

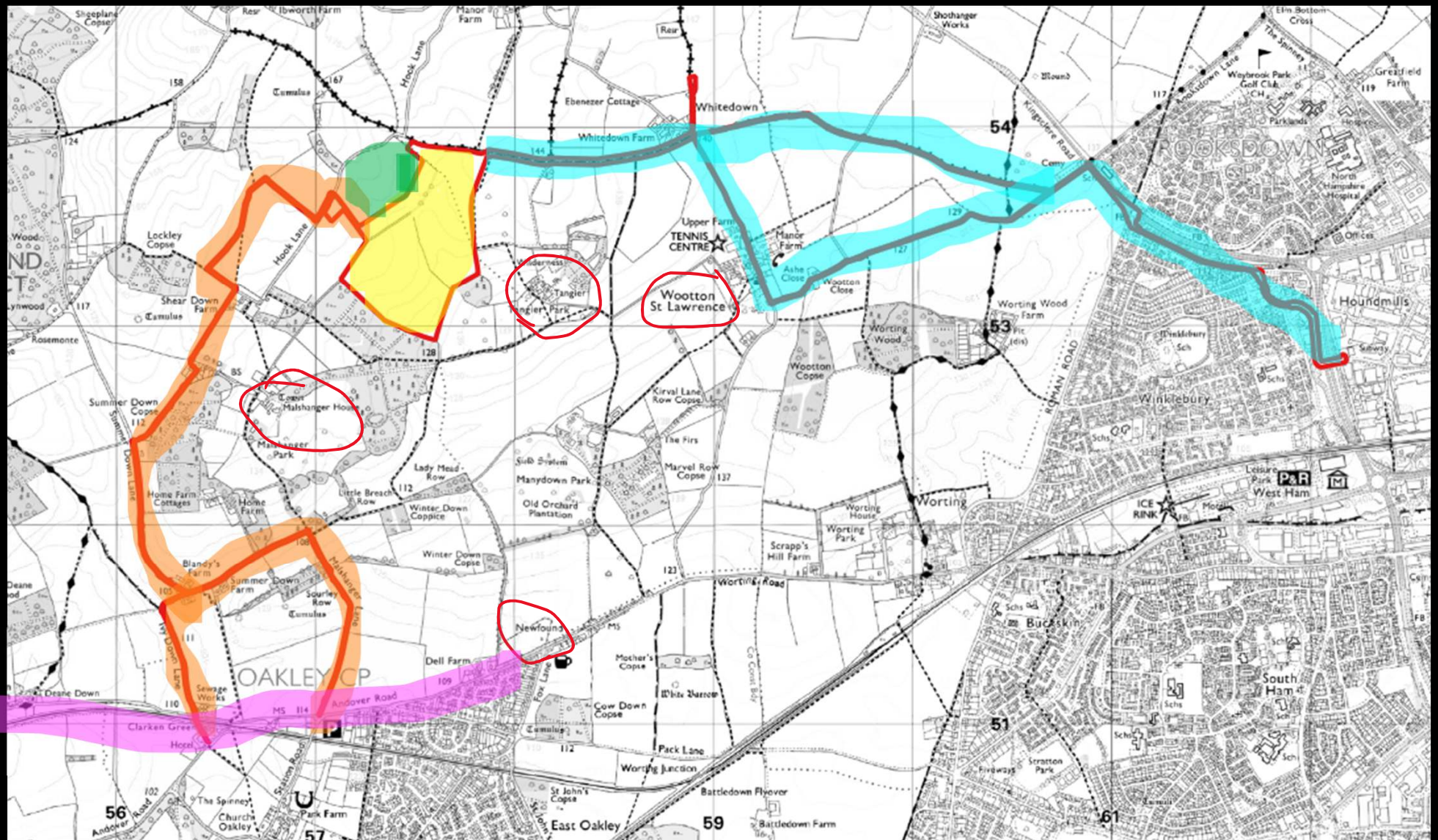
Solar Farm
Development at
Malshanger Estate

16 November 2023

- Introductions
 - Applicant; NextEnergy
 - Agent, James Jamieson, Intelligent Alternatives
- Welcome feedback, opportunity to further reduce impacts and incorporate further benefits
- Not submitted application, submit [with Environmental Impact Assessment (EIA)] soon
- Swift presentation, focus on Q&As, happy to discuss afterwards and provide information, further details, contact details etc.

- The Proposals

- c. 30MW solar farm
- Rows of fixed, south facing panels
- No battery storage element (BESS)
- Small buildings (inverters, transformers, substation)
- Deer fence
- Perimeter CCTV
- New internal access tracks
- Underground cable

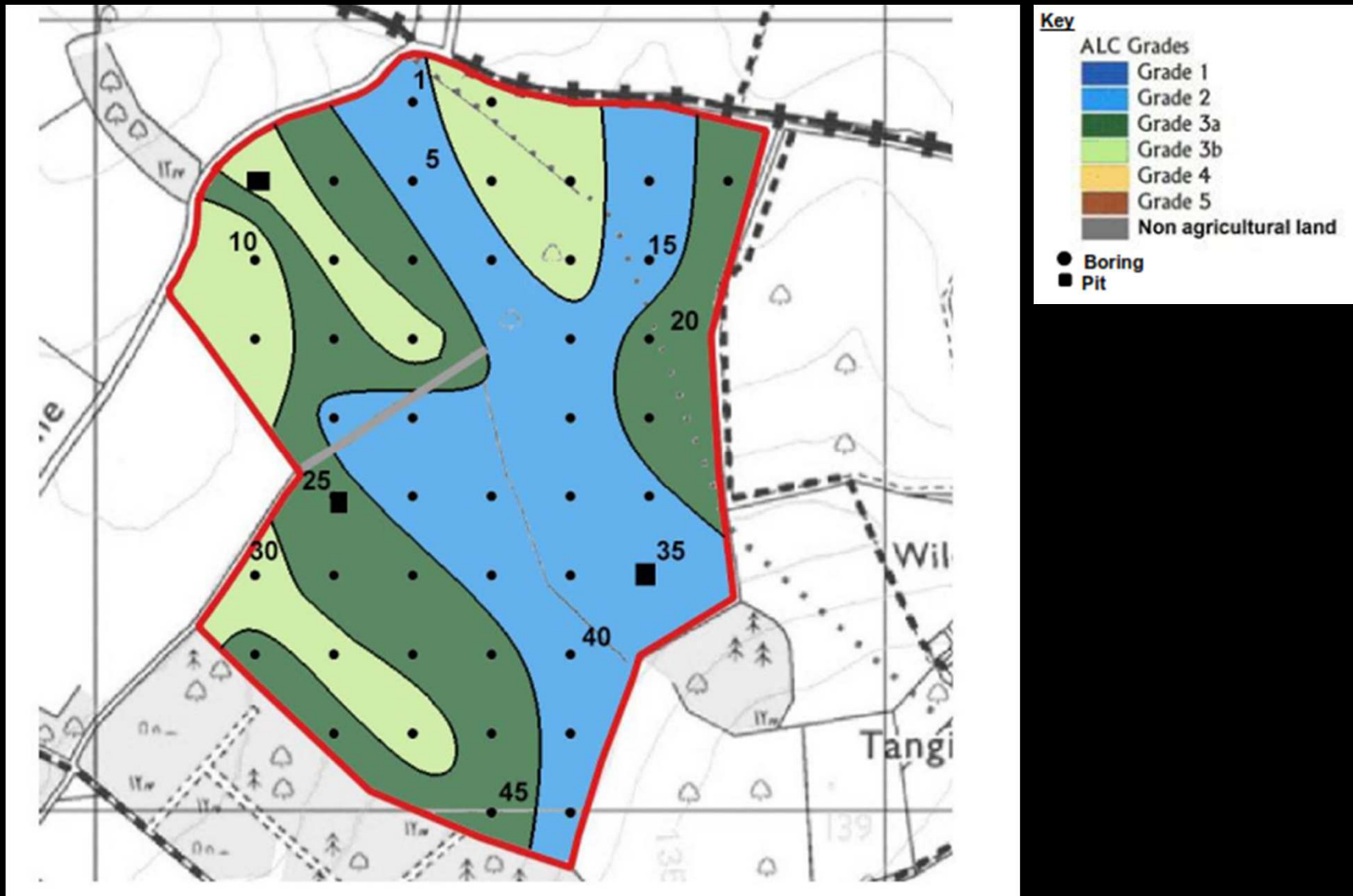




- Site selection
 - Grid capacity on nearby network
 - Discussed potential project with estate and other landowners in area
 - Not in any designations
 - Flood Zone 1 (lowest risk)
 - Site fairly well contained in wider area
 - No immediately adjacent designated heritage assets
 - Suitable access routes
 - Willing landowner

- Work to date
 - Screened under Environmental Impact Assessment (EIA) regulations, EIA required
 - Scoping opinion
 - Detailed survey work
 - Design work and changes to reduce impacts
 - Panels moved down from Hook Lane
 - Access arrangements (loop, track on field to west)
 - Directional drilling for sections of cable to avoid tree impacts
 - Increased landscaping and planting

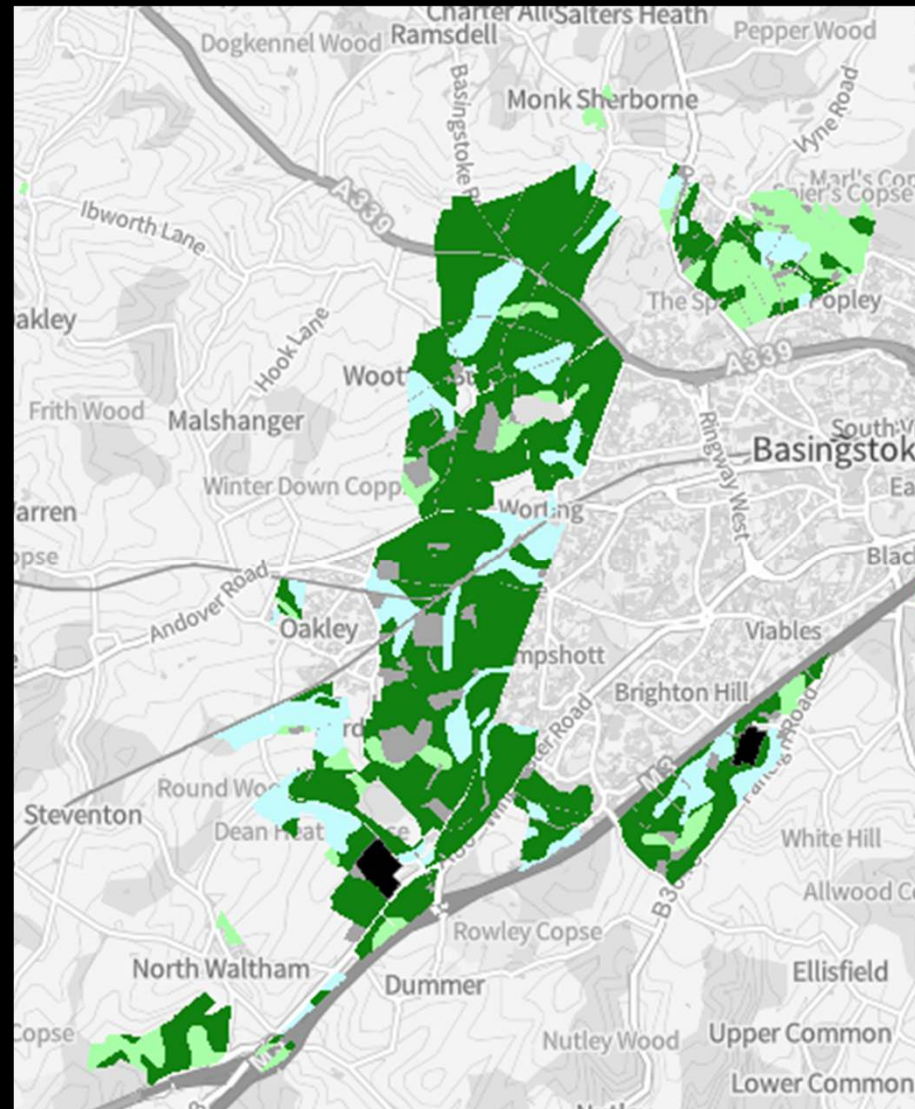
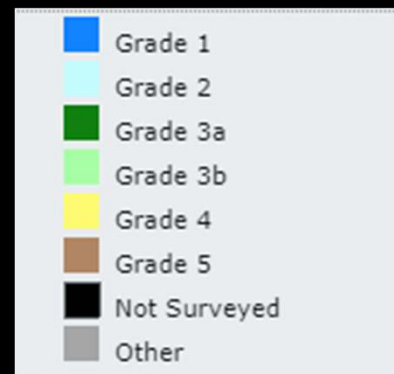
- Land Grade and Farming
 - ‘Mosaic’ of land grades on site



- Land Grade and Farming

- Land grade in the wider area

- Mosaic
- Mainly Best and Most Versatile
- Generous supply of BMV
- Limited poorer quality (3b or lower) land



- Main Benefits

- Substantial contribution to tackling climate change
- Power equivalent of c. 8,750 local homes annually
- Local/District and national Climate Emergency: borough carbon neutral by 2030 “supporting the transition to a decarbonised electricity system”
- Substantial biodiversity enhancements
- Temporary and reversible development
- Diversification of a rural farming business
- Land remains in agricultural use alongside solar
- Local economic opportunities

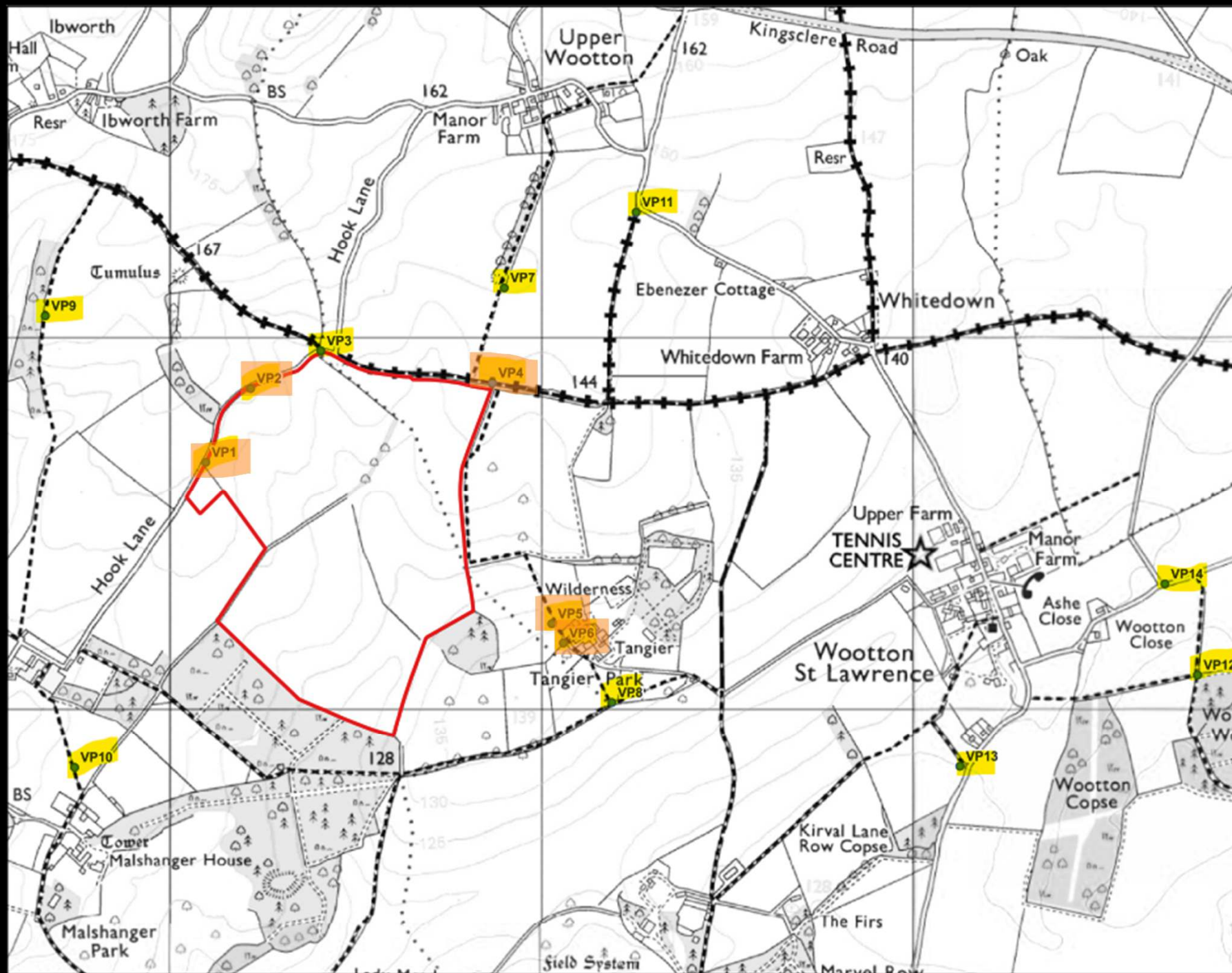
- Community benefit fund
 - Offered to Parish Councils
 - Not a formal material consideration
 - Offered irrespective of whether or not the Parishes support or object to the application
 - Ideally focussed on 'green' projects but no formal restriction

- Landscape and Visual Impacts
 - Typical of solar farms; visible from nearby, visibility quickly reduces with distance from site
 - Not in any landscape designations
 - Adjacent to AONB but reduced site area low down in views
 - Retain existing screening
 - New screening including native hedges
 - Mainly well screened from byway to north and other routes in wider area
 - Low level infilling along byway to north
 - Impacts 'scoped in' to the EIA; careful scrutiny

- Heritage Impacts

- Tangier House; Grade II* listed
- Carefully researched and assessed
- Photography
- Limited intervisibility
- Lowered impacts by removing panels nearest Hook Lane
- Settings impacts 'scoped out' of the EIA; less than significant
- Archaeology 'scoped in' to the EIA

- Ecology and Biodiversity
 - No designations on site
 - Careful survey and assessment
 - Protection and mitigation measures incorporated into design and planning processes
 - Detailed Construction Environmental Management Plan can be secured by condition
 - BNG
 - Skylark enhancement area (aiming for 2 for 1)
 - 'Scoped in' but no major impacts anticipated



VP1 – Hook Lane access point (no screening, winter)



VP1 – Hook Lane access point (summer, landscaping in place)



VP2 – Hook Lane ‘gap’ – winter view with screening



VP3 – western end of byway, winter



VP4 – byway, footpath junction



VP6 – footpath west of Tangier House, summer

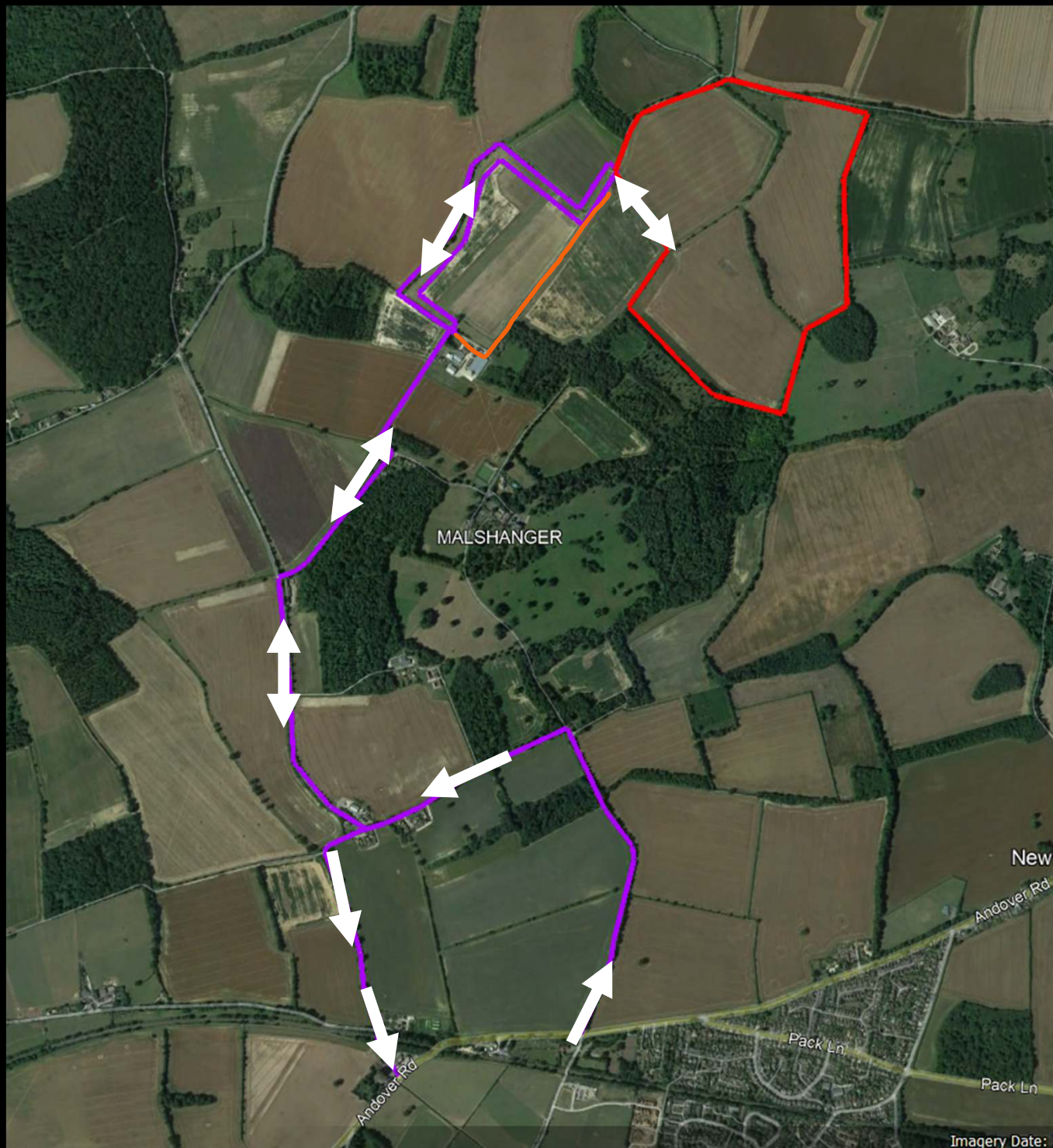


VP6 – footpath west of Tangier House, winter



- Access

- Loop route
- New access track through field to west to avoid last stretch of Hook Lane and right turn into site
- No PROW on main part of site
- No closures or diversions of PROW near new access track
- PROW users near access route prioritised at all stages
- Passing places used and improved as need be, potentially new passing places



- Thank you
- Happy to provide further information
- Question and Answer session

Solar Farm Development at Malshanger Estate

James Jamieson, Intelligent Alternatives

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