

Proposed Solar Farm and Battery Energy Storage Scheme (BESS)

Land South of Boreham Street, Ninfield

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A bit about ourselves...



Developing energy projects beyond subsidy support

Working with one of the UK's most respected energy funds, Intelligent Alternatives supports the development of new subsidy-free solar farm and battery energy storage schemes projects, from land identification and acquisition to project development.

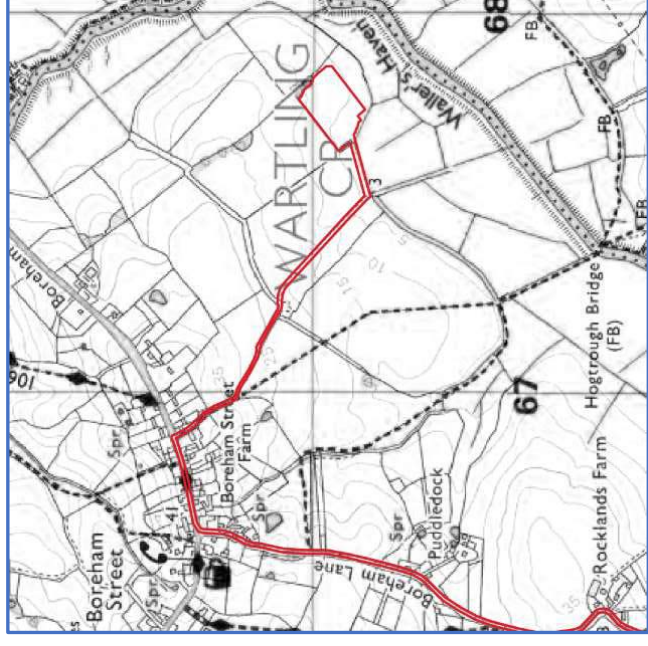
We are involved in all aspects of the development process, including site appraisal, negotiation of the commercial and legal terms, arranging grid connection requirements and management of the entire planning application process. Our design engineers seek to maximise energy yields via our in-house design services, whilst tailoring the development to meet the visual and physical constraints associated with securing the project planning consents.

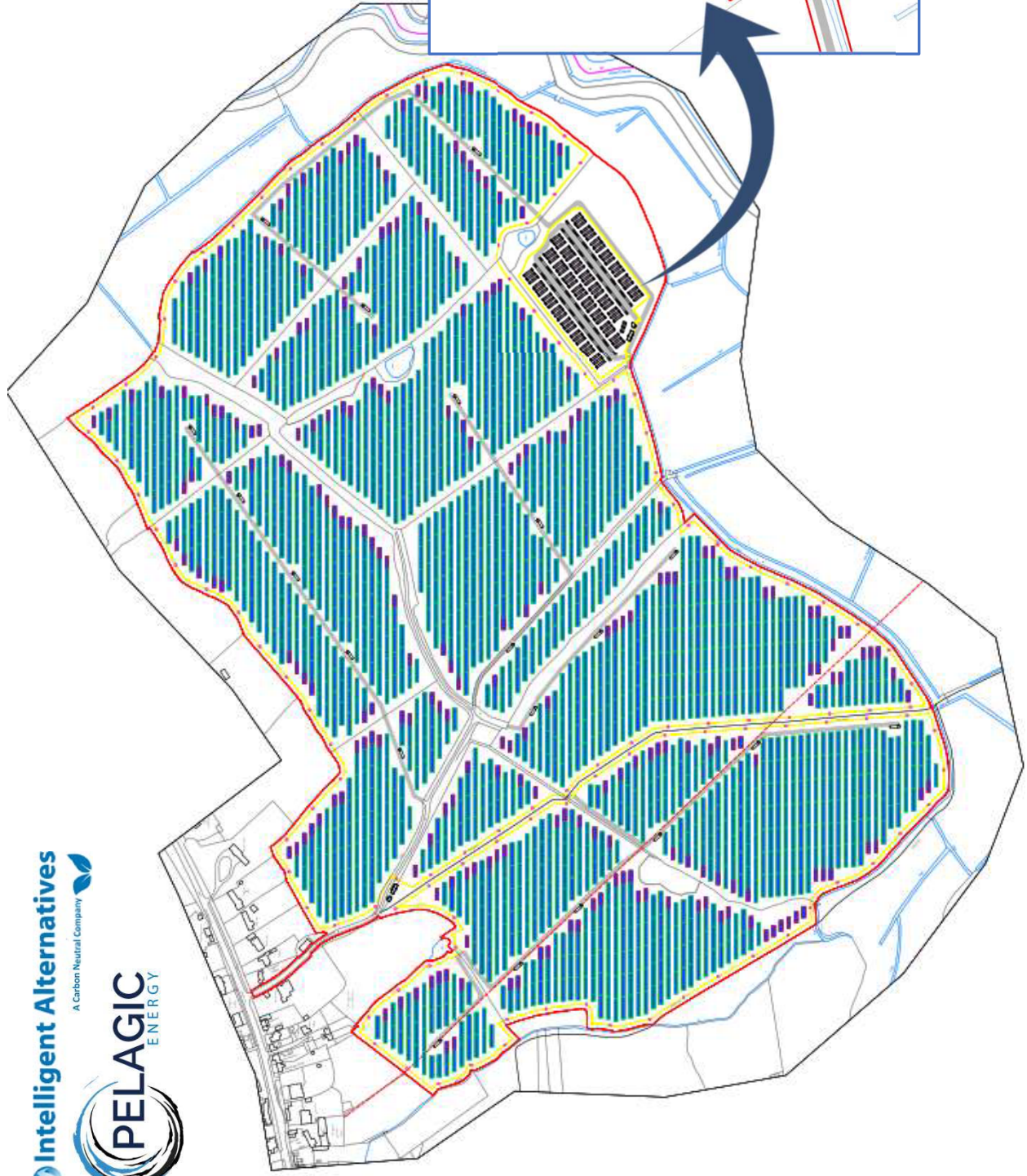


Pelagic Energy is one of the largest developers of flexible generation, energy storage projects and solar farms in the UK, allowing more reliance on green renewable power generation.

Development Proposals

Capacity has been identified for 100MW BESS and a 50MW Solar Farm, powering up to 15,000 homes





Proposed Solar Farm and BESS



- 50MW solar farm would power up to 15,000 homes annually for 40 years
- 100MW battery can store enough power for up to 330,000 homes in one hour
- Two phased development approach (separate planning applications for BESS and Solar due to funding and deployment requirements)
- Temporary installation, fully reversible and land is retained in agricultural use (through sheep grazing)
- Landscaping and ecology measures to provide a significant biodiversity net gain, and can contribute towards strengthening habitat corridors and screening
- Supporting diversification of rural businesses
- Community benefit funding opportunities

What are Battery Energy Storage Schemes (BESS)?

- A collection of ground mounted containers containing batteries which store and release electricity
- Charged when there is low demand for electricity but generation is high (e.g. when the sun is shining during the day) and released when demand is high and generation is low (e.g. evenings / dinner time)
- Essential component in a modern, flexible energy system to 'balance' and decarbonise the grid
- Contributing to realising the UK's Net-Zero Carbon emissions target by 2050



Image source: Zenobe Energy

Location of the Site

- Site comprises multiple irregular shaped agricultural fields on outskirts of Boreham Street
- Located mostly within Flood Zone 1 (aside from margins to the south)
- The land is Grade 3 agricultural land (survey ongoing to determine if Grade 3a or 3b)
- Public Rights of Way (PROW) cross the west of the site
- Boreham Street Conservation Area to the north-west
- A number of Grade II Listed buildings noted in Boreham Street to the north-west and in Hooe to the south-east
- Adjacent to the Pevensey Levels SSSI, SAC and Ramsar
- Suitable grid connection to the 132kV line to the south
- Site would be accessed from Boreham Hill to the north
- South of the High Weald Area of Outstanding Natural Beauty (AONB)

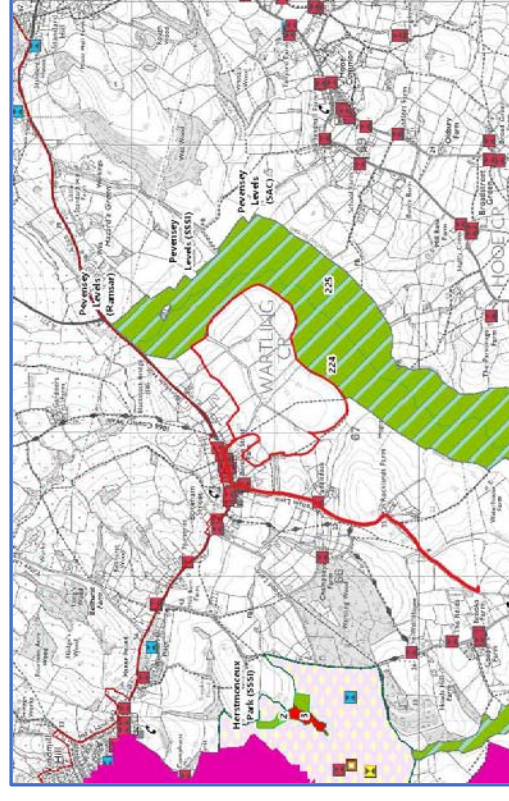
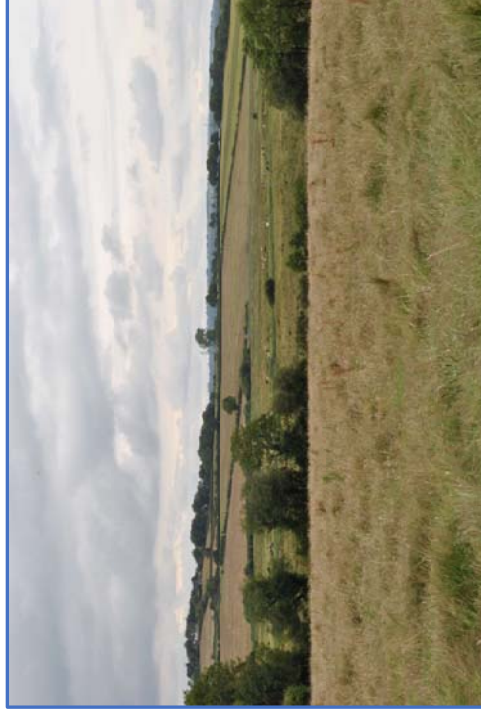


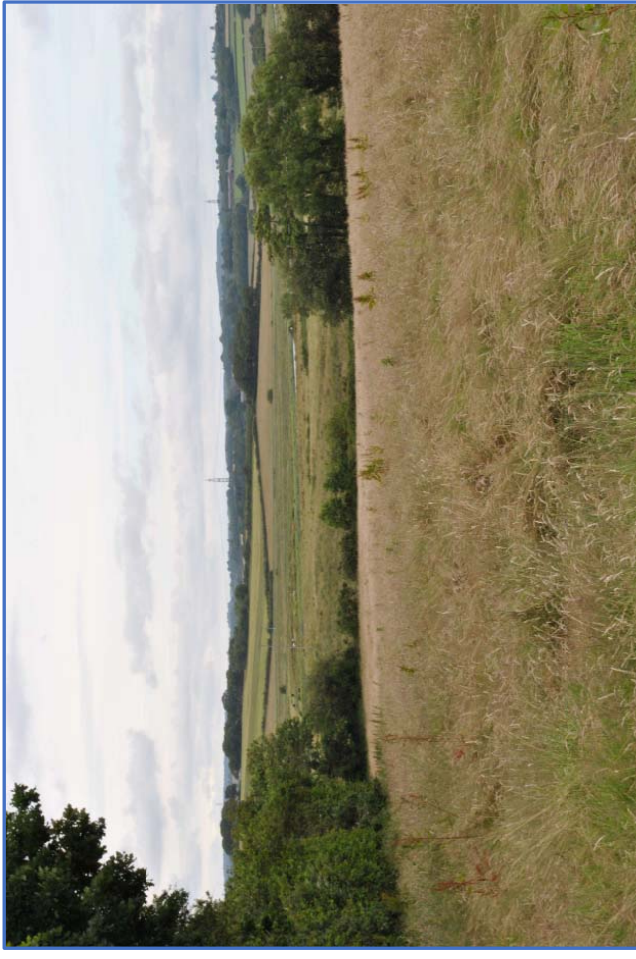
Image source: MAGIC Maps

Survey results so far

- Ecology Appraisal found a badger sett which will be avoided; otherwise concluded the Proposals would not result in adverse impacts on ecology subject to implementing standard mitigation measures (avoiding hedges and field margins; ensuring any temporary lighting is downward directional and manually operated; including bird and bat boxes; etc).
- Only southern fringes at risk of flooding c. 0.35m in a 1 in 1,000 year climate change event. A Sustainable Urban Drainage Scheme (SuDS) is proposed which includes swales and an infiltration/attenuation system to ensure no increased flood risk elsewhere.
- Historic records indicate that the fields which comprise the Site are the result of relatively recent amalgamation, effectively and significantly reducing their heritage significance and thus their contribution in historic terms to the setting of the Conservation Area. Thus, in combination with the temporary and reversible nature of the solar PV site, results in a conclusion of no harm in terms of the historic landscape of the region.
- Noise levels resulting from BESS deployment to the nearest property are within the statutory appropriate threshold

Pending Surveys

- Agricultural Land Grade Assessment
- Landscape and Visual Impact Assessment (including photomontages)
- Indicative Traffic Management Plan
- Planning Statement including Site Selection process; a section akin to the 'sequential test' to demonstrate lack of reasonable alternatives



Decarbonising the UK by 2050



 **Intelligent Alternatives**

A Carbon Neutral Company 



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