

ISLAND GREEN POWER

Welby Solar Farm

UPDATE MEETING

14 May 2024



Outwood Solar Farm, Essex

Agenda

1. Introductions
2. Project Recap
3. Key Updates
4. Your Comments
5. Timescales for Submission



Exning 30 MW, Suffolk

1. Introductions

- **Island Green Power**

- Sam Aitchison – Project Manager
- Dave Elvin – Chief Development Officer



- **Arcadis**

- Charlie Mayer – Town Planning Lead



2. Project Recap

THE SOLAR PANELS



We plan to install ground-mounted solar panels generating 46MW of energy.

- Panels situated on lower-quality agricultural land.
- Away from woodlands, ponds, trees, and potential archaeological sites.
- Spaced 4.5 to 7.5 metres apart, will track the sun for optimal efficiency.

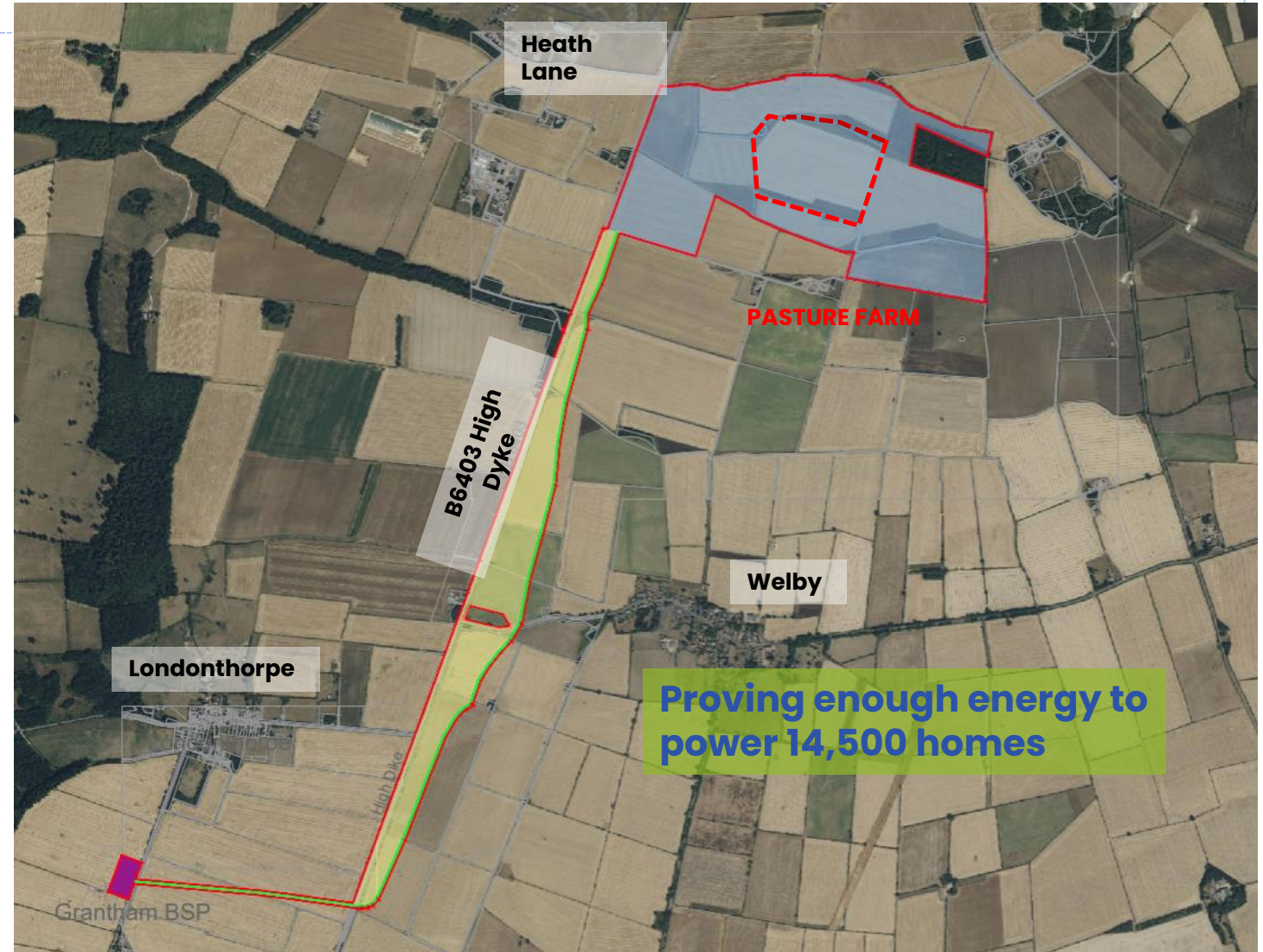
After 40 years, they will be removed, restoring fields for agriculture.

CABLE CONNECTION



The solar farm will need to be connected to the local Grantham substation on Newgate Lane, south of Londonthorpe.

The connection will be established using underground cables.



2. Project Recap

ADDITIONAL INFRASTRUCTURE



We will also need to construct:

- **A battery storage compound** to store excess electricity.
- **A substation** for a transformer and equipment for grid distribution.
- **Inverter stations** for converting solar panel-generated direct current (DC) to alternating current (AC) for network transportation.
- **Other facilities** such as fencing, CCTV, storage containers, and communications equipment.

Access would be via the existing farm track.

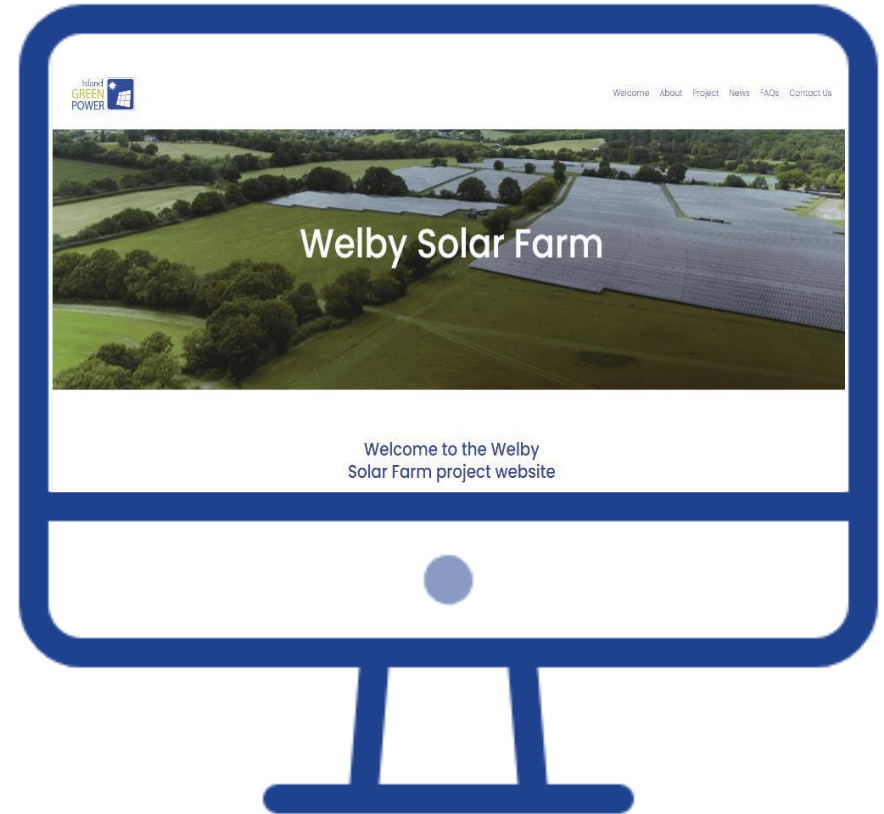


2. Project Recap

Public consultation

- Consultation period ran **8th Jan to 5th Feb**
- Letters sent to approx **400 local residents**
- Website provided information
- Drop in event held **24th January, 40 people**

- **Good degree of support:**
 - Overall appropriate location
 - Preference for cable route through fields
- Key questions related to:
 - Operational noise
 - Visual impact
 - Cumulative effect
- Our assessment have focussed on these aspects

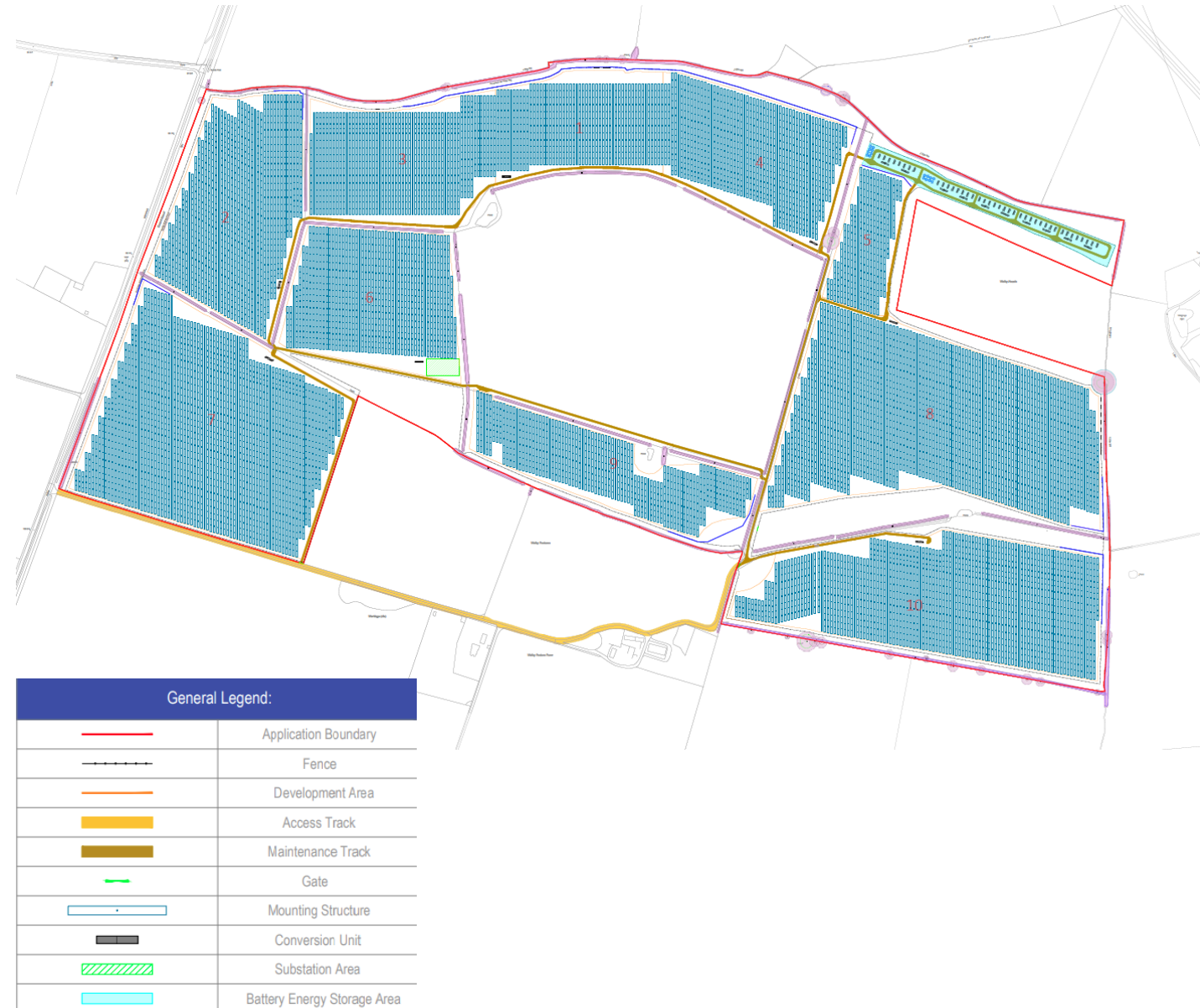


3. Key Updates

Exclusion of central field

This area will not have solar panels

- This is Grade 3a agricultural land – we have opted to keep it in agricultural production.
- Skylarks have been identified. We want to encourage nesting here.
- This area is also archaeologically sensitive.
- Although the solar farm will be screened by trees and hedgerows, the central field has a higher elevation – not having solar panels here will reduce visibility of the solar farm.



3. Key Updates

Assessment of Agricultural Land

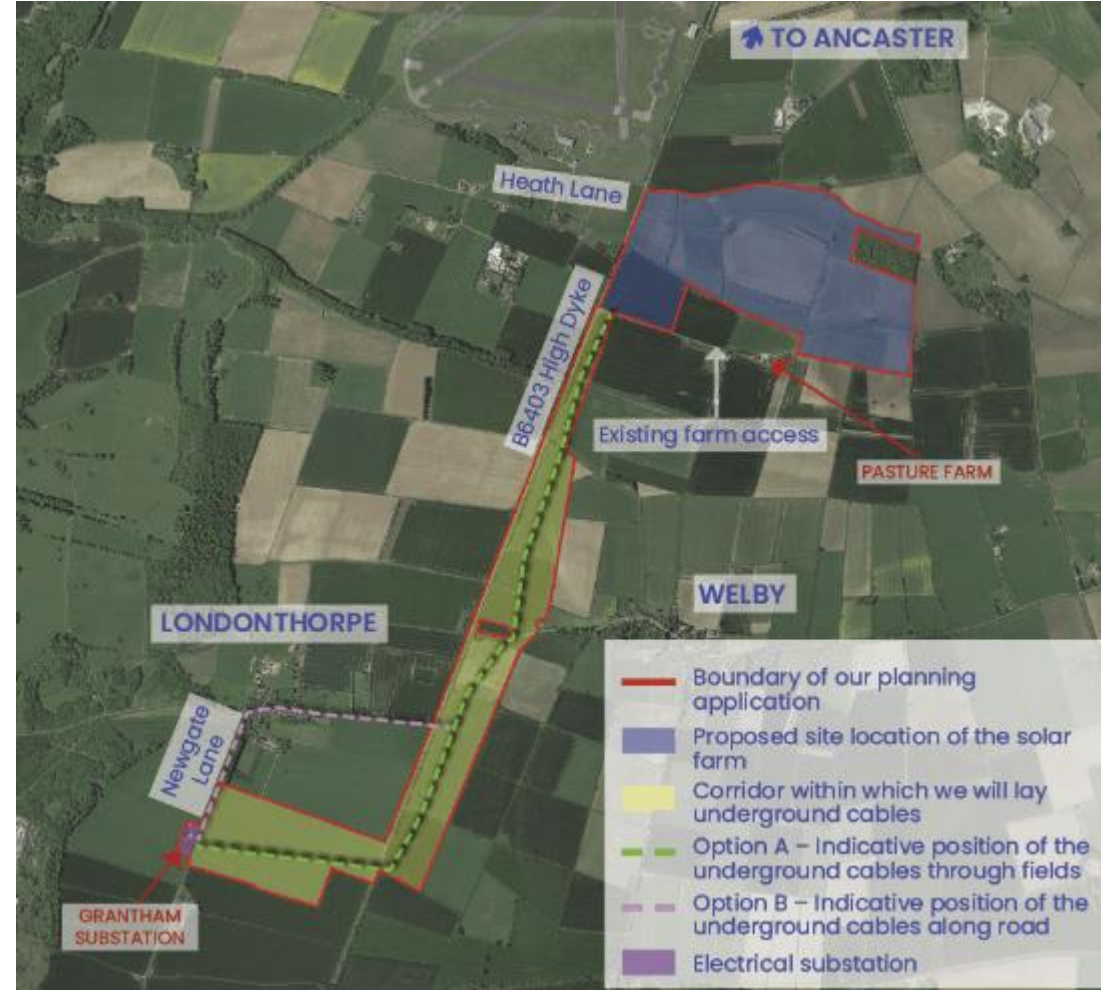
- The initial site layout involved use of around 40 hectares of Grade 3A agricultural land
- Removal of the central field brings this down to 19 hectares.
- Sheep will graze under the solar panels during operation.
- After decommissioning the land would revert to agricultural use.



3. Key Updates

Location of underground cables

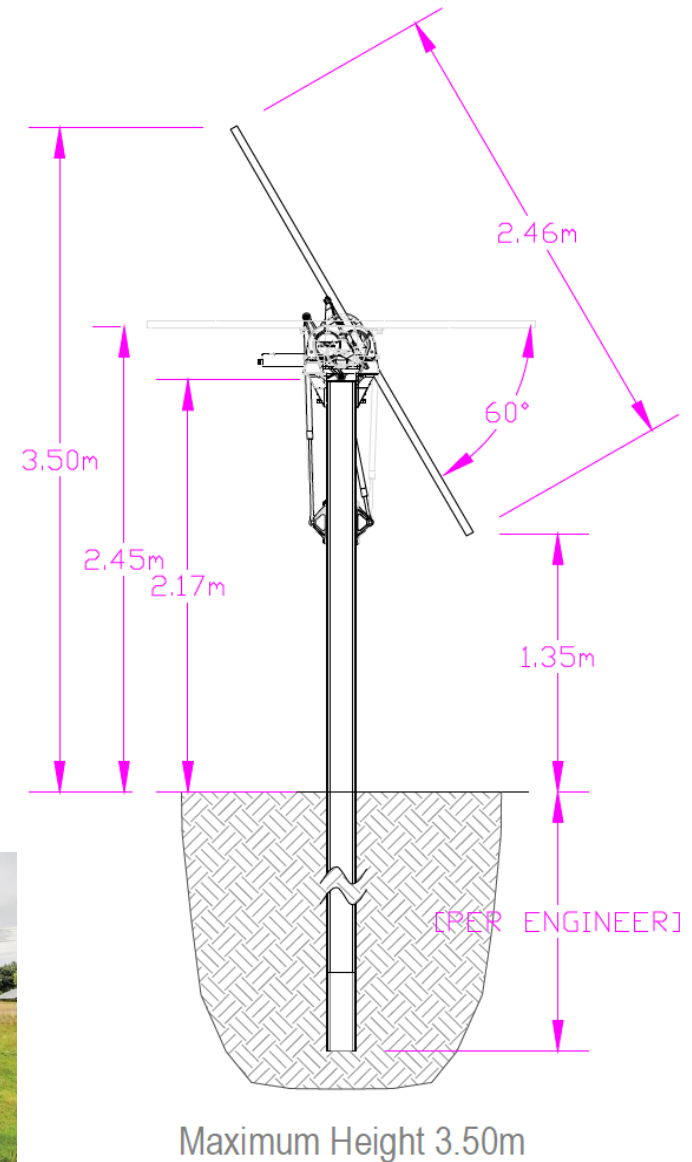
- In our initial meeting, and at public consultation stage, two cable routes were being considered.
- Feedback suggested strong preference for option A, through the fields.
- **Option A is now confirmed.**
- Cabling will not impact High Road or Newgate Lane.
- The cable will cross the High Dyke requiring minor work only.
- Outline Construction Environment Management Plan (CEMP) sets out measures to manage construction traffic.



3. Key Updates

Height of solar panels

- Originally, we anticipated the panels to have a max height of 4.5m
- We have now amended the panel design so that the max height will be 3.5m (they will still track the sun).
- This helps to reduce visual impact
- This gives us flexibility to mount the panels, if required, on concrete feet, which helps to avoid damage to below ground archaeology.

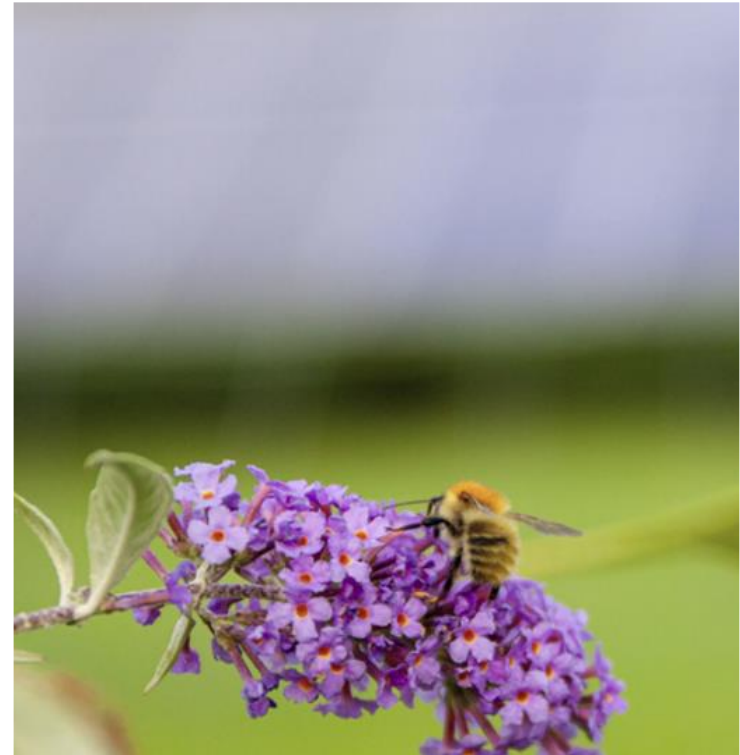


3. Key Updates

Ecological surveys and mitigation

We are committed to considering the local environment.

- Reptile survey currently underway.
- Grassland areas to be fenced off to protect reptile habitat and allow rest of area to be framed.
- Exclusion of central field allows for creation of habitat for Skylarks.
- Grassland habitat will be managed for the benefit of both flora and fauna.
- Welby Hazels woodland is safeguarded.
- Enhancing and maintaining existing ponds.



3. Key Updates

Landscaping and Planting

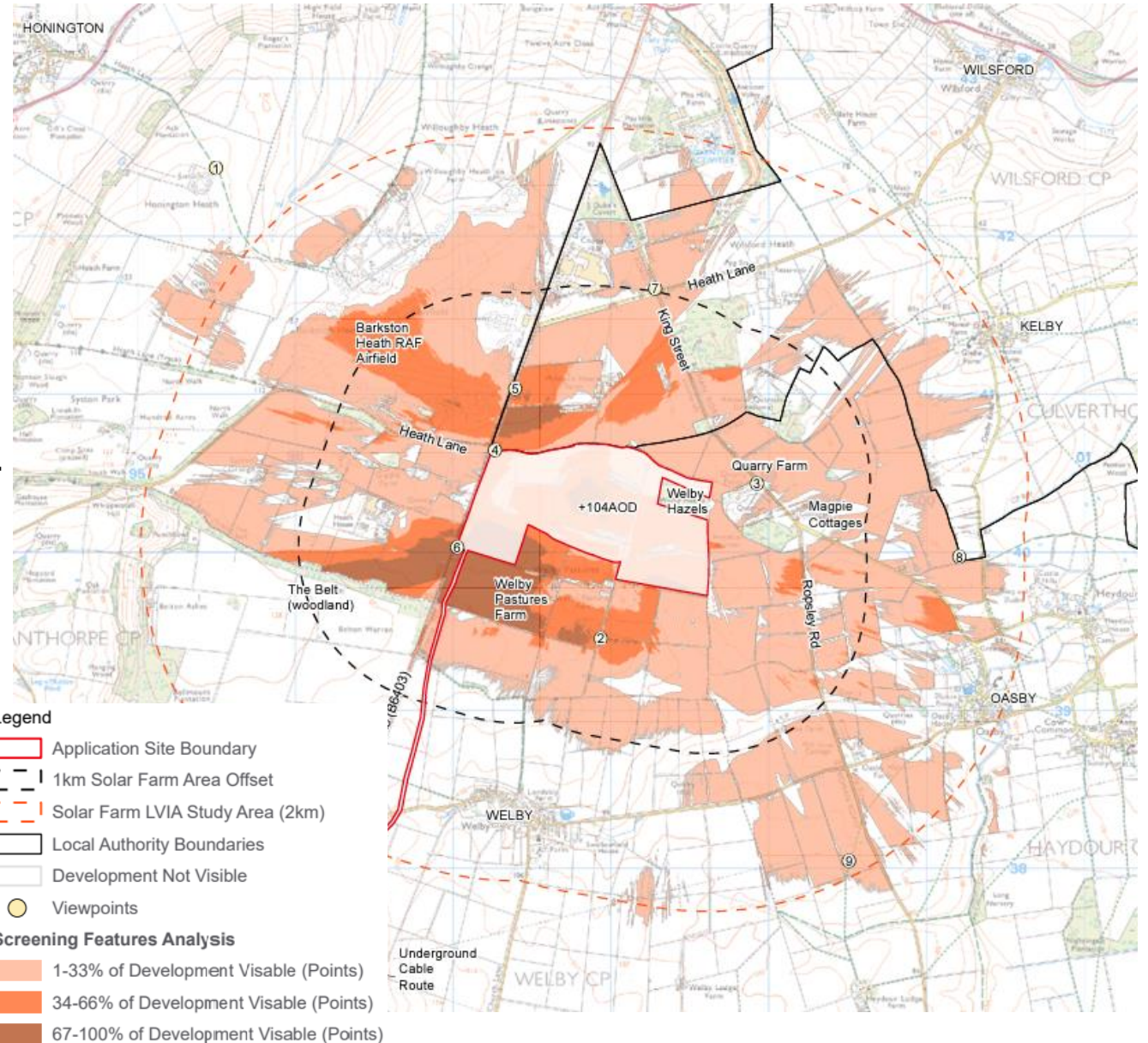
- Planting additional trees and hedgerows to enhance landscape character and minimise visual impact.
- Filling gaps in hedgerows.
- Promoting species rich hedgerows.



3. Key Updates

Visual impact

- Site is naturally well screened.
- Additional trees and hedgerows will minimise visual impact.
- Removal of the central field means the highest part of the site will not have solar panels.
- Reduction in height of panels further reduces impact, in particular meaning panels are below hedgerow height.
- Following feedback from residents at Quarry Farm additional landscaping has been included (in the field) to further reduce views from their property.



3. Key Updates

Traffic

- Construction traffic will use the existing farm track.
- Construction routes would be:
 - Primary/preferred: A1 – A52 – B6403 – Site Access
 - Alternative: A1 – A607 – Springfield Road – A52 – B6403 – Site Access
- These have been agreed with Lincolnshire County Council as the Highways Authority.
- Once operational, traffic would be very low.



3. Key Updates

Noise impact

- Noise assessment considers construction and operational noise.
- Very low levels of noise come from the BESS containers, substation, transformer, and inverters.
- These features are located mostly towards the centre of the site, away from properties.
- We have also reduced the number of conversion units from 11 to 7, further reducing the already low levels of noise.
- Assessments show the operational noise levels would not be clearly audible from properties.



3. Key Updates

Fire Risk

- Feedback from Lincolnshire Fire and Rescue has influenced the final design of the battery storage area.
- Notably this now includes a secondary access track from the west.
- Corrected buffers from Hedgerows and Welby Hazels



Lincolnshire
FIRE & RESCUE

3. Key Updates

Community Benefit Fund

- Fund to be made available, split between Welby Parish and Londonthorpe and Harrowby Without Parish Councils.
- We would love to hear thoughts on how this could be spent to benefit the local area.



4. Your comments

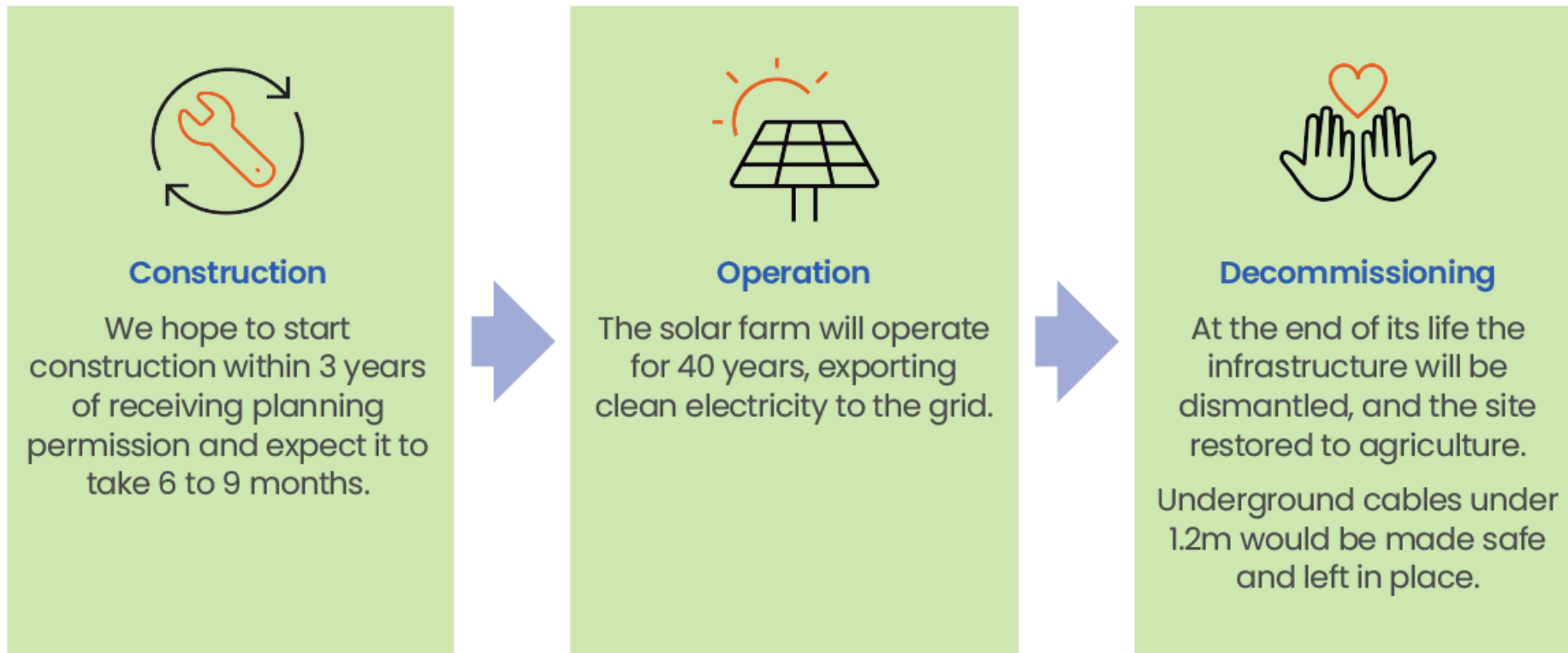
We would love to hear:

- Your view on solar power generally
- Your view on our overall proposal for the Pasture Farm site
- Which parts of our proposal you particularly support?
- Which aspects of our proposal you may still have questions or concerns about?



5. Submission Timescales

- We are currently finalising application documents.
- We anticipate submitting our planning application before end of May 2024



For updates:

www.welbysolar.co.uk



We would be grateful if you could use your website to update residents and to encourage them to check our website for further information.

We would love to receive any letters of support for our project if possible.

AOB / Any questions?