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DEVELOPMENT CONSULTING

Proposed Solar Farm Drove Lane

February 2025

Lighthouse Development Consulting



Oliver Gibbins

Associate Planner

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Oliver has been working in town planning for over 19 years in a variety of disciplines. More recently he has been working on energy projects for Lighthouse Development Consulting who are specialists in energy development. Through working with key stakeholders Oliver can deliver development that minimises the impacts on the local environment and deliver good quality development.



Peter Grubb

Director

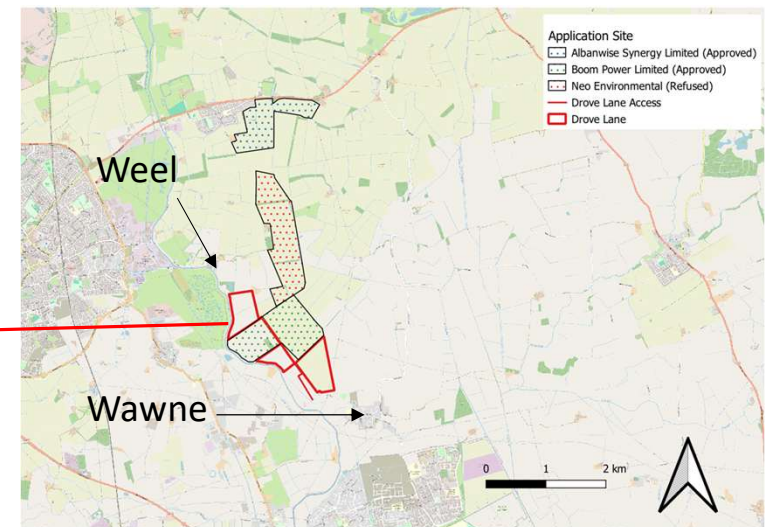
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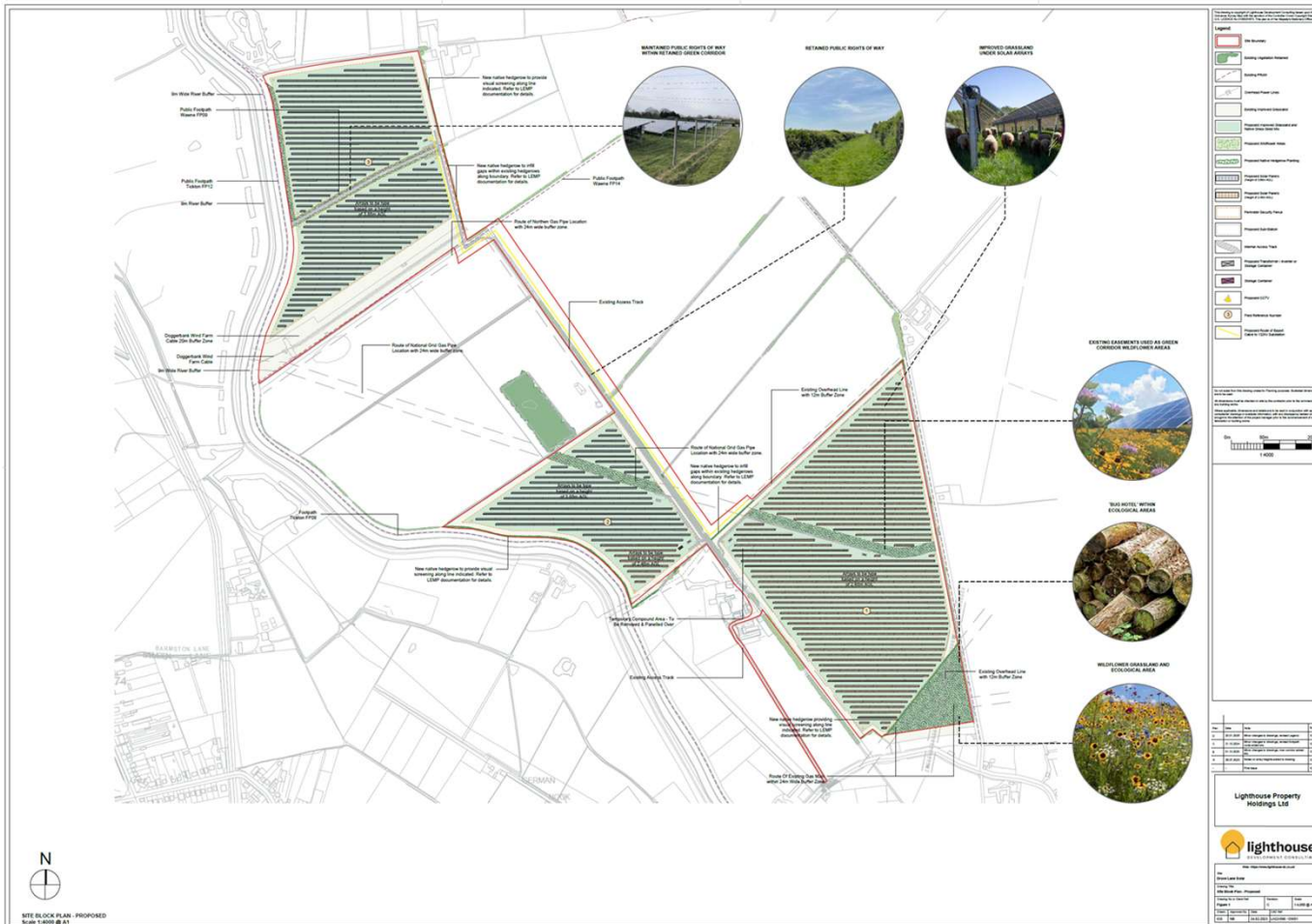
Peter is a Director and co-founder of Lighthouse Development Consulting. Peter is a chartered Town Planner with over nineteen years' experience as a Planning Consultant.

Peter specialises in helping to deliver consents for large scale energy generator, storage and infrastructure projects through the DNS (Wales), NSIP and TCPA processes.

Site Location



Proposal



- Temporary solar farm
- 49.99 MW export
- Offset 1m Tonnes of CO2
- Power 15,000 homes p.a.
- New hedgerows and wildflower planting – BNG
- Existing tracks used for access
- Construction through Kenley Farm

Proposal



Need for Renewable energy

The Path to 2030

"We have high ambition. That means 43-50 GW of offshore wind, 27-29 GW of onshore wind, and 45-47 GW of solar power, significantly reducing our fossil-fuel dependency"
page 10

Uk Government is aiming for 70 GW solar by 2035.

As of 2024, solar produces 17 GW of electricity in the UK.



Need for Renewable energy



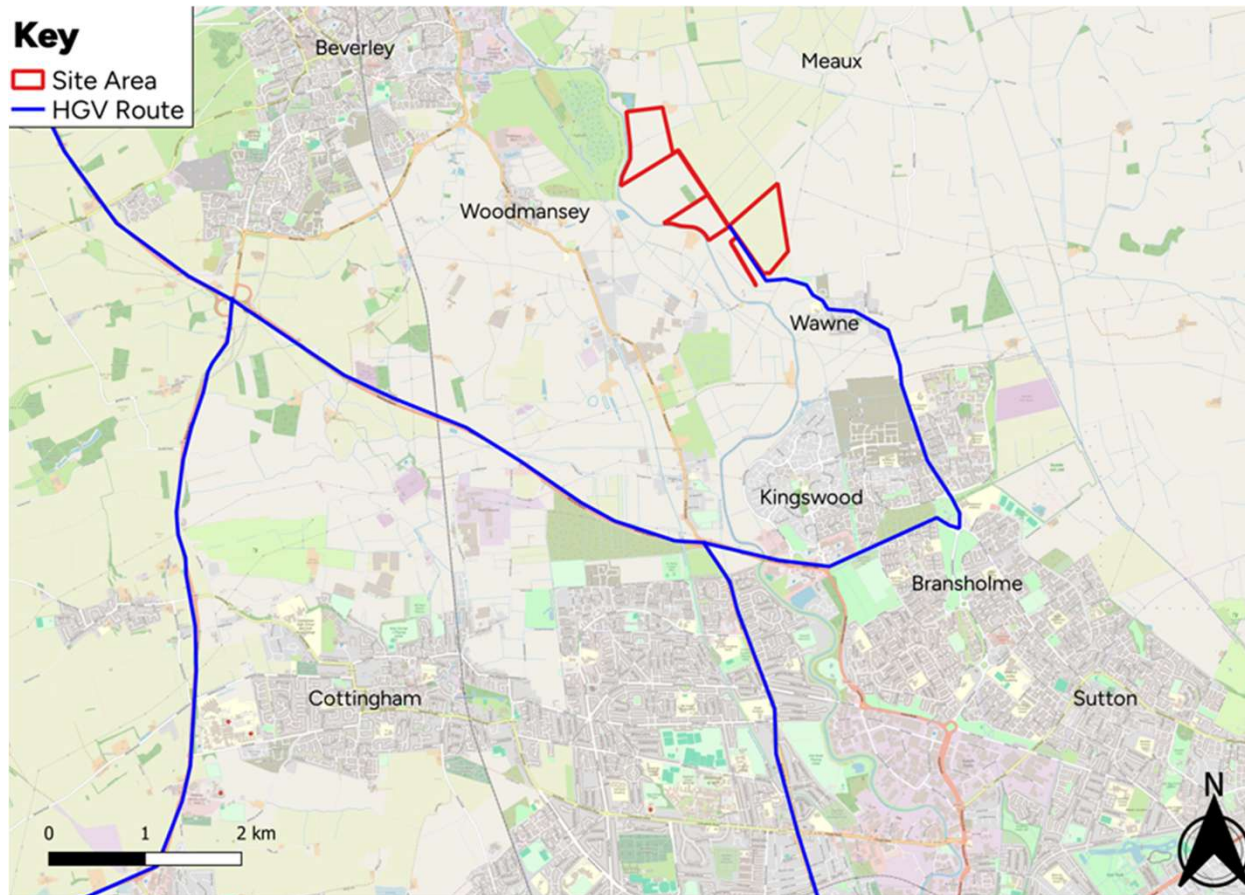
- **Electricity demand is set to double by 2050** due to the electrification of the UK through widespread use of heat pumps and electric cars and increasing reliance on electronic technology.
- **The UKs remaining coal fired power stations are being kept available only to provide insurance against shortfalls in supply. New energy generation is essential.** The escalating climate and ecological crisis presents an unprecedented and urgent need for electricity to be provided through clean, renewable and carbon free generation that can support biodiversity.
- The UK's **Energy Security Plan** (2023) focuses on a long-term decarbonisation trajectory and delivering energy security through a “smooth transition to abundant, low-carbon energy ... We want our energy to be cheap, clean and British.”



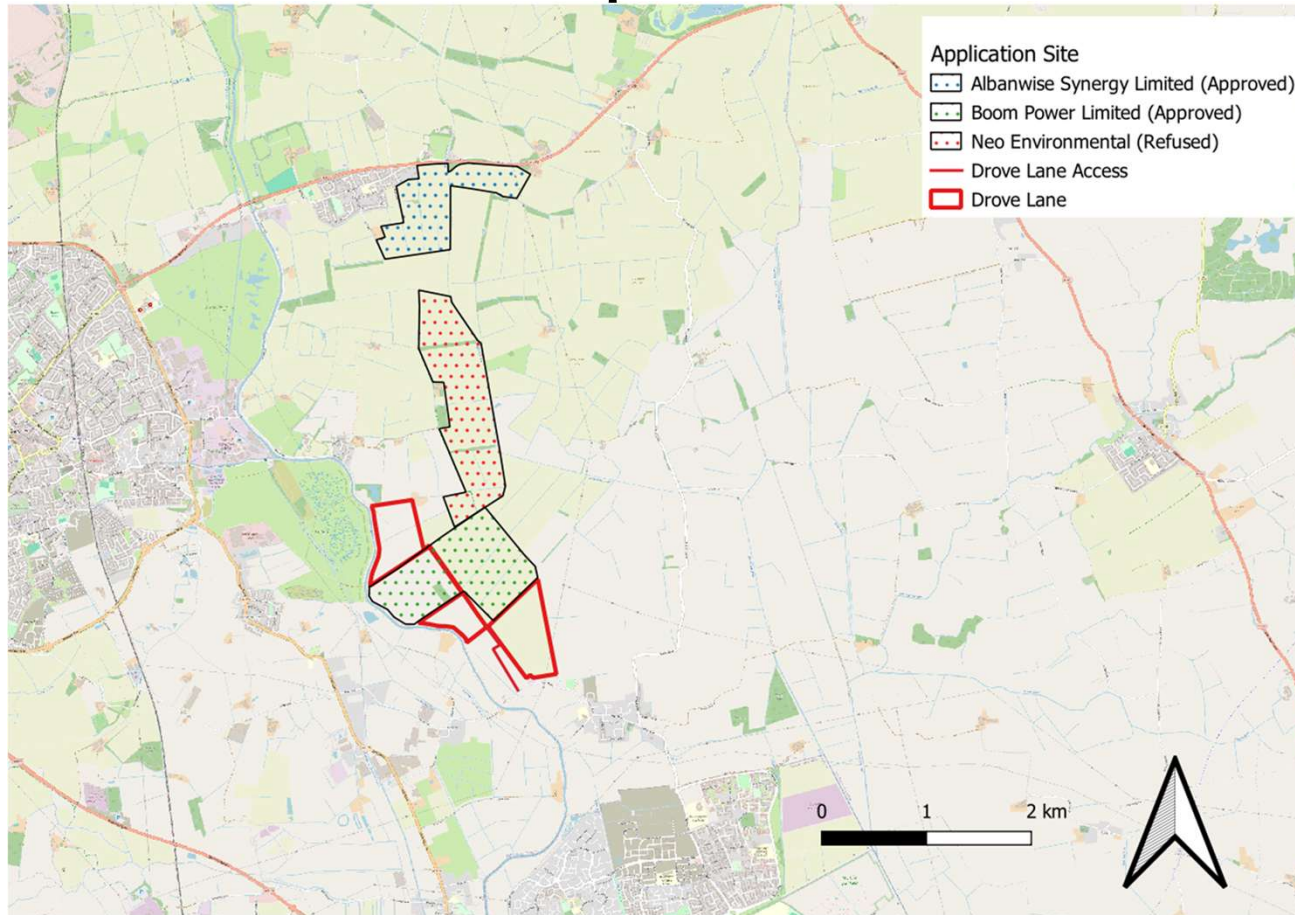
Construction Process



Construction Access



Cumulative Impact

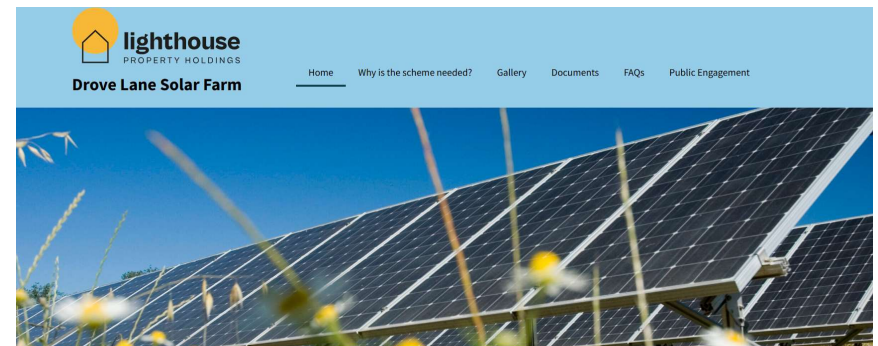


Evidence base considers cumulative impact and ensures that the development is acceptable

Public Exhibitions and Website



- 6th February 2025 Wawne Village Hall



Welcome to our project website. Here you will find information

www.drovelanesolar.co.uk

Public Exhibition and Website



Comment	Response
Concern about suitability of construction access	We will be reviewing the access with a specialist highways consultant and review identified pinch points.
Conflict with HGV and local bus service	We have identified this with the highway consultant and will seek to avoid HGV movements that would cause conflict

Ecology and Landscaping



LEMP



Landscape and Ecological Management Plan Features:

- Outline planting schedule 30+ native trees and hedgerow
- Wildflower and tussocky grass seeding
- 20m wide buffer to existing woodland
- Existing mature trees considered to host a barn owl box
- Field margins for rank grasses and tall ruderal vegetation

Biodiversity Net Gain:

A baseline site survey and desk-based assessment records the existing site value → Using a government prescribed metric an ecologist calculates the BNG 'units' of a site, the units lost and those gained from a proposed development → The metric provides a %age figure for the overall net gain, which considers any losses and gains from compensation proposals.

Project Timeline



Community Benefit Fund



We can provide a Community Benefit Fund offer of £250 per MW per annum. Which is £12,500 per annum at today's prices, for 40 years.

This will be Indexed Linked.

Over the lifetime of the project this is **£499k** (2025 prices).





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Questions and Answers

Construction Deliveries and Vehicle Routing

Key
[Red outline] Site Area
[Blue line] HGV Route

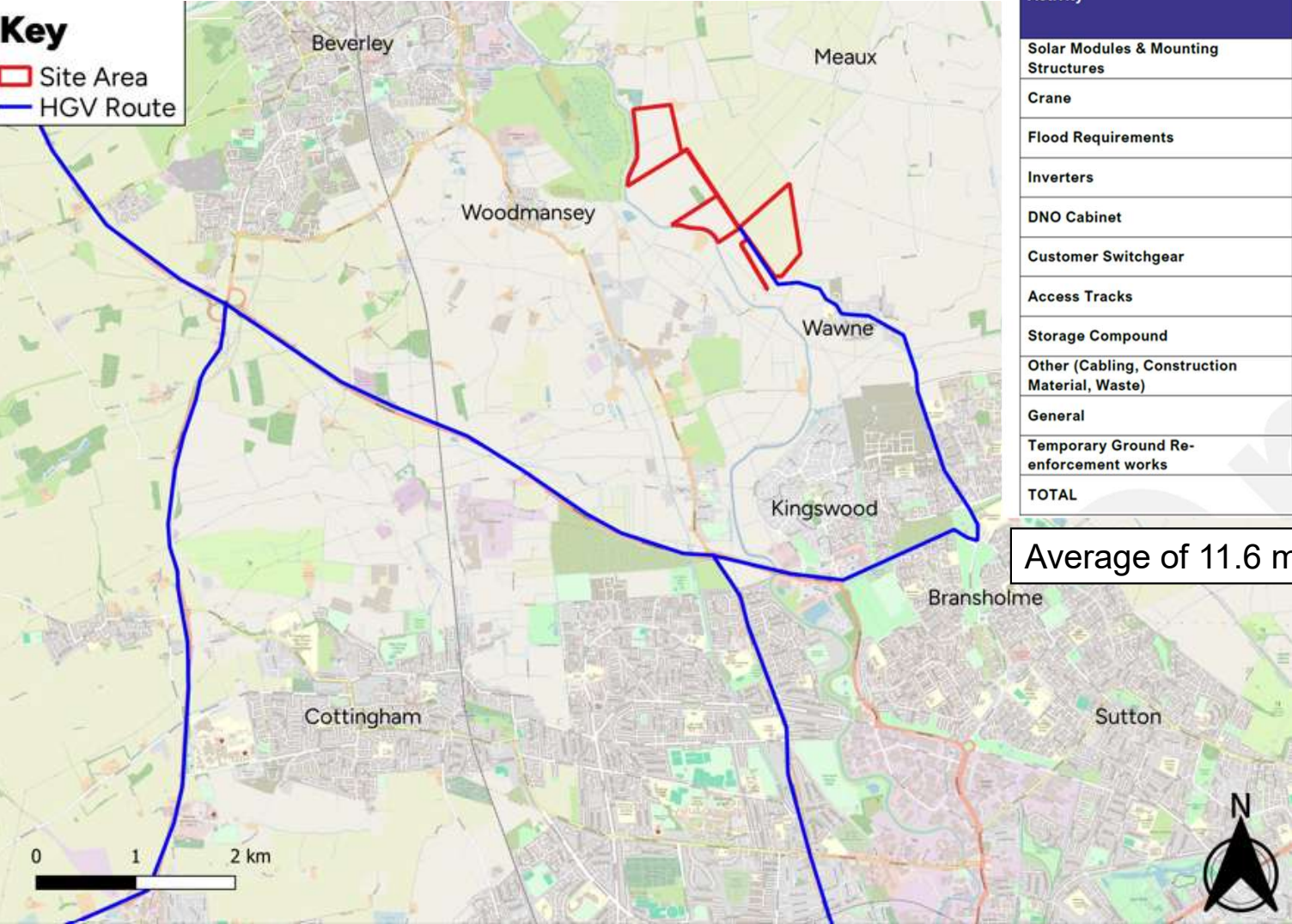


Table 2.2: Construction Deliveries

Activity	Type of Vehicle	Total Number of Deliveries	Total Movements (Two Way)
Solar Modules & Mounting Structures	16.5m Articulated	370	740
Crane	16.5m Articulated	2	4
Flood Requirements	16.5m Articulated	2	4
Inverters	10m Rigid	33	66
DNO Cabinet	12m Rigid	1	2
Customer Switchgear	10m Rigid	3	6
Access Tracks	10m Rigid / Tipper Truck	219	438
Storage Compound	10m Rigid	3	6
Other (Cabling, Construction Material, Waste)	12m Rigid	147	294
General	Front End JCB by low loader	3	6
Temporary Ground Re-enforcement works	10m Rigid / Tipper Truck	13	26
TOTAL		796	1,592

Average of 11.6 movements per day

Construction Schedule

Construction Period

1. The period in which deliveries are at their highest intensity will take place over a period of 25-weeks.
2. The site is operational for 5.5 days per week (Monday-Friday all working day, and Saturday morning).

Hours of Operation and Deliveries

1. It is expected that the following site operational times during the construction phase will be as follows:
 - A) Site open for non noise invasive works (ie no heavy machinery or deliveries);
Monday to Friday 07:30-18:30; and Saturday 07:30-16:30.
 - B) Site fully open for works including heavy machinery and deliveries;
Monday to Friday 08:30-17:30; and Saturday 09:00-13:00.
 - C) The site will not be open on Sundays or on designated public holidays.
 - D) Due to location of Wawne Primary School on the construction traffic route, deliveries will be restricted to;
Monday to Friday 09:00-15:00; and Saturday 08:00-13:00.