Solar Project Documents

Documents Required.

Prior to the technical assessment of your project, and in order to evaluate where your project sits in the funding process, we include below a generic list of the most commonly required documents by the members of our funding panel; it is highly unlikely that a project funder would proceed without them. Prior to the technical onboarding meeting, please collate as many of them as you have in your possession and send them to our Chief Technical Officer:

Tim Jonck (Tim.Jonck@RA-ESG.com).

Planning & Development Approvals (These form the backbone of project consent).

- Planning Application Package:
    - Site layout plans, elevations, design statements, including GPS coordinates expressed as decimal values.
    - Planning statement demonstrating compliance with local and national policy.
    - Supporting technical assessments required for all solar farms >9 m².
- Supplementary Planning Documents (SPDs) & Local Plan Compliance:
    - Evidence that the project aligns with local planning frameworks and solar-specific SPDs.
- Environmental Impact Assessment (EIA) or Screening Opinion:
    - Determines whether a full EIA is required.
    - If required: Environmental Statement covering landscape, ecology, hydrology, noise, traffic, etc.

Technical & Environmental Studies (Most planning authorities require these as part of the submission).

- Landscape & Visual Impact Assessment (LVIA),
- Agricultural Land Classification (ALC) Report,
- Biodiversity & Ecology Surveys (protected species, habitat assessments),
- Flood Risk Assessment & Drainage Strategy,
- Glint & Glare Assessment,
- Soil Management Plan,
- Traffic & Transport Assessment,
- Historic Environment / Archaeology Assessment,
- Health Impact Assessment (HIA),
- Cumulative Impact Assessment.

Land & Legal Documentation.

- Option Agreement / Lease Agreement with landowner,
- Title Deeds & Land Registry Plans,
- Wayleave Agreements (for cabling routes),
- Easements (access, grid connection corridors),
- Rights of Way Management Plan.

Grid Connection Documentation.

- Grid Connection Application (to DNO or National Grid),

Solar Project Documents

- Connection Offer & Acceptance,
- G99/G100 Compliance Documentation (Feed in & Synchronisation),
- Grid Impact Studies – These ensure the project can export power safely into the network.

Construction & Engineering Documentation.

- Detailed Engineering Designs (electrical, Civil, structural),
- Construction Method Statements (CMS),
- Health & Safety Plans (CDM Regulations),
- Security & Fencing Plans,
- Lighting Plans,
- Quality Assurance & Commissioning Plans.

Environmental & Community Commitments.

- Biodiversity Net Gain Plan,
- Community Engagement Report,
- Socio-Economic Impact Statement,
- Restoration & After-Use Plan.

Financial, Insurance & Compliance Documents.

- Project Financial Model,
- Insurance Certificates (construction, public liability, environmental liability),
- ESG & Carbon Emissions Reporting,
- Procurement & Supply Chain Compliance (modern slavery, sustainability).

Operational Readiness Documentation.

- Commissioning Certificates,
- O&M Manuals,
- Performance Monitoring Plan,
- Emergency Response Plan,
- Grid Compliance Test Reports.

Summary Table.

Category	**Key Documents**
Planning	Planning application, design statements, EIA/Screening
Environmental	LVIA, ecology, flood risk, glint & glare, HI
Land & Legal	Lease, option, easements, wayleaves
Grid	Connection offer, G99/G100 compliance
Engineering	Detailed designs, CMS, H&S plans
Community & ESG	Engagement reports, biodiversity plans
Operations	Commissioning, O&M manuals, grid tests

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Solar Project Documents