* - Cotopaxi & Spirax Sarco December 2025) notes that the proposed energy park directly enables on-site heat decarbonisation of the Plocks Farm production centre and supports GA's pathway to net zero. The following benefits are noted –

- **Lower Factory Emissions** : replacing part of the gas-fired heat with renewable heat significantly reduces annual carbon emissions. In the higher-generation scenarios modelled, total site emissions reduce by around 50% compared to today, supporting GA's pathway to net zero.

- **Efficient Use of Local Renewable Power** : by storing heat, more of the electricity generated at Asland Walks is used on site rather than exported. This maximises the environmental benefit locally and supports the area's energy self-sufficiency.

- **Improved Reliance and Cost Stability** : using self-generated renewable energy and stored heat reduces exposure to volatile energy prices, which improves cost predictability for a major local employer

8.4 For the Bretherton community, any of the dedicated 5% that isn't immediately used will be sold to GA or the National Grid, with the income reinvested into local community projects, creating a valuable funding stream to support Bretherton's future initiatives. This contributes to local energy security, reduces dependence on fossil fuels, and helps cushion the community against volatile global energy markets.

8.5 The project also makes a positive contribution to the journey to Net Zero, enhancing local energy security and resilience in line with the principles of the climate change agenda, and the requirements of national and local planning policy. These issues are summarised in the Planning Statement (Section 4).

8.6 The design proposals are sized so that the potential sustainable energy output is matched to the energy demands of the business and village communities. The flexibility to cope with the natural fluctuations inherent in wind and solar sources are provided through the technological solutions such as the Battery Energy Storage infrastructure and If required) the sale of surplus to the National Grid.

8.7 The proposals have taken the potential effects on the physical fabric of the Site into account, with the following key issues addressed -

Agriculture

8.8 The use of 'best and most versatile' land is minimised by the location of the solar arrays on (largely) ALC Grade 3b. Fig 13 provides a full analysis of the land use with the following 'headline' features summarised -

- Within the full site area (39.57ha) - 6.64% is ALC1 : 60.10% is ALC2 : 33.26% is ALC3b (there is no ALC3a)
- The renewable energy generation (turbine, solar, battery compound) is 11.96ha (30%) of the full site area.
- Relative to the full site area - there is no use of ALC Grade 1 land : 5.4% of the ALC2 and 24.85% of ALC Grade 3b land area is used for renewable energy generation
- For the solar arrays (area 11.42ha) - 13.9% of Solar Arrays are on ALC2 : 86.10% are on ALC 3b
- The Battery Compound area is 0.9ha – all this is on ALC Grade 2 land
- The Turbine Compound area is 0.45ha – all this is on ALC Grade 2 land : the turbine compound area also contributes to the agricultural management as it is an enclosed area and available for the shearing and movement of the sheep.

8.9 The residual area (27.62ha / 69.8%) remains in agricultural use, managed as low density grazing (as DAS Appendix, TN5 'Agricultural Management') : the grassland beneath the solar arrays are omitted from this proportion but will be available for grazing in addition. The grazing of the residual area is also managed to accommodate the habitat enhancement objective (summarised in DAS Appendix, TN4 'Landscape Strategy & Mitigation' Section D).

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Fig 13 – Green Energy Provision relative to ALC Grades

ALC GRADES - WITHIN SITE AREA :	Grade 1	Grade 2	Grade 3b	TOTAL
Application Site (full) - ALC by Area	2.63	23.78	13.16	39.57
Application Site (full) - ALC by %	6.64%	60.10%	33.26%	100%
ALC GRADES IN GREEN ENERGY USE :	**Grade 1**	**Grade 2**	**Grade 3b**	**TOTAL**
Solar Arrays - ALC use (Total Area)	0	1.59	9.83	11.42
Solar Arrays - proportion on ALC Grade	0%	13.90%	86.10%	100%
Battery Storage Compound - ALC use (Area)	0	0.09	0	0.09
Battery Storage - proportion on ALC Grade	0%	100%	0%	100%
Turbine Compound - ALC use(Area)	0	0.45	0	0.45
Turbine Compound - proportion on ALC Grade	0%	100%	0%	100%
TOTAL - Area of Site used for Green Energy	**0**	**2.12**	**9.83**	**11.96**
Green Energy as % of full Application Site	**0%**	**5.36%**	**24.85%**	**30.21%**
AGRICULTURE / HABITAT BANK :	**Grade 1**	**Grade 2**	**Grade 3b**	**TOTAL**
Residual Area (Agriculture / Habitat Bank)	2.63	21.66	3.33	27.62
Agriculture/Habitat as % of Application Site	6.65%	54.73%	8.41%	69.79%

Archaeology

8.10 The impact of the proposed works is considered to be low as they impact to shallow depths onto natural geological deposits and potentially one hedgerow feature

Aviation

8.11 The lower turbine height (111m) was considered in the Addendum Report published by Sagentia in March 2025 concluded that the reduced height would achieve this result. The Warton and Blackpool airfields defines an 'Obstacle Limitation Surface' (zone) in considering any potential safety issues ; the Report notes the turbine tower is a minor incursion into the 'Outer Horizontal Surface' by 51.9m but concludes that this is safely accommodated by marking the location on the relevant aviation charts and through the inclusion of aircraft warning lights on the turbine tower (this is a statutory requirement as the tower is over 150m in height).

8.12 The Carr Valley Airfield is located at Longfold Farm (North Road, Bretherton PR26 9AY) and used by recreational microlight aircraft : a low impact is predicted in respect of reflections from the solar panels. (Ref 7.1 *'Solar Photovoltaic Glint and Glare Study'* (Pager Power October 2024)

Ecology

8.13 Table 5.1 of the Ecological Assessment Report summarises the assessment conclusions and notes any mitigation and enhancement measures recommended for the Proposed Development. These have been incorporated in the submitted Landscape Strategy proposal (Ref Drawing 22.522-BCAL- 102-3), with summary notes included in the DAS Appendix, TN4 at Section D)

8.14 The general biodiversity net gain calculation is presented as Appendix 4), with the 'Discussion' (in Appendix 5 Section 6) showing the Total Net % Change as – 175.05% for Habitat Units : 162.89% for Hedgerow Units : 21.12% for Watercourse Units.

8.15 The Proposed Development meets all trading principles, requiring habitats to be replaced on a like-for-like or like-for-better basis. Through achieving a BNG, the proposed development adheres with policy requirements of both the CC Local Plan and the NPPF. Measures relating to the creation, management and monitoring of habitats created and enhanced, as well as other biodiversity enhancement measures, will be set out within a Habitat Management and Monitoring Plan (HMMP) and secured subject to the general biodiversity net gain condition.

8.16 The applicant is seeking surplus biodiversity units generated from the development to be registered and allocated for possible future GA Petfood projects, including those at Plocks Farm and Euxton Lane.

Landscape Character (potential effects)

8.17 The summary of effects are noted in the Lanpro LVA (*'Landscape and Visual Appraisal Asland Walks Energy Park, Lancashire'* November 2025). The Landscape Effects are summarised in Section 5 (5.1.5-5.1.7) with the Visual Effects noted at 5.1.8-5.1.10 : these reflect the comprehensive assessment of the development effect in Section 4, following the accepted practice guidance set out in the following –

- Landscape Institute, Technical Guidance Note LITGN-2024-01 Published August 2024 *'Notes and Clarifications on aspects of Guidelines for Landscape and Visual Impact Assessment'* Third Edition (GLVIA3)
- Landscape Institute, Technical Guidance Note 02/21 (26 May 2021) *'Assessing landscape value outside national designations'*
- Christine Tudor and Natural England, *'An Approach to Landscape Character Assessment'* (October 2024)
- Landscape Institute, Technical Guidance Note 06/19 (17 September 2019) *'Visual Representation of Development Proposals'.*

8.18 The 23 photos included as LVA Appendix 2A and 2B analyse the baseline (current) views of the landscape from points agreed with CC in advance. The advance structure planting is thus included in these views, at the time having completed two growing seasons.

8.19 A smaller number of these were then jointly selected and developed to as Photomontages (Appendix 3), showing the appearance of the development at the stages recommended by the Visual representation Guidelines ie Year One (without the effect of additional planting) and Year Fifteen ie with the effect of the more mature planting. Both summer and winter views are represented, to show the effect with / without leaf cover. The illustrations are based on the mitigation proposals (as 8.22 below).

8.20 The LVA acknowledges the turbine will be a prominent feature in the landscape introducing a new vertical element, a visible new feature of the landscapes of the Mosslands, the Coastal Plain, and the Enclosed Coastal Marsh which form the lowlands of West Lancashire. Although there would be beneficial effects at the site level as a result of the extensive mitigation measures, the wind turbine would result in adverse effects on landscape character and visual amenity of the area. It is recognized that the turbine cannot be mitigated. However, it will be seen in conjunction with the power lines, pylons, and other turbines present in the landscape.

8.21 The solar panels will be visible in viewpoints close to the Site ; the measures included in the landscape strategy (advance planting of trees, linear woodland and hedgerows) will predominantly screen the panels by Year 15.

8.22 The LVA notes there would be an overall Moderate/ Minor Beneficial effects to the Site as a result of the proposed landscape strategy : there would be a significant increase in vegetation across the Site and new habitat creation which would provide both ecological and landscape benefits.

Landscape Strategy (Mitigation)

8.23 The initial Landscape Assessment (summarised 5.27-5.29 above) identified areas with the potential for mitigating landscape and visual effects and this has been considered from the outset, respecting the pattern of existing woodland and hedgerows in the area, and suggesting areas for new planting to help screen the solar arrays.

8.24 For GA's Plocks Farm development GA areas of woodland were planted in advance of any construction work, using forestry planting techniques and allowing time for the planting to develop height and mass to provide screening / setting in advance of major development work. The same process has been adopted for Asland Walks, providing (primarily) linear woodland and hedgerows on the east, south and southeast margins, with hedgerows established along the canal towpath to the north and west

8.25 These areas are described in the DAS Appendix (TN4, Section B), with the areas planted identified in TN4 (Fig 1) and full planting schedules in Fig 2 : these were completed in the season 2022-23. The Pre-Application Advice from CC's Biodiversity Officer (11 December 2024) is that these works may be recorded as 'habitat created (or enhanced, where applicable) in advance' in the statutory biodiversity metric function, provided the date and details of the habitat creation work is provided.

8.26 The landscape strategy is summarised at 6.34-6.35 with reference to the Landscape Structure Plan 22.522-BCAL-102-3 : further details is contained in the DAS Appendix, TN4 'Landscape Strategy & Mitigation'

Heritage

8.27 The assessment notes the potential for effects on adjacent heritage assets –

- **Grade II* listed Bank Hall (NHLE 1362113)** – overall, the assessment concludes that, due to this impact to setting, there is 'less than substantial harm' to the significance of the asset
- **(Bank Hall) Farm Building (NHLE 1163194)** – the wind turbine might be partially visible as a glimpsed long-distance feature from the ground within parts of Bank Hall : the visual links between Hall and Farm Buildings will be retained and the development will cause less than substantial harm to the asset at the lower end of the scale.
- **Grade II listed Tarleton (Bank) Bridge (NHLE 1073123**) – the construction process will require a temporary and reversible physical impact to the bridge. This impact will be mitigated through a programme of historic building recording, structured deconstruction and reconstruction following the completion of the construction phase. This will be secured through a separate Listed Building Consent application. The proposals will cause a low level of temporary physical impact, resulting in less than substantial harm to the significance of the asset.
- **Canal Bridge (Number 11) (NHLE 1031385)** – the turbine would be visible but would not interrupt this intervisibility between the functionally associated structures of the Warehouse and Bank Bridge. The change in the wider setting is not considered to constitute harm to the significance of the asset.
- **Bank Bridge Warehouse (NHLE 1361863)** – the turbine would be visible, however it would not interrupt the established intervisibility or the legible functional relationships between the historically associated canal-side structures of the River Douglas, the Canal, and the two bridges (Tarleton Bridge and the Canal Bridge)
- **Bretherton Conservation Area** – the assessment notes the construction of the Battery Building immediately adjacent to the Conservation Area does not impact the historic character or key views along South Road : it will introduce a minor change that does not constitute harm to the significance of the Conservation Area.

Noise (Construction and Operational)

8.28 Construction is expected to be undertaken during normal working hours which will be agreed with CC : any requirement for out of hours working would be agreed in advance, with notice given to affected residents.

8.29 The operational noise associated with the proposed wind turbine has been assessed in accordance with The Assessment and Rating of Noise from Wind Farms (DTI, September 1996). The assessment (Spectrum Acoustics Report v02 December 2025) shows that predicted noise levels from the wind turbine at residential locations are well within the applicable noise criteria, and as such the noise impact is expected to be low.

8.30 The solar panels themselves have no noise emissions, however the associated infrastructure (for example the BESS, inverters) can. This has been modelled in accordance with the BS 4142:2014+A1:2019 *'Methods for Rating and Assessing Industrial and Commercial Sound*' ; the assessment predicts that noise levels are expected to be of low impact.

Conclusion

8.31 As noted, the appraisal of the Energy Park proposal relative to planning policy is noted in the submitted Planning Statement (Section 4). The NPPF notes (para 160) that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development, and that in such cases developers will need to demonstrate very special circumstances if projects are to proceed. The NPPF goes on to note that very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

8.32 The Planning Statement (para 5.40) also concludes with respect to the NPPF 153 consideration of 'openness' -

> *Noting that there is harm in principle due to the development being inappropriate development in the Green Belt and that the NPPF directs to give this and other Green Belt harm substantial weight, it is clearly shown that the harm to the purposes and openness of the Green Belt is limited.*

8.33 The Planning Statement (para 6.8) considers the material considerations in three categories – those that are beneficial, neutral, or adverse : it concludes that 'very special circumstances' are shown, and that the benefits of the proposal clearly outweigh the harms identified to the Green Belt and other harms as identified above to landscape and heritage matters. In terms of the potential effect on openness

8.34 The Asland Walks Green Energy Park is a local initiative, promoted by local people. The scale of the generation is directly proportional to the needs of both GA and the community and is thus economically driven.

8.35 The development proposal addresses its potential effects through the thorough appraisal of the site and its context, and the overall design response. It thus meets the requirements of the NPPF's presumption in favour of sustainable development and is compliant with the relevant policies of the adopted Development Plan. On that basis it is considered that planning permission should be granted, subject to the imposition of any necessary planning conditions

APPENDICES

Appendix One – Technical Notes (Issued Separately)

TN1 – Site Selection & Evolution
TN2 – Energy Generation Infrastructure
TN3 – Energy Transmission (Battery Compound & Cable Routes)
TN4 – Landscape Strategy & Mitigation
TN5 – Agriculture & Management

Appendix Two – Schedule of Supporting Information

Supporting Statements / Reports
Submitted Plans

APPENDIX TWO – SCHEDULE OF SUPPORTING INFORMATION

REPORTS

Ref	Topic / Title / Author
	Agriculture
1	*Agricultural Land Classification – Plocks Farm - Land beside River Douglas –* ADAS July 2020
2	*Agricultural Land Classification Land Grades Analysis (v2) –* BCA Landscape November 2025
3	*Agricultural Land Classification – Overlay on Development Proposal Dwg 22.522-BCAL-22-00DR-L-103 –* BCA Landscape November 2025
	Arboriculture
4	*Arboricultural Impact Assessment (P2285.25) –* Ascerta November 2025
	Archaeology
5	*Asland Walks Energy Park Assessment report on an Archaeological Evaluation (YA/2025/213) (Part 1) –* York Archaeology November 2025
6	*Asland Walks Energy Park Assessment report on an Archaeological Evaluation (YA/2025/213) (Part 2 – Plates 9 – 16) –* York Archaeology November 2025
7	*Asland Walks Energy Park, Borough of Chorley, Lancashire - Geophysical Survey (Report 6025r) –* Archaeological Services Durham University April 2025
	Aviation
8	*IFP Safeguarding Wind Turbine (Onshore) Blackpool Airport (CL-6011-RPT-003 V1.0) –* Cyruss December 2023
9	*Technical and Operational Assessment (TOPA)(SG32728) Blackpool Airport –* NATS Safeguarding Office January 2022
10	*Warton Aerodrome–Assessment of Instrument Flight Procedures - Proposed Wind Turbine (72037-001 v2.1) –* Osprey September 2024
11	*Warton Aerodrome – Assessment of Instrument Flight Procedures Addendum to Report 72037-001 Issue 2.1 –* Osprey April 2025
12	*Warton Aerodrome–Assessment of Instrument Flight Procedures Addendum to Report 72037-001 Issue 2.1 –* Osprey March 2025
13	*Addendum to Warton Aerodrome CNS Safeguarding Assessment Report Issue 1.0 (72054 001) –* Osprey January 2025
14	*Addendum to GA Pet Food Wind Turbine, Warton Aerodrome CNS Safeguarding Assessment Report, 72054 001 –* Sagentia Aviation November 2024
	Community Research
15	*Asland Walks Energy Park Community Research Project Part 1 –* UClan May 2025
16	*Asland Walks Energy Park Community Research Project Appendices & References Part 2 –* UClan May 2025
	Construction
17	*Asland Walks Construction Environmental Management Plan (CEMP) v0002* Tetra Tech December 2025
18	*Construction Environmental Management Plan Non-Technical Summary TN03* Tetra Tech December 2025

Ref	Topic / Title / Author
	Consultation (Collaboration Agreement)
19	*Collaboration & Electricity Allocation Agreement Ga Pet Food Partners Group Limited & Bretherton Energy Co-Op Limited –* Burges Salmon August 2025
	Drainage Strategy
20	*Asland Walks Energy Park, Tarleton - Drainage Strategy (784-B039518) –* Tetra Tech November 2025
	Ecology
21	*Asland Walks Energy Park, Tarleton - Extended Habitat Survey Report- 2025 Update v3 –* Avian Ecology December 2025
22	*Ecological Assessment Report v2* Avian Ecology December 2025
23	*Ecology Appendix 2: Ornithology Baseline Report v3 –* Avian Ecology November 2025
24	*Ecology Appendix 3: Bat Baseline Report v3 –* Avian Ecology November 2025
25	*Ecology Appendix 4 Energy Park Biodiversity Metric –* Avian Ecology December 2025
26	*Ecology Appendix 5- Biodiversity Net Gain Report v2 –* Avian Ecology December 2025
27	*Ecology Appendix 6: Collision Risk Model Calculations –* Avian Ecology November 2025
28	*Ecology Appendix 7 : Report to Inform a Habitats Regulations Assessment –* Avian Ecology December 2025
	Fire Management
29	*Asland Walks & Bretherton BESS Project - Grid-Scale Battery Energy Storage System Units : Fire Management Strategy (FMS) –* GA Pet Food December 2025
	Flood Risk Assessment
30	*Asland Walks Energy Park, Tarleton Flood Risk Assessment Revision 4.0 –* Tetra Tech June 2025
	Glint & Glare
31	*Solar Photovoltaic Glint and Glare Study GA Pet Food Partners Plocks Farm –* Pager Power October 2024
32	*Shadow Flicker Impact Assessment (Issue 2) –* Pager Power April 2025
	Ground Investigation
33	*Ground Investigation Factual Report no.7962a -* Sub Surface North West July2025
	Heritage
34	*Heritage Statement (Pt 1 Report) –* Lanpro November 2025
35	*Heritage Statement (Pt 2 Appendix Fig 3) Extract Bretherton Tithe Plan 1858 –* Lanpro November 2025
36	*Heritage Statement (Pt 3 Appendix Fig 4-8 & Plates) –* Lanpro November 2025

Ref	Topic / Title / Author

Landscape & Visual Assessment

37 *Landscape and Visual Appraisal Asland Walks Energy Park, Lancashire –*
Lanpro November 2025

38 *LVA-Appendix 1A Figures 1-9 –*
Lanpro November 2025

39 *LVA-Appendix 1B Figures 10-19 –*
Lanpro November 2025

40 *LVA-Appendix 2A Photography Viewpoints VP 1-10 –*
Lanpro November 2025

41 *LVA-Appendix 2A Photography Viewpoints VP 1-10 –*
Lanpro November 2025

42 *LVA-Appendix 2B Photography Viewpoints VP 11-23 –*
Lanpro November 2025

Noise Assessment

43 *Noise Assessment based on 1x 111m Hub Height Wind Turbine and 1x Solar Farm Report ref. CJA4862/23314/2 –*
Spectrum Acoustic Consultants December 2025

44 *Noise Assessment Non Technical Summary CJA4954/23314 Rev 1* - Spectrum Acoustic Consultants December 2025

45 *Noise Assessment – Link to Explanatory Video – https://app.screencast.com/FwaFbZMysXTIZ*
Note – video is approx. 40 minutes long and covers the Wind Turbine & Solar (Spectrum Acoustic Consultants December 2025)

Planning Statement

46 *Planning Statement for Planning Application for Green Energy Park Development and Associated Works P20-1445*
Pegasus December 2025

Socio Economic

47 *Securing the Future of GA Report v5.0 –*
Brookdale Consulting November 2025

Solar and BESS

48 *BEP- Asland Walks & Feasibility & Optimisation (Non Technical Summary) –*
Stantec November 2025

49 *GA Petfoods Planning Design & Feasibility (Solar) –*
8.Minute Energy

50 *GA Petfoods Planning Design & Feasibility v004 –*
8.Minute Energy August 2022

Thermal Energy Study & Appraisal

51 *Thermal Electrification Feasibility Assessment (Non-Technical Summary) –*
Cotopaxi & Spirax Sarco December 2025

52 *Carbon Reduction Strategy Technical Support – Energy –*
Locogen April 2021

53 *Thermal Electrification Feasibility Assessment Report –*
Cotopaxi & Spirax Sarco December 2024

Transport

54 *Asland Walks Energy Park Transport Assessment v003 –*
Tetra Tech November 2025

55 *Asland Walks Energy Park Route Survey Report v002 –*
Tetra Tech November 2025

56 *Asland Walks Primary Access Appraisal Non Technical Summary TN02*
Tetra Tech December 2025

Ref	Topic / Title / Author

Turbine

57 *Foundation Engineering Design Statement for Proposed Wind Turbine, Asland Walks, Sollom –*
GSA November 2025

58 *GA Pet Food Partners Wind Turbine JRC Consultation Response v1. –*
Renewables First October 2025

59 *Wind Turbine Risk Assessment v3 –*
Renewables First July 2025

Wind Assessment

60 *Carbon Reduction Strategy – Technical Support –*
Locogen April 2021

61 *Asland Walks Energy Park Wind Feasibility Study v1 –*
Renewables First December 2021

62 *Asland Walks Energy Park Wind Feasibility Study v1 – Non-technical Summary –*
Renewables First October 2025

PLANS

Existing Site –

2022-143-018A - Existing Contour Plan (GSA)

2022-143-012B - Temporary Work Arrangements

22.522-BCAL-ZZ-00-DR-L (3 Pages) – Site Context / Application Boundary

Proposals –

2022-143-002H - Full Proposed Site Layout (GSA)

2022-143-011J - General Arrangement to Solar Farm (GSA)

2022-143-013E - General Arrangement and Details to Electrical Compound (GSA)

22.522-BCAL-102-3-Landscape Structure

22.522-BCAL-103-3-ALC (Agricultural Land Classification) on Proposed Site Layout

Infrastructure –

2022-143-020D - HV Cable Route to Bretherton (GSA)

2022-143-021 - General Arrangement and Details of HV Cable Route Under River and Road (GSA)

2022-143-022A - Plan on HV Route to Plocks Farm (GSA)

2022-143-023A - General Arrangement and Details of HV Cable Route Bretherton (GSA)

1255 - Proposed Bretherton Battery Housing REV A (Bramley-Pate Architects)