



energising a cleaner future

Old Wood Energy Park

Land west of Wysall,
Nottinghamshire

Statement of Community Engagement



Old Wood Energy Park

Statement of Community Engagement

Exagen Development Limited

December 2023

exagen

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1 INTRODUCTION

1.1 Background

Exagen Development Limited (the Applicant) has prepared this Statement of Community Engagement (“the SCE”) to accompany a planning application for a proposed renewable energy park including ground mounted solar photovoltaics, Battery Energy Storage System (BESS) and associated infrastructure (the Development, known as Old Wood Energy Park). The Development is located on land to the northwest and southwest of the village of Wysall in Nottinghamshire (the Site).

The solar farm is split over two land parcels occupying agricultural land to the west of Wysall. The land parcels are accessed off Wysall Road via an upgrade farm access. A point of connection, substation and Battery Energy Storage System (BESS) compound is located in the southern part of the southern land parcel. There is a buried cable in the public road between the two land parcels, which passes through Wysall.

Further detail on the Development is included in the Planning Statement, Design and Access Statement, Site Layout Plans and Elevations and associated technical reports which are submitted as part of the planning application. The Site is wholly within the administrative area of Rushcliffe Borough Council (The Council).

This report sets out the background and details of the extensive pre-application consultation carried out by Exagen in the preparation of the planning application. Issues that were raised during the course of the consultation by local stakeholders or residents have been recorded in this report, along with the Applicant’s response to how the issue has been considered.

Where possible, suggestions made by residents or stakeholders have been incorporated in the amended final plans as the design for the Development has progressed.

1.2 The Applicant

Exagen is fully committed to public involvement and engagement and believes it is important to give local people an opportunity to view proposals and discuss the Development with members of the Project Team at an early stage. As a result, a comprehensive programme of consultation involving public exhibitions, webinars and individual meetings was undertaken prior to the final design and submission of the planning application.

1.3 Purpose of the SCE

It is the intention of this report to demonstrate that in respect of the Development, the Applicant has complied fully with the spirit and letter of the National Planning Policy Framework (“the NPPF”) and the Council’s approach to community involvement, to engage the public fully with the proposals prior to submitting a planning application.

2 BACKGROUND

2.1 Central Government Advice

The Government last updated the NPPF in September 2023. The aim of the NPPF is to simplify planning policy with a clear and simple 75-page document.

In paragraph 40 of the NPPF, it states:

“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage... They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law, to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

The Government have set clear expectations that developers should wherever possible engage with local communities about planning proposals in advance of submitting a planning application.

2.2 Rushcliffe Borough Council Approach to Statement of Community Involvement

Rushcliffe Borough Council published its Statement of Community Involvement (SCI) in 2019¹ which sets out the format for community involvement in planning applications.

The SCI sets out how the Council will involve local residents, businesses and community groups in the preparation of planning documents and the consideration of planning applications. The SCI strongly encourages applicants to undertake pre-application public consultation that is tailored to reflect specific local needs and experiences and provides the statutory minimum requirements for advertising planning applications.

2.3 Planning Application for the Development

The Development is the subject of a planning application to the Council, which is supported by a Planning Statement, Design and Access Statement, suite of planning drawings and the following technical reports:

- Landscape and Visual Impact Assessment, including Photomontages and Landscape Masterplan;
- Heritage Statement, including Archaeological Desk Based Assessment and Geophysical survey;
- Ecological Impact Assessment, including protected species surveys and Biodiversity Net Gain Assessment;
- Noise Impact Assessment;
- Agricultural Land Classification Report;
- Arboricultural Impact Assessment;
- Flood Risk Assessment and Surface Water Drainage Strategy;
- Transport Statement;
- Construction Traffic Management Plan;
- Glint and Glare Assessment;
- Outline Battery Safety Management Plan.

These demonstrate how any potential environmental impacts of the Development, including cumulative impacts, have been considered and, to the fullest extent possible, mitigated through the design process.

¹<https://www.rushcliffe.gov.uk/media/xf0pnozcf/final-statement-of-community-involvement-march-2019.pdf>

3 PRE-APPLICATION CONSULTATION

3.1 Pre-Application Consultation with the Council

The Applicant submitted a pre-application consultation request to the Council on the 6th April 2022. The pre application submission included the following documentation:

- Covering Letter;
- Site Location Plan;
- Red, Amber, Green (RAG) Plan of potentially Available Land;
- Pre-application Consultation Form;
- Preliminary Landscape and Visual Appraisal
- ALC Report
- Preliminary Ecology Appraisal
- Heritage Assessment
- Pre App Planning Statement

The Applicant received a written response from the Council on the 30th September 2023 including advice on planning policy, principle of Development, landscape and visual, heritage, environmental health, highways, East Midlands Airport, ecology, agricultural land quality and flood risk.

Further correspondence was carried out with key consultees throughout the pre-application period to discuss the scope and requirements for some of the technical assessments that form part of the planning application, including specifically the noise assessment, and glint and glare assessment, with respect to potential effects on East Midlands Airport.

3.2 Consultation with Local Councillors

Just prior to the public consultation being initiated in May 2023, contact was made with the following:

- Wysall and Thorpe-in-the-Glebe Parish Council;
- Costock Parish Council; and
- Local ward councilors (Cllr. John Cottee and Cllr. Andy Edyvean)

This initial contact was to advise them of the project, introduce Exagen and provide a contact for any ongoing queries.

Following the public consultation events Exagen attended a meeting with Bunny Parish Council.

3.3 EIA Screening

An EIA Screening Opinion request was submitted to the Council on the 25th May 2023 and the Council's EIA Screening Opinion were received on the 8th June 2023 confirming that the Development did not constitute EIA development and the planning application did not require an Environmental Statement. The detailed responses on environmental matters included in the Council's screening opinion were considered in the preparation of the technical assessments undertaken as part of the planning application.

3.4 Visits to Closest Properties

In advance of public letters being sent out (see section 3.5) the Project Team identified the key properties in close vicinity to the Site and visited these properties in person with the intention of introducing the project, providing an ongoing contact and an opportunity to have any questions answered.

In total, 14 addresses were visited, residents were present in 5 of the addresses and 9 addresses did not have anybody present, therefore a letter was left with the offer to come back to discuss the project further.

Following the letter drops, members of the project team then arranged further meetings to meet with 9 residents to discuss the project prior to the public consultation events.

3.5 Public Exhibition Events

In May 2023, Exagen sent out consultation event invitation leaflets to 495 households. The search area for the leaflet drop was set at 1km from both the southern and northern parcels, plus any properties that were deemed within ZTV (Zones of Theoretic Visibility) just beyond this fixed radius (generally to the south, west and east with areas to the north having limited visibility due to topography and woodland) as well as all residential addresses within the villages of Costock and Wysall. The area also included any properties within 50 m of Pendock Lane or Wysall Road to the north, which formed the access route for the northern site. Properties along the access route for the southern site were captured by the wider consultation area anyway.

This search area was set as it was considered to be the maximum distance to which any material effects arising from the Development would extend. Given the rural location of the Site, this search captured the majority of isolated farmsteads and small rural settlements in the vicinity of the Development. Plate 1 illustrates the consultation area.

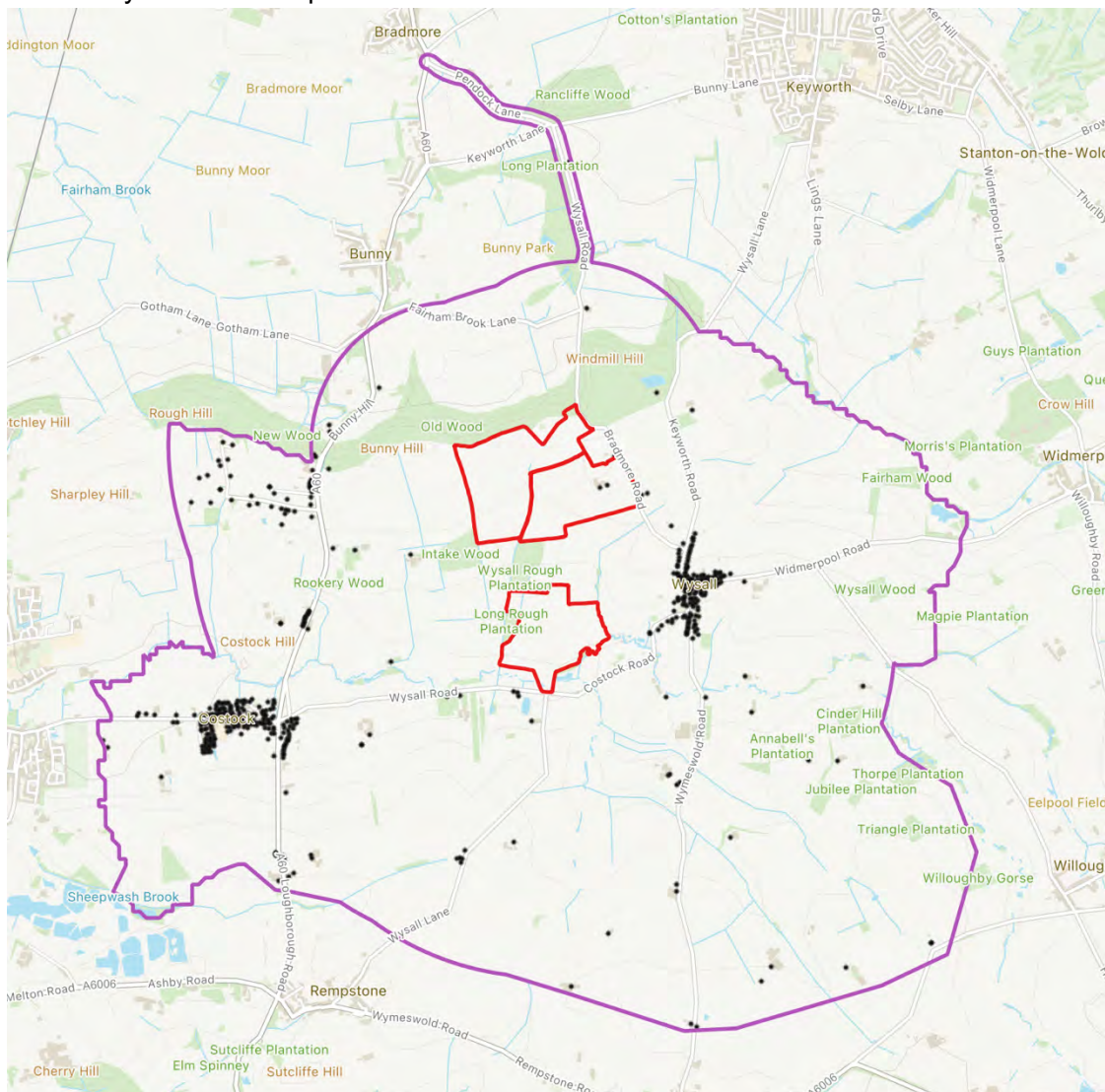


Plate 1 – Consultation Area

Address data was obtained using GIS from Ordnance Survey AL2 data (Address Layer). Address Layer 2 data provides precise coordinates for more than 27 million residential and

commercial properties in Great Britain and provides a georeference for all Great Britain delivery points in Royal Mail's Postcode Address File (PAF). As such it is considered to be a comprehensive method for not only identifying residential properties, but also obtaining address details.

In addition, emails about the events were also sent to Costock Parish Council and Wysall and Thorpe-in-the-Glebe Parish Council and the ward councillors, Cllr John Cottee and Cllr Andy Edyvean.

The leaflets that were posted out included basic information on the project, including where it was located, the infrastructure that was proposed and some of the benefits of the Development. It also included information on the Applicant, provided a link to a webinar and project website, along with an online survey. The leaflets also included information on the two in person public consultation events being held and how residents could attend.

An advertisement of the public exhibition event in Wysall was also published on the village website and is one of the main sources of news and events within the local area.

The Site is within Bunny Ward but split between both Costock Parish and Wysall and Thorpe-in-the-Glebe Parish. Therefore, public consultation events were chosen to be held in Costock Village Hall and Wysall Village Hall as these are the meeting places of the Parish Councils.

3.5.1 Wysall Exhibition Event – Wysall and Thorpe Village Hall

The first public exhibition event was held in Wysall and Thorpe Village Hall located in Wysall, Nottinghamshire, NG12 5QS on Wednesday 7th June 2023. The event was open to members of the public between 16:00 and 20:00.

An estimate of 50 people attended the event (not everyone completed the sign in sheet so an estimate of attendance was made).

A survey questionnaire was issued to attendees for completion either on the day or to be returned to Exagen by post or email. The purpose of the questionnaire was to provide an opportunity to better understand the views of local residents with regards to climate change, solar farms, battery storage projects and for them to indicate whether they supported the Development or not. Space was also provided on the questionnaire for any comments or questions regarding the Development to be passed on to the project team. The data generated from the returned questionnaires is presented in Section 4.

Contact details (phone number, email address and physical address) for the Project Team were also provided on the questionnaire so that local residents could raise any specific concerns with regards to the Development, or have any questions answered.

A copy of the survey questionnaire and leaflet provided to local residents as part of pre-application consultation is provided in Appendix A. A copy of the exhibition boards is provided in Appendix B.

3.5.2 Costock Exhibition Event – Costock Village Hall

The second public consultation event was held in Costock Village Hall located on Main Street, Costock, LE12 6XD on Thursday 8th June 2023. The event was open to members of the public between 16:00 and 20:00. An estimate of 20 people attended the event (not everyone completed the sign in sheet so an estimate of attendance was made).

After the exhibitions, copies of the display boards were published on the project website to ensure it was available for anyone unable to attend the exhibitions.

3.5.3 Bunny Parish Council Meeting

As the project is within Bunny Ward and also borders Bunny Parish, the project team attended one of their parish council meetings to introduce them to the project and answer

any questions they had. Leaflets and brochures were however not distributed to the village as it was deemed that the project would have little to no effect on the village due to the project being wholly screened by Bunny Old Wood, the natural topography and the parish not being within the ZTV or on the planned construction route.

3.6 Webinar

After the public exhibitions, Exagen ran an online webinar, designed to ensure accessibility of project information was extended to those unable to make the two in person events and the meeting with Bunny Parish Council. The webinar included a presentation on the project by the Project Manager, followed by an opportunity for questions to be posted by attendees for the Project Team to discuss and answer.

The webinar was advertised both by leaflet drops to residential properties, advertisement on the Wysall Village website and also on the Exagen project website as set out previously.

The webinar was held on Monday 12th June 2023. In total 21 people/groups of people registered for the event and 15 people/groups of people attended the webinar.

After the webinar, a recording was published to the project website to ensure it was available to watch for anyone unable to attend the scheduled time.

3.7 Project Website

At the start of the public consultation period, Exagen established a project website for the presentation of information and as a mechanism to ensure interested parties are kept up to date with developments.

The website address is <https://exagen.co.uk/projects/old-wood-energy-park/>. Along with the website a dedicated project email was set up, oldwoodenergypark@exagen.co.uk.

The website introduces the project including the key dates for consultation events, provides copies of the material presented at the public exhibitions and webinars, and will be used to provide ongoing updates on the project as it progresses through planning and into construction and operation. The website also provides contact details for the Project Team should members of the public wish to raise anything with the Team directly.

The website was published in May 2023 and was monitored for traffic and correspondence until the end of August 2023. A total of 4 emails were received at the dedicated email address. One telephone call was received. Details of the correspondence are detailed in section 3.9.

3.8 Survey

As reported in Section 3.5 an online survey was run during the consultation period. In addition, printed survey forms were provided to attendees of the public exhibition. In total there were 114 completed questionnaires – these have been analysed in Section 4.

As part of the survey, respondents were invited to leave their contact details so Exagen could respond to any queries raised. Emails were sent to those respondents who left details. Correspondence is recorded in Section 3.9.

3.9 Correspondence – Emails, Webinars and General Comments from Questionnaires

A number of questions were posed during the webinar and there were 4 emails received through the dedicated project email. Exagen received one telephone call in relation to the project, and no mail relating to the Development prior to the submission of the planning application. These are summarised below along with Exagen's response.

Summary of Comments	Exagen's Response
Phone Calls	
One phone call was received from a resident who owns some land situated between The Site and Bunny Old Wood and requested more information.	Following this phone call, details of the project including all project brochures were emailed across alongside details of the consultation events.
Email Questions	
<p>This solar farm comes within my geographical remit for Notts Ramblers. We clearly have reservations about this project (oldwoodenergypark) because of the adjacent approved solar farm.</p> <p>However, we are pleased to see the generous width for the right of way and note your commitment to wildlife improvements. We would seek planting of bushes, hedges, small trees and shrubs either side of the right of way in order to obscure some of the fencing. We would also seek, as we did with the adjacent project, a greater buffer zone next to the wood.</p> <p>We do have our Ramblers guide for developers of solar farms available. Please get back to me if you would like a copy.</p>	<p>I am glad that the width of the right of way and our commitment to wildlife and biodiversity has been well received. We have also looked to increase the buffer zone around the woodland.</p> <p>I would be grateful if you could please share with me the ramblers guide for Solar Farm developers.</p>
I missed the survey, I live in the next village (Willoughby-on-the-Wolds) and cannot think for the life of me why people are objecting in Wysall. Brilliant project and I hope you get approval.	<p>Thank you for your email, great to hear your words of support for the project!</p> <p>Would you like me to keep you updated with project news moving forward?</p>
What is happening to the public right of way / footpath that currently routes directly across your proposed solar farm site please?	I can confirm that the public right of way/footpath through the Site will remain. Our planning submission proposes to improve the footpaths in the hope that they may even be used more. The panels will leave a large buffer around the footpath to ensure that they remain feeling like an open space to be enjoyed.

<p>I do not know if there is still time to contribute anything via the public consultation regarding this development in Wysall and Costock parishes, Nottinghamshire, but I'm sending this anyway.</p> <p>Despite having helped look after the very ancient Bunny Old Wood for over 30 years, (both the western half owned by Nottinghamshire Wildlife Trust and the privately-owned eastern half which borders the northern edge of this development), I have not really been kept fully informed about this matter by local sources, nor do I know if the owner is aware of it either (despite it being named after his property!).</p> <p>(I also sent a message via the 'contact' section of your website, but don't know if it was received OK - I forgot to mention one or two other things that may need highlighting).</p> <p>I need to state that I am concerned about the impact this solar array may have on local wildlife that uses both the woodland and open farmland here, plus also the loss of amenity in terms of the effect on the popular Midshires Way footpath running through the site, and the general rural, historic landscape (not to mention loss of productive arable land).</p> <p>I believe that there are several extra things that could be done to help ameliorate some of these issues:</p> <p><u>Increased width of 'Buffer Zone' next to Bunny Old Wood:</u></p> <p>You must be aware that another large solar array has been granted planning permission around Highfields Farm, immediately adjacent to the west of this new proposed one. Following consultation during the planning application process, it was agreed that the similar buffer zone along the southern edge of the western half of the wood should be increased from 30 metres to 50 metres in width. I would request that it should be the same for your development to reduce its impact on the woodland boundary setting of the eastern half.</p> <p><u>New Small Woodland Blocks:</u></p> <p>It might not be realised from your site-layout that the section of field in the far north-east corner of the site, next to the gateway and bend in the Wysall Lane just before it descends north down to Windmill Hill, actually slopes facing to the north.</p> <p>As this is much less optimal for the proper working of the solar panels, it would surely be much more useful if some of this ground was converted to new woodland instead, which would greatly help to screen the development from this location (which is the only bit of Wysall Lane that it is currently shown to be right next to), as well as helping to expand the general woodland habitat here.</p> <p>It would surely also make more sense (both ecologically and economically) if the small field between the 'Rough Plantations' on the western edge of the site was also converted to new woodland - surely, the panels won't function here properly due to shading, and linking the old</p>	<p>Thank you for your email and the points you have listed.</p> <p>Any comments and contributions we receive regarding the project are gratefully received and will be added to our statement of community engagement and can still help us to amend project plans.</p> <p>I apologise if you have not been kept informed/up to date with the project. Any correspondence regarding the project is sent to properties within a set distance of the project itself and properties along the access routes to the site. In this case, project information was distributed to properties 1km from both the southern and northern site, plus any properties that were deemed within ZTV (Zones of theoretic visibility) of them. If you are happy for me to keep you updated with project progress, I will of course do so. I have also been in contact with the owners of the field between the woodland and the borders of our site, which I believe are the landowners you have mentioned.</p> <p>The land is not classed as being BMV (Best and Most Versatile) land as it has been tested as Grade 3b and 4 by an independent consultant. Several surveys are being conducted to establish any potential effects of the development on the site and surrounding environment. These surveys include; ecology, archaeology & cultural heritage, construction access & traffic and flood risk, noise, and glint & glare. In addition, a landscape and visual impact assessment will be undertaken to identify any impacts on key viewpoints.</p> <p>Following comments from the ongoing public consultation process, an increased buffer zone has been added into the site to limit impact on the ancient woodland. I have attached an updated design of the site which shows the enlarged buffer from the woodland and the footpath through the site. This may still not be the final project design, so may still be amended at a later date following the results of all the relevant site surveys and further comments received. I have also attached the original project brochure which was distributed, this includes the original site design before amendments were made.</p> <p>As we still have some surveys still to complete or are awaiting results, the site design may still change if it is deemed that the positioning of some panels is not optimal. We may still remove sections of panels if they are projected to not have sufficient sunlight to make them economical. Therefore, if the panels are removed here, additional planting will likely be their replacement to further increase the woodland buffer.</p> <p>I will raise the above concerns with the project team. With any of our projects we do not wish to remove any existing hedgerows and try our best</p>
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Summary of Comments	Exagen's Response
<p>plantation woodlands would be helpful for wildlife and extra screening along this boundary.</p> <p><u>Ancient Parish Boundary Hedgeline:</u></p> <p>I'm not sure if it has been fully appreciated in this plan and/or environmental considerations, that the parish boundary line between Costock and Wysall running through the site is likely to be of extreme age (well over 1000 years), and needs to be respected and protected as an ancient landmark.</p> <p>It is highly likely to be directly derived from the prehistoric woodland that formerly covered this ground before clearance many centuries ago - parts of it have been degraded or lost in recent years due to intensive agriculture, but sections of ancient hedgerow still exist nearer and next to the Wysall Rough Plantations.</p> <p>I hope this contribution is helpful - I may have to raise similar points in any formal submission I might make in response to the planning application that I presume you will be putting in to Rushcliffe Borough Council in the very near future.</p>	<p>to design projects around existing hedgerows, trees etc.</p> <p>All your comments are incredibly helpful to us and as mentioned, will help form part of our planning application for this project.</p>
<p>Three comments of objection</p> <p>Just to say I am wholly against this project.'</p> <p>'We don't have enough sun in this country for this to work (for a start). I am also against the eco crucifixes destroying our birds and bats.'</p> <p>'I wish to express that I am thoroughly against this project.'</p>	<p>These objections are stated with no specific reason.</p>
Webinar Questions	
<p>There are no sheep grazing on this land currently, where will they come from?</p>	<p>This would be up to the landowner to decide if they did want to graze sheep on this land and they would then need to provide a grazing license to whoever they wanted to. If not, it is something that we could look to organise ourselves but would leave up to the landowner to decide.</p>
<p>Is it reasonable that there is another solar site (Highfield) nearby and what about the significant impact on the countryside?</p>	<p>The Highfield site is something we are well aware of and have submitted an EIA screening opinion request to Rushcliffe Borough Council, it's a document requesting their opinion on whether a full EIA is required. The possible cumulative impact of the two sites will be assessed and will be a big consideration to both the council and Exagen.</p>

Summary of Comments	Exagen's Response
Why is your business strategy based around free capacity on National Grid, why not work with them to better place these projects in more appropriate places?	The grid works in a free market where you can apply for grid connection anywhere and the grid is obliged to offer you one. This is a system designed by Ofgem to encourage there competition in a free market type environment. It also encourages the generation of the cheapest electricity for the consumer and naturally the more infrastructure you have to build the more expensive the development becomes which then means the electricity becomes more expensive too.
What might the impact be of the deer fencing on the deer and other large animals that use this area? Is there a danger they will use the road as an alternative?	It is not a single perimeter fence, certain fields around the site may be grouped together but through retaining the existing high value vegetation and habitats, there will be green corridors retained outside of our perimeter fence. We would be looking to enhance these, and these green corridors could potentially be better linked together with the idea that the deer would use these corridors to migrate across the landscape.
Where are your other sites that we can look at?	We don't have any operational sites yet, the business is around 3 years old and one of these sites takes a long time to plan and be built. Although Exagen itself doesn't have any live sites, individuals in the team have huge amounts of experience in this industry and have helped contribute to many sites that have been built around the country.
Where does your £35million for the project come from?	Construction projects of this type are a huge endeavour because they require money upfront and then generate electricity and money over its lifetime. The majority of the money needed would come from bank financing, whether that's supported by a pension fund, a big bank or similar.
What do you think will be your biggest challenge in getting the project approved?	There are of course always challenges with these types of applications, however we wouldn't be taking this site forward if we didn't think it had a good chance of being approved. We have selected a site that in our opinion is suitable for this type of development.
How do you defend your choice to not use large stretches of land adjacent to roads rather than picturesque countryside?	All sites are driven by grid connection availability, you can only get a feasible site where there is a feasible grid connection, and that is the main reason why this site has been chosen.
Please expand on mitigation measures for the right of way?	This is something we are working on, we will be sending out an updated layout in due course which will hopefully give you all an opportunity to see any changes we have made.
As a user of the national trail I am concerned about the noise this project will create.	We are in the process of undertaking a noise assessment for the site. The site is relatively silent, the panels don't make any noise, the only source of noise is the invertors and the batteries and substation, however these will be positioned away from receptors including footpaths.

Summary of Comments	Exagen's Response
Have you considered nominated redevelopment sites nearby?	There are no suitable brownfield sites to deliver a scheme like this, they are not an appropriate size or in a suitable location. They are often prioritised or other types of development that are more impactful such as housing.
The lane from A60 at Bradmore is single track in parts and unsuitable for large and heavy traffic.	That will be something our transport consultants will look at. They will produce a tracking diagram for the entire route that simulates heavy traffic and if we find that this route is unsuitable we will look at other strategies. Our preference is to avoid impact on the villages, but highway authority will advise which route is most acceptable. They will also advise whether particular traffic management measures are required at each parcel's access point.
Are the footpaths gated?	The footpaths during the operational period will be remain open. There will be fences between paths and around all project infrastructure but those footpaths will have corridors. Fencing on access routes crossing footpaths will be in place with rights of way users retaining right of way.
Will your impact assessment also look at the impact on the area from the airport?	We are in consultation with the airport and their safeguarding team. We have undertaken glint and glare assessments which has shown there to be an acceptable impact even when considering potential cumulative effects with Highfields solar farm.
There is a long distance footpath through the site, your site will have a negative impact on this.	The council will weigh up any potential negative impacts of the site with the positive impacts such as generating green energy and biodiversity net gain amongst others. Ultimately Rushcliffe Council will consider if the overall impact of the site is positive. Consideration will be given to the footpath in the design to ensure appropriate set back is applied alongside sympathetic screening.
Why are you looking to use up land rather than roof space?	To meet the UK's targets, large projects such as this are needed. The way to get any near meeting these targets is to use farmland. As a country, we do also need solar on residential and commercial rooftops too, but there are difficulties with this and the scale required to meet the UK's targets by 2030 would be near impossible to meet on rooftop alone.
If constrained by grid, why not build on Ratcliffe Power Station site once demolished?	The site will likely be deemed a brownfield site and will most probably be redeveloped for something such as housing. It's also possible that the date of decommissioning will be pushed further back like we have seen with many similar sites around the country.
There are several sets of badgers on the northern parcel.	This information would have been picked up on from our ecology surveys. The planning application will include the location of the badger sets, apply any required buffers in the design and consider other mitigation that may be required.

Summary of Comments	Exagen's Response
Will the site generate heat?	No the site does not generate heat. Solar panels are designed to absorb light which means they are fairly dull, any heat they reflect is essentially energy that is lost. The batteries can generate heat when importing or exporting, however the safety systems are designed to keep this to a minimum.
What does the 2 acres for your batteries mean?	This is the amount of land that will utilise for the battery part of the site. This land will contain battery containers and other required infrastructure. The vast majority of the site will be utilised by solar.
Do solar panels impact drainage?	Because there are no big foundations for the panels, they are pushed in on steel piles which occupy less than 4% of the Site, water should continue to soak into the land. Furthermore, the ground cover beneath the panels will be a species rich grass and so will assist with infiltration of surface water and reduce erosion. Along the front edge of where the panel is, the soil will act like a soakaway away to help make sure that water is absorbed.
How were you directed to the site in the first instance or found it for you?	We found this particular site ourselves, we identified opportunity and capacity in the grid. We marked a buffer around the grid availability area and this site was seen to be the most suitable.
Is there a limit on the number of solar farms within a local area?	Not strictly, each project will connect separately to the grid and be operated separately too. The threshold of 49.9MW is the threshold where projects become NSIP and be dealt with by the government and planning inspectors. The cumulative effects of multiple projects in one area will be considered no matter the project size.
Is there a gap between the Highfield site and this one?	In the current design, no, we felt that staying away from the roads to the south and east were more important buffers and these buffers were therefore prioritised. However if a buffer between the sites is requested, we can look into this.
How high is the deer fence? Are there cameras and lights?	The deer fence is up to 2.4m. There will be infrared cameras which will point only into the site, so there will be no outward facing cameras onto footpaths or roads. There will be motion sensor lighting on the substation, however this will usually only be used in the case of emergencies – there will be no permanent lighting.
Will your application for planning permission include financial planning?	It is not something we will submit as part of the application, though we are undertaking that activity to model this as part of our internal development processes.
How will you be able to pay the landowner for the lifetime of the farm?	From the electricity generated and sold to the grid.

Summary of Comments	Exagen's Response	
What happens if your company fails financially?		This will depend on at what stage. As the project is a 'front heavy' commercial undertaking, all the money is invested when the site is built. Once operational, the site generates money and pays back its construction costs. There will also be a decommissioning bond which will be in place to decommission the site to its former condition if the company were to fail financially.
Sheep eat everything so wildflowers will not be possible.		The wildflower meadows will be outside of the fenced area so the sheep will graze on the grass mix under the panels.
What do you expect will happen to the site after 40 years? Presumably the land will no longer be suitable for farming.		It's likely that the land will be more suitable as it has had a chance to rest from intensive farming without the use of pesticides. Studies have shown that UK soils have lost 40-60% of their natural carbon in the last 20—50 years primarily from intensive farming. The construction methods mean the vast majority of infrastructure can be quickly and easily removed at the end of the operational period with very limited impact on the ground.
What happens at the end of the projects operational life?		We would decommission the site, remove all equipment and the site will return once more to farmland.
How are solar panels recycled?		Solar panel recycling is a growing industry, they have just built a dedicated centre in France. As solar panels are predominantly made up of silicone and metal and are up to 99% recyclable.
What is the anticipated lifespan of the solar farm?		The lifespan of the project is up to 40 years.
Survey Questions The comments raised on the completed surveys are summarised in this section. For ease they are categorised by Issue Raised and the subsequent column identifies the number of times that issue was raised. Our response is then provided in the end column.		
Issue Raised	Count	Exagen's Response
Location and/or Size	32	<p>The site area for the solar farm has altered with large set back distances from key receptors and the addition of further vegetation buffers which have been introduced to further screen nearby residential properties and reduce visual effects.</p> <p>Exagen has sought to demonstrate that the location of the Site, being so close to the 132kv overhead line is not only suitable but optimal for the proposed development through the documents submitted as part of the planning application.</p>

Summary of Comments	Exagen's Response	
Landscape/Visual Impact	23	<p>The potential landscape and visual impacts of the Development will be fully assessed in the Landscape and Visual Appraisal. This will be undertaken by an independent Chartered Landscape Architect (Landscape Institute). The approach and assessment viewpoints for the LVA have been discussed and agreed with the Council. Given the nature of the existing landform and vegetation, along with the proposed landscaping as part of the Development, any landscape and visual effects would be localised and not affecting any high value or protected landscapes.</p> <p>Following the public consultation some changes have been made to the layout. In addition, landscape screening measures to help further reduce the views from the surrounding properties have been included as part of the Development. Significant consideration has also been given to the public right of way through the Site in the design.</p>
Impact on Wildlife	15	<p>The applicant has submitted an Ecological Impact Assessment as part of the planning application. This report details the surveys undertaken and any required mitigation that is required. The report also documents the findings of the biodiversity net gain assessment.</p>
Traffic/Noise/Disruption	12	<p>A Transport Statement and Construction Traffic Management Plan (CTMP) has been prepared to consider and where necessary mitigate the impacts of any construction traffic. Routes have been chosen to mitigate the impact on any settlements.</p> <p>The details of traffic routes and mitigation requirements will be agreed with the local Highways Authority and the CTMP will be a key contract document provided to selected contractors during construction of the Development.</p>
Use of agricultural land	14	<p>The site is Grade 3b agricultural land. Land Grades 1, 2 and 3a are defined as being 'Best and Most Versatile' (BMV). Natural England consider that the permanent loss of more than 20 hectares is the threshold for a "significant loss"; given there is no BMV on Site and the development is only temporary, there would be no significant loss of agricultural land.</p>

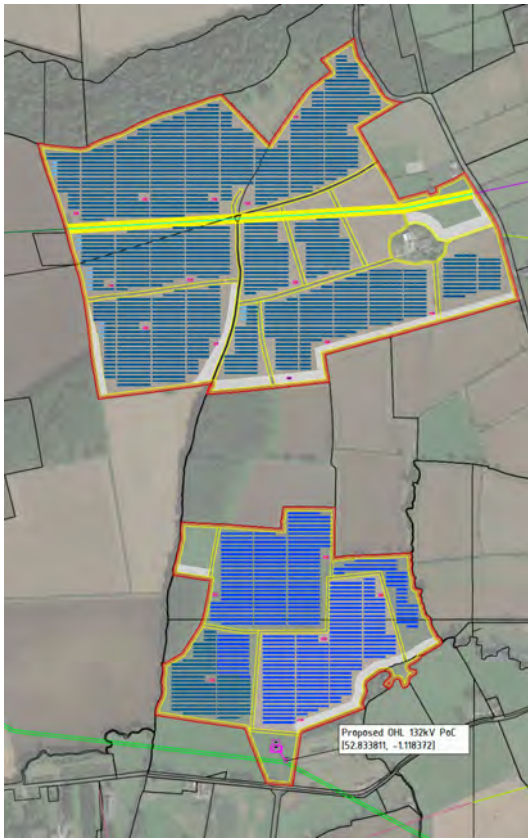
Summary of Comments	Exagen's Response	
General comments of opposition	25	General comments of opposition regarding the overall proposals. Examples: 'I don't want it on my doorstep' Solar farms can be positioned elsewhere' 'Solar_panels look ugly in the countryside'
Supporting Comments		
Net Zero and Climate Change	4	Several comments were made regarding the substantial positive contribution this project will make towards net zero. There are ambitious government targets, such as the British Governments National Energy Security Strategy which sets a target of 70GW of solar by 2035. Further detail can be found in the Planning Statement and Design and Access Statement.
General Support	11	General comments of support were made regarding the overall proposals. Examples: 'We need more renewable energy, we can't be nimbies, there's very little downside and I like your stated aims on wildlife' 'I'm keen for energy to be generated by solar/end/water etc rather than fossil fuels. As a country we need to strive for energy independence.' 'I fully support renewable energy and it's preferable to another housing estate too'
Home Grown Energy	2	Comments were made regarding the benefit of home grown energy. This may include creation of jobs, additional energy security and better ethical standards. The UK also has big ambitions to become an exporter of power, taking advantage of the green energy resources we have.
Prevents Environmental Damage	1	The development will help prevent the environmental damage that is caused by deriving power from other, non renewable energy sources.

3.10 Summary of Key Design Changes Following Consultation

Throughout the consultation period the following key considerations were raised and were used to inform the final design. The table sets out the issue and how it was addressed in the final design, and the extracts of the various design iterations are provided below the table to illustrate the changes.

Summary Issue	Addressed through Design
Set back and visibility from Wysall	The extend of the Development to the east of the northern parcel has been significantly reduced – areas of land alongside Bradmore Road have had infrastructure removed with the only aspect being a new access junction and track leading to the solar farm. By setting back the solar panels from the road, enhancing the existing boundary vegetation and planting new hedgerows with trees this has substantially reduced the potential visual impact on Wysall village and the users of Bradmore Road.
Visibility from Wysall Road to the south	The infrastructure is omitted from the first field adjoining the road with the exception of the extended access junction and access road. The only other infrastructure will be buried cables and a grassed shallow attenuation basin. Further landscaping including blocks and belts of woodland are proposed in here and on field boundaries and further north to filter views and reduce visibility. The substation and BESS have been deliberately located behind a block of mature woodland, again to minimise potential visual impacts.
Impacts on the public rights of way through the site	<p>A significant number of comments were raised about the importance of maintaining the public right of way through the site and also minimising the effect on users when the Development is operational. A wide corridor has been applied to Midshires Way which cross the northern parcel. This has tried to keep development predominantly on one side or the other for most of the route with only the section in the northwest having development in closer proximity on either side. The wide corridor alongside proposed new hedgerows with trees will over time substantially filter views of the Development whilst maintaining longer distance views for users of the public right of way.</p> <p>In addition the existing access for Lodge Farm, which is also a public right of way footpath, has not been used as the access point and route, instead a new junction is to be created slightly further south. This ensures the footpath, and occupiers of the farm, are not impacted during construction.</p> <p>There will be short term construction impacts on rights of way and measures are set out in the submitted Construction Traffic Management Plan for the management of rights of way during construction.</p>
Impacts on Bunny Old Wood	The minimum offset from ancient woodland is 15 m but the final design has used a minimum of 30 m. This ensures the woodland will be protected. Pre-application consultation was initiated with Nottinghamshire Wildlife Trust a number of times regarding the design considerations with the woodland but no response was ever received.
Impacts on wildlife	Comprehensive ecology surveys have been carried out and this has informed the final design and landscaping strategy. Key ecological features and constraints, be that habitats or species, have been appropriately offset in the design. Significant biodiversity net gain will be delivered and potential impacts on breeding skylark are compensated for by including a field to be managed with sky lark plots in the southeast of the northern parcel.
Impacts of archaeology	A geophysical survey of the site has been carried out and used to inform the final design. Areas of potential archaeological sensitivity in the southeast of the northern parcel and a central area of the southern parcel have had all infrastructure removed and they will be retained as grassland or arable farmland.
Traffic Impacts	<p>The construction access route is split between the northern parcel and the southern parcel to avoid construction traffic passing through Wysall. It also ensures that traffic is split between the two routes so each route is not subject to the maximum traffic flows.</p> <p>Where necessary passing places on the northern route will be installed and these will benefit existing road users following the end of construction.</p>

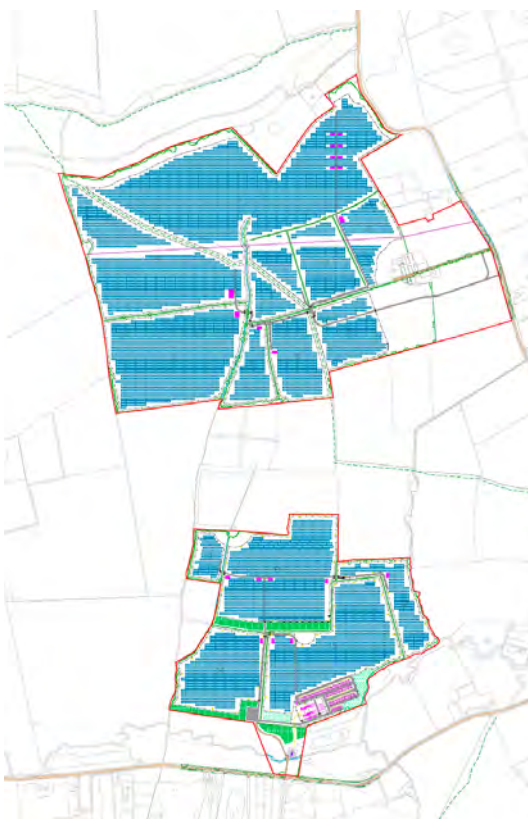
Initial Site Extent and Layout – 2021



Design was in advance of grid application and so did not include any BESS. Solar was included in almost all areas except two fields in the north, northwest and north of Lodge Farm and one field in the northwest of the southern parcel.

The Design had no consideration to the environmental constraints including Bunny Old Wood, public rights of way and ecology features.

Pre Public Consultation – May 2023



Following grid application and confirmation of BESS this is introduced in the southern parcel behind a block of mature woodland to reduce potential visibility.

Consideration of some initial site surveys and constraints mapping including a 15 m offset from Bunny Old Wood in the north.

Introduction of some panels in the field northwest of Lodge Farm but removal of panels from a further field south of Lodge Farm, increasing the set back from Bradmore Road.

A small buffer applied to all public rights of way crossing the northern parcel.

Mitigation considered in the southern parcel to break up any potential massing of development on the ground as it rises slightly from south to north.

Access tracks included in the design – considered two options for the northern parcel

Final Design with Landscaping Strategy – December 2023



All site survey constraints included, namely ecology surveys, topographic survey, arboricultural survey, LVIA and archaeological geophysical survey.

Wider offset from Bunny Old Wood to the north and Midshires Way through the northern parcel.

Removal of solar infrastructure from high archaeological potential areas (southeast of northern parcel and in the central part of the southern parcel).

Inclusion of buffers from badger setts, potential great crested newt ponds, trees and hedges with an area in the southeast of the northern parcel set aside to compensate for potential impacts on breeding skylark, by including arable land managed with skylark plots.

Landscaping strategy finalised including woodland blocks and belts, new hedgerows with trees, gapping up and strengthening of existing boundaries. Mixture of grassland inside and outside the deer fencing.

Electrically sensitive equipment located outside of flood zones and areas of known surface water flooding. Some areas of solar panels (southern central part of the northern parcel) will require panels to be raised to be above modelled flood depths but the majority of the site is unaffected by this. The submitted FRA has details on this.

A new access proposed for the northern parcel, slightly south of the existing lodge Farm access road, which is also a public right of way.

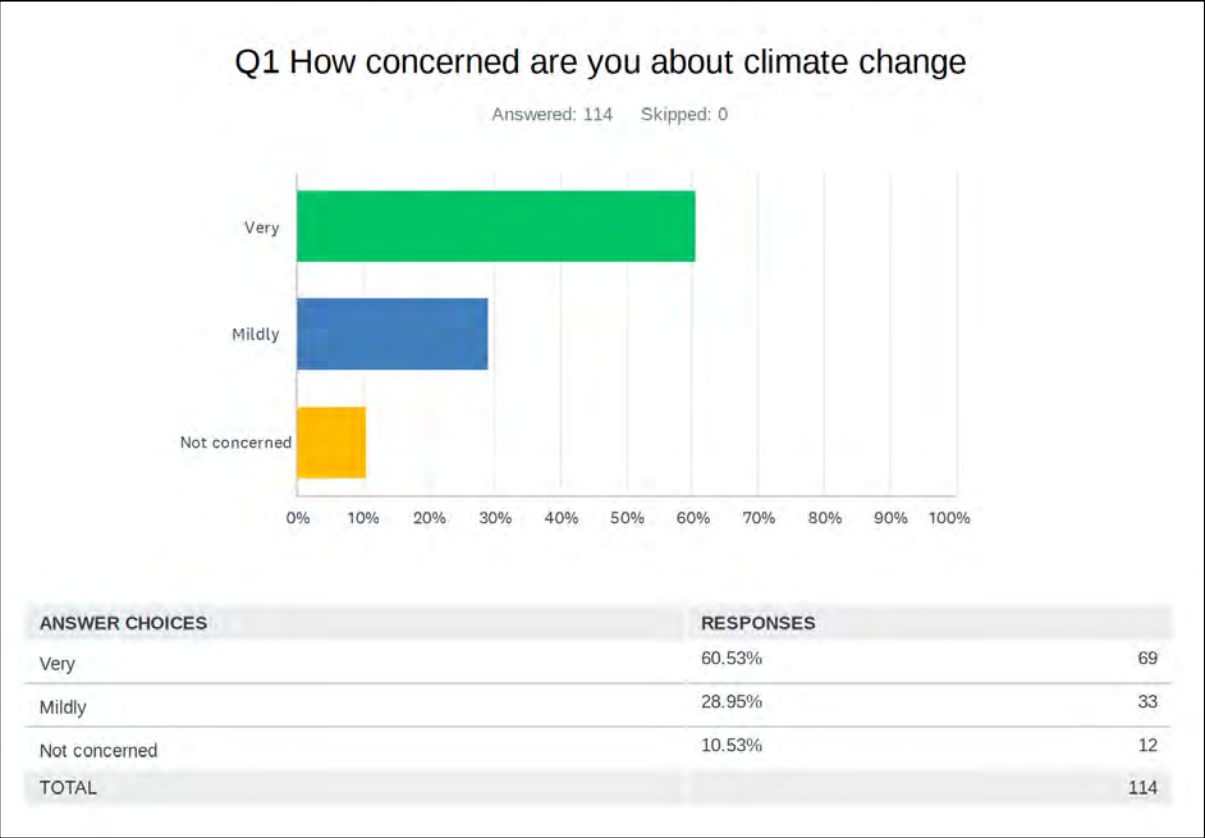
BESS design includes as many recommendations from the 2023 National Fire Chief Councils guidance on utility scale BESS, including appropriate access (looped routes around all BESS infrastructure and multiple access points into the BESS compound), and fire water provision and containment/ drainage in the event of an emergency.

Cable route linking the two parcels is included, following the public highway.

4 SURVEY QUESTIONNAIRE ANALYSIS

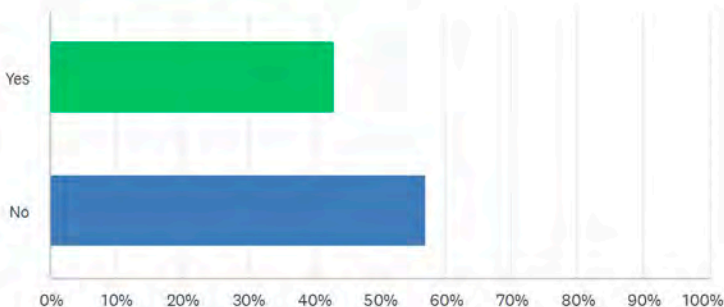
114 questionnaires were completed and provided to Exagen. Survey Monkey was used for the online surveys and a paper version was handed out to attendees of the consultation events; an extract of the data is presented here.

Many of the open questions that are presented here have been discussed alongside Exagen’s response in Section 3.9 above.



Q2 Do you feel as a nation we are doing enough to combat climate change?

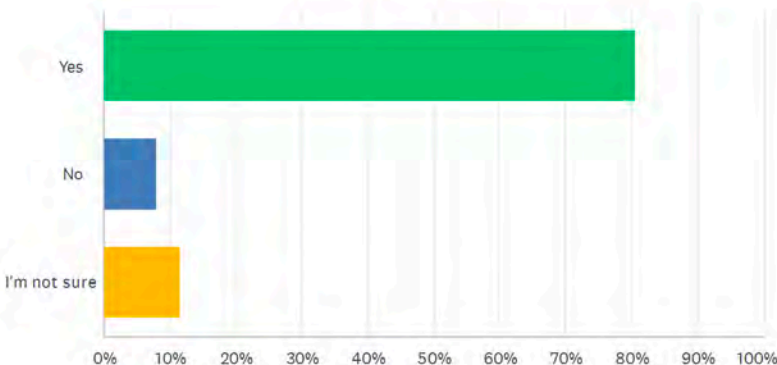
Answered: 114 Skipped: 0



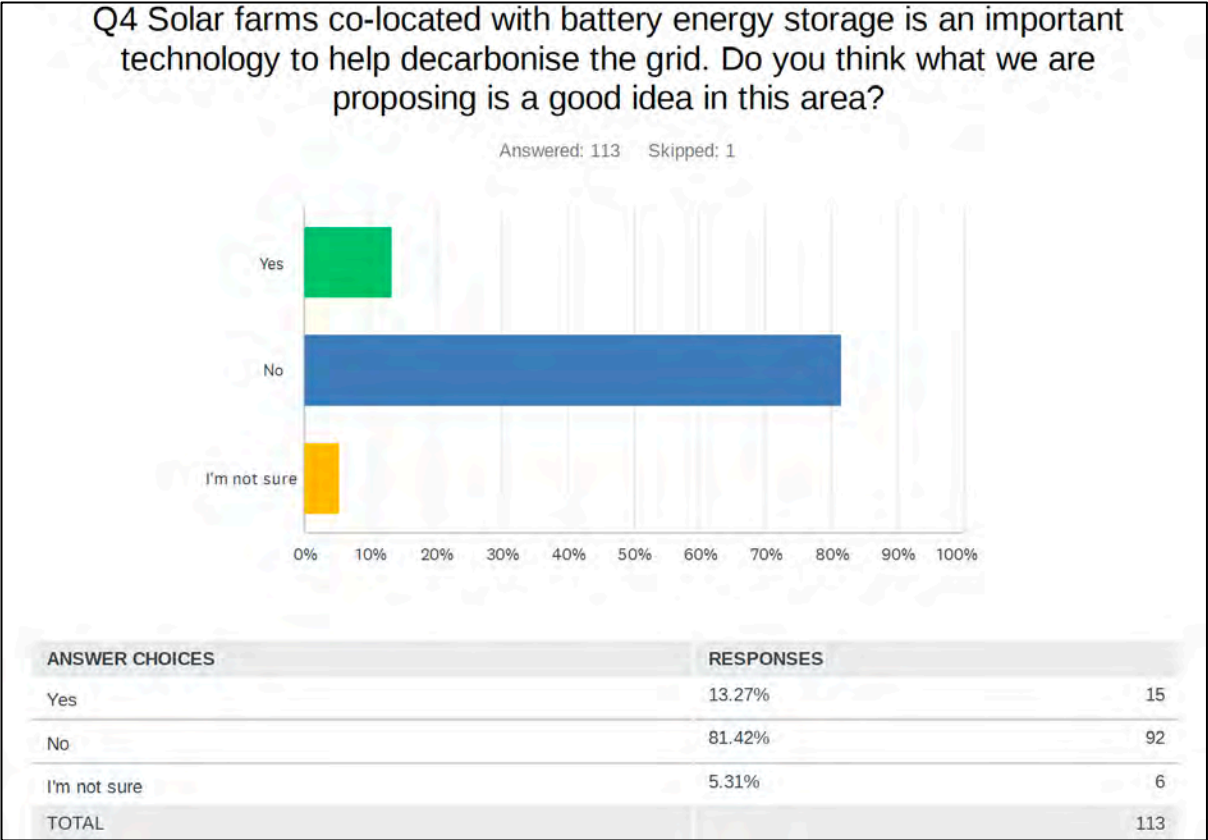
ANSWER CHOICES	RESPONSES	
Yes	42.98%	49
No	57.02%	65
TOTAL		114

Q3 Do you think it is important for the UK to be generating more of its own renewable energy?

Answered: 113 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	80.53%	91
No	7.96%	9
I'm not sure	11.50%	13
TOTAL		113



Q5 Are there any elements of our proposal that you would like more information on, are of concern, things we should consider or features that you would like to see as part of the project?

Answered: 114 Skipped: 0

#	RESPONSES	DATE
1	You're decimating our countryside	8/19/2023 11:12 AM
2	Yes	7/28/2023 10:47 AM
3	Try installing panels on every existing massive flat roof like Amazon buildings and stop ruining the existing countryside. There are literally thousands of them	6/27/2023 9:44 PM
4	Rather than use arable land, such as the proposed site, engage with developers who are constructing warehouses and use the roof spaces provided!	6/20/2023 12:44 PM
5	I do not want the project to go ahead.	6/20/2023 11:01 AM
6	The position is bad for the village. Most of the walks from the village and to Bunny Wood would be spoiled. The other side of the village would have far less of an impact on walkers. Granted, it's cheaper for you to be near to the 132KV line but it's at our expense of wellbeing.	6/19/2023 8:41 AM
7	Rather than putting a solar farm on to perfectly good arable land, solar panels should be placed elsewhere such as covering car parks/on building roofs and so on, not on agricultural land which has been cultivated during my 17 years in the village of Wysall. The size of the proposed farm is just shy of the limit which would be considered to be national infrastructure. Given there is already to be similar size solar farm within a couple of miles the area is being turned into national infrastructure by the backdoor using piecemeal planning applications. The proposed sites for the Old Wood Energy Park are in the prime area of the village where the walkers and dog-walkers of the village enjoy their leisure and the site cuts across a well known and used Nottinghamshire footpath. All of which is good for everyone's mental health. Should this proposal go ahead, the villagers are going to have to get in their cars to find similar places to walk which is not eco-friendly. The loss of trees and hedges throughout all the fields potentially involved will not be mitigated by the a few proposals mentioned at the public meeting although not in the public consultation brochure.	6/18/2023 10:53 PM
8	Yes	6/15/2023 4:06 PM
9	How is the Public Footpath being dealt with that runs through Parcel 1? I heard on the news that recently they have had one or two Solar Panels catching fire - please can you confirm you will ensure that your Designed Solar Panels are 'safe' and what you are doing to overcome any health and safety risks.	6/14/2023 12:34 AM
10	You should include details of Planning Consent 22/00303/FUL on all plans on your paper and electronic consultation material as otherwise the proposal for Old Wood Energy Park is totally out of context. Together these two proposals would create a 100mw energy park which is likely from an EIA viewpoint to be far too much for this location and indeed would form a Nationally Significant Infrastructure Project. The environmental impact of the proposed Old Wood scheme alone is greater due to the public access to the site. Other matters to consider such as the management of construction traffic, glare, proposed buffer zone, provision for wildlife (especially the local deer population) and enhanced landscaping also need further consideration if a detailed planning application is submitted in due course.	6/11/2023 9:37 PM
11	very concerned about the size of the energy park and how it adjoins highfields energy park encircling our village it is a beautiful area with midshires way a frequently used footpath running through the park. the access via the bradmore road is very narrow, poor road going steeply up through woods. 2 cars can only just pass the fields are currently used for growing crops - this should be preserved we need to provide food for the nation too.	6/11/2023 11:53 AM
12	Areas of concerns: Total area of solar in the area, loss of productive farm land, Mid shires way,	6/11/2023 10:52 AM

	access for construction	
13	I went to the event at Wysall and was able to ask questions	6/8/2023 7:45 PM
14	Use commercial and residential roofing first before taking up valuable farming land. We already have one solar development planned for this area don't kill all of our countryside.	6/8/2023 6:33 PM
15	Covering a lot of natural countryside	6/7/2023 11:15 PM
16	This will ruin natural green space	6/7/2023 10:14 PM
17	Battery capacity and recyclability of solar panels post useful/designed life. Are they landfill or recycled	6/7/2023 10:01 PM
18	They should be on brown fields. Much better on house roofs.	6/7/2023 9:15 PM
19	Projects as such should be build on brownfield sites.	6/7/2023 9:15 PM
20	N/A	6/7/2023 9:08 PM
21	As a general point, I think that the nation should be concentrating on roof solar panel installation rather than farm land. This is logistically more difficult but an enormous potential resource.	6/7/2023 8:45 PM
22	Overall effect this will have on the landscape. Takes away enjoyment for walkers used to unspoilt countryside.	6/7/2023 8:30 PM
23	The area proposed spans the best countryside walk/bridlepath in our area and I do not want this destroyed.	6/7/2023 8:02 PM
24	It completely destroys our village and countryside with a neighbouring solar farm a couple of miles away. There are many others ways to renegeate renewable energy. I absolutely do not support this.	6/7/2023 7:57 PM
25	The effects on the natual woods and hedgerows'	6/7/2023 4:48 PM
26	No	6/7/2023 9:27 AM
27	It is simply over development. I am in favour of the existing development to the West of the proposed area. Could you supply reasons for the over development versus land further away to diminish the impacts of over development. What other areas have you highlighted that could replace this one.	6/7/2023 7:16 AM
28	No I think its a fantastic idea to destroy countryside. Its a waste of space we should just get rid of all the green fields anyway because we need more electricity to power out TVs so we dont have to go out and look at empty fields	6/6/2023 8:04 PM
29	Spoiling of local environment and destroying good agricultural land which should be used to feed the population at large,	6/6/2023 7:12 PM
30	All of them	6/6/2023 6:44 AM
31	I object to this development and propose you make better use of commercial roofing	6/5/2023 9:18 PM
32	Yes more wildlife areas planted More wooded area planted No deer fencing	6/5/2023 9:05 PM
33	I am concerned about the location.	6/5/2023 8:47 PM
34	Effects on surrounding houses and communities. Why not build homes on here for the homeless. It's just unnecessary.	6/5/2023 7:17 PM
35	Many. Why are you planning this site on prime farming land, not on re-used industrial land? e.g. Wymeswold Airfeild, the site of the Ratcliffe on Soar Power station, due to be decommissioned and demolished? What are you doing to make the rights of way through the site more amenable (not tunnels between two Deer Fences? What's the Plan to maintain the rest of the environment (along the edge of Bunny Old Woods) and across the site, including wildlife habitat, biodiversity and hedgerows How are you going to get construction traffic safely up Wysall hill? That road is narrow, steep and already in an appalling state of repair. Why aren't Bunny Residents being consulted? Amongst other things	6/5/2023 6:28 PM
36	Your above questions miss the point. Looking after the environment is a bigger picture than climate change. Solar panels can be an excellent approach when placed on buildings / above	6/5/2023 3:45 PM

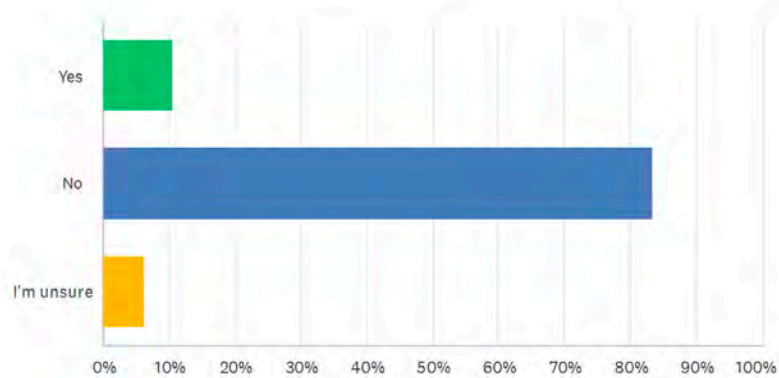
	car parks. Open countryside is not suitable. Access to the national grid is a red herring as this could be arranged more easily in more built up areas.	
37	Why here when a solar farm is already being built on this road?	6/5/2023 2:15 PM
38	The country side and agricultural land needs to be protected and preserved for future generations.	6/5/2023 1:47 PM
39	Consider the environment you would be destroying	6/5/2023 1:40 PM
40	HOW WILL YOU ACCESS THE SITE TO BUILD AND MAINTAIN? WHY ARE YOU USING PRIME AGRICULTURAL LAND? WHY ARE YOU USING LAND SO FAR FROM SUITABLE NATIONAL GRID ACCESS? WHY ARE YOU BUILDING SOLAR NOT WIND IN UK? WHO HAS GIVEN YOU FINANCIAL INCENTIVES TO DEVELOPMENT IN EAST MIDLANDS?	6/5/2023 12:24 PM
41	I think the proposed site is too large, I could not find any mention of this being a permanent site or temporary.	6/5/2023 11:01 AM
42	No	6/4/2023 9:49 PM
43	Too many solar farms	6/3/2023 8:22 PM
44	Im broadly supportive of the requirement to develop renewables but believe that the scale of this proposal will ruin the local countryside irrevocably	6/3/2023 3:07 PM
45	Rather than use up green land, a natural carbon sink, and important part of the ecosystem, more should be done to build solar farms on roofs in already developed areas.	6/3/2023 10:55 AM
46	Help our communities stay efficient	6/3/2023 6:41 AM
47	No	6/3/2023 12:52 AM
48	I wonder why an area of nature needs to be covered in solar panels. Is it not feasible to do what other countries are doing and put them as covers over car parks?	6/2/2023 9:29 PM
49	Whilst supporting renewable energy this should be done in such a way that protects our countryside. Better use should be made of solar panels on large roofs i.e. on car park roofs.	6/2/2023 8:45 PM
50	Solar panels can be placed on new build houses, warehouses and even existing residential areas to support the energy requirements. Green belt or not, fields and 'bare' land is necessary for drainage, wildlife and also positively contributes to combat climate change.	6/2/2023 8:26 PM
51	Use roofs of buildings especially new commercial properties	6/2/2023 8:07 PM
52	No	6/2/2023 7:58 PM
53	I like to see multi use of the sites, solar panels and sheep grazing in the same field	6/2/2023 7:50 PM
54	No	6/2/2023 6:37 PM
55	The size of the project is not appropriate in a rural area. With so much housing going up everywhere, we need to conserve green areas for everybody's health. Solar farms are an eye sore. Wind farms are much better in rural areas, or better still, solar panels on all new builds as standard.	6/2/2023 6:31 PM
56	No	6/2/2023 6:13 PM
57	No	6/2/2023 6:03 PM
58	Why vast areas of rural land is being used when new builds, existing roof spaces and industrial units are not being utilised.	6/2/2023 5:54 PM
59	I would like them to consider biodiversity and protect the animal life in the region	6/2/2023 5:51 PM
60	No	6/2/2023 5:51 PM
61	No	6/2/2023 5:21 PM
62	It's all concern. You're taking away green space for this which feels like it totally defeats the point.	6/2/2023 5:20 PM
63	.	6/2/2023 5:00 PM

64	No	6/2/2023 4:58 PM
65	These solar farms should not be on our green fields, but on commercial buildings, houses and carparks	6/2/2023 4:56 PM
66	No	6/2/2023 4:55 PM
67	Why are you choosing to protect the environment by covering it in solar panels? instead priority should be given to using roof space of new and existing buildings	6/2/2023 4:55 PM
68	Stop spoiling the countryside	6/2/2023 4:52 PM
69	No	6/2/2023 4:52 PM
70	No	6/2/2023 4:47 PM
71	No. This is the third solar farm between 2 small villages.	6/2/2023 4:44 PM
72	Destruction of the countryside.	6/2/2023 4:44 PM
73	No I'm happy so far	6/2/2023 10:30 AM
74	No	6/2/2023 8:47 AM
75	Disruption of habitat and also upset animals that are already around. All so disruption of road with traffic/work vehicles for building the solar' farms	6/1/2023 7:27 PM
76	impact on biodiversity	6/1/2023 3:02 PM
77	no	6/1/2023 1:19 PM
78	There is already a solar farm planned very close to this proposed farm by Exagen. It is a lovely rural area and there are so many other places which are less visible and ugly that could be used.	6/1/2023 1:11 PM
79	I have no issue with solar farms but this one is vast and takes away a lot of countryside around the village. It is excessive.	6/1/2023 10:32 AM
80	no	5/31/2023 9:09 PM
81	Yes it's too big.	5/31/2023 6:11 PM
82	Impact on wildlife and the landscape. Please consider using panels on existing buildings rather than impacting our countryside in this way. The UK is a small island which we need to preserve in order to combat climate change, by impacting green space in this way we are causing more harm than good, whilst solar energy is a good way to help with climate change, there should be due consideration fir locations other than those that impact biodiversity and our natural world	5/30/2023 6:34 PM
83	No	5/30/2023 5:19 PM
84	i'm regular am in this area area visiting friends who live close by for walks, riding etc, i would be concerned about affects to wild life, scenery etc	5/30/2023 3:57 PM
85	A landscape survey from several select key property locations should be carried out to ensure site is not visible from upper floors of any properties, as the plans cover a huge area. Access to both planned areas is from quiet rural/windy roads (particularly Bradmore entrance), which I believe will be both disruptive and dangerous.	5/30/2023 1:47 PM
86	Cost/revenue details -commercial sensitive data Efficiency of installation throughout the year	5/30/2023 11:45 AM
87	Useful agricultural land shouldn't be used for solar farms. Why not target a new build warehouse roof	5/30/2023 11:07 AM
88	The sheer scale of the enterprise is totally out of proportion and the waste of good arable land that has been producing good crops of winter wheat , winter barley and oilseed rape for the past 10-15 years.	5/30/2023 10:35 AM
89	The threat to the countryside	5/30/2023 9:43 AM
90	What is the plan for all the trees and hedgerows in this area? The rationale for choosing this location purely on the basis of national grid high voltage line access seems weak. Why not	5/29/2023 12:23 PM

	have access put in to brownfield areas? Bradmore lane is already too small for the traffic it gets. what are the plans to improve bradmore lane?	
91	The impact on wildlife the surrounding countryside and those who live hear greatly concerns me.	5/29/2023 12:17 PM
92	No	5/29/2023 10:37 AM
93	No	5/29/2023 10:26 AM
94	I am concerned that permission for a solar farm has already been granted adjacent to your proposal, making a vast site eventually. You do not mention this which makes you appear underhand.	5/29/2023 10:02 AM
95	It's too big and covers arable land	5/29/2023 9:33 AM
96	Why does this have to be situated near footpaths which are regularly used when there are numerous places in the countryside where there are no footpaths and not near communities.	5/28/2023 8:03 PM
97	The proposal is outrageous. You appear to believe that ruining beautiful countryside justifies an increased return in profit for your shareholders. This project shouldn't be allowed to proceed.	5/28/2023 5:44 PM
98	The walking area between Wysall and the old wood, used by many, would be impacted by this proposal. Sold farms may be less invasive than wind farms but are still a blot on the landscape.	5/28/2023 9:29 AM
99	Please see ny response to question 6, which highlights my areas of concern.	5/27/2023 10:10 PM
100	Think it is a terrible idea.	5/27/2023 4:03 PM
101	Is there any way in which the village can benefit from the energy generated by the solar panels or does all the energy go to the grid?	5/27/2023 3:57 PM
102	Please pay as much attention as possible to preserving and promoting wildlife- although your current proposal seems to be very good on this aspect	5/27/2023 11:15 AM
103	The visual amenity of this area of pastoral landscape and woodland would be impacted significantly and possibly completely destroyed , at a time when the mental health benefits of the countryside are being acknowledged as vital to the our wellbeing . Whilst the need to reduce our dependence on fossil fuels is important there is no balance with other aspects of human well-being , especially when this proposal is colocated to an agreed solar farm .	5/26/2023 8:55 AM
104	The size is inappropriate.	5/25/2023 4:55 PM
105	I believe you will restrict my access ,I moved to Wysall a number of years ago to benefit from the green countryside due to my mental health issues as i take daily walks where you are proposing your installation .My access to daily walls will now be restricted which is most upsetting .	5/25/2023 4:12 PM
106	Too close to housing and on green land. Find a brownfield site please.	5/25/2023 3:00 PM
107	Unnecessary destruction of beautiful greenspace.	5/25/2023 10:16 AM
108	No.	5/24/2023 9:38 PM
109	It's taking up space for grazing, food production etc. Put them on a rooftop!	5/24/2023 7:39 PM
110	The Woodland Trust have published guidance on ancient woodland buffering; Impacts of Development on Ancient Woodland.Section 5.2.2 explains that 50-100m buffer more appropriate than 30m in your proposal. I am supportive of the proposal if the buffer is expanded to 50-100m. https://www.woodlandtrust.org.uk/media/45301/impacts-of-development-on-ancient-woodland.pdf	5/24/2023 6:24 PM
111	You are having a solar farm bang next to another . Making a 2-3 kilometre stretch of panels , unacceptable. Your proposed panels surround 50% of a walk from Wysall to Bunny Woods . The other 50% it is visible . Unacceptable	5/24/2023 6:16 PM
112	The fact that it to be sited next to a solar project which already been accepted and the fact that you should be putting more effort into using the roofs of commercial buildings.	5/23/2023 5:26 PM
113	No because we don't want to be over run with solar panels. There are better forms of renewable energy.	5/23/2023 11:39 AM
9 / 30		
Old Wood Energy Park - Public Consultation Survey		
114	Clear indication of impact on the village of Wysall	5/22/2023 8:44 AM

Q6 Are you supportive of the proposed Old Wood Energy Park?

Answered: 114 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	10.53%	12
No	83.33%	95
I'm unsure	6.14%	7
TOTAL		114

Q7 Can you explain why you answered question 6 the way you did?

Answered: 114 Skipped: 0

#	RESPONSES	DATE
1	You're decimating our countryside	8/19/2023 11:12 AM
2	I don't want in on my door step	7/28/2023 10:47 AM
3	I moved to the countryside for some countryside NOT to be surrounded by solar panels	6/27/2023 9:44 PM
4	I object because of the continuing use of arable land, the UK as a whole should be using the arable land to provide food production before anything else. Sites such as the proposal should be installed on the roofs of industrial units/warehouses that are being constructed continuously consuming thousands of acres annually!	6/20/2023 12:44 PM
5	It will damage the countryside which all the local residents enjoy and walk through daily.	6/20/2023 11:01 AM
6	It's the right thing in the wrong place for the community. The village has no other local resources other than a pub and walking. The best and most walks go through this area.	6/19/2023 8:41 AM
7	Rather than putting a solar farm on to perfectly good arable land, solar panels should be placed elsewhere such as covering car parks/on building roofs and so on, not on agricultural land which has been cultivated during my 17 years in the village of Wysall. The size of the proposed farm is just shy of the limit which would be considered to be national infrastructure. Given there is already to be similar size solar farm within a couple of miles the area is being turned into national infrastructure by the backdoor using piecemeal applications. The proposed sites for the Old Wood Energy Park are in the prime area of the village where the walkers and dog-walkers of the village enjoy their leisure and the site cuts across a well known and used Nottinghamshire footpath. All of which is good for everyone's mental health. Otherwise, the villagers are going to have to get in their cars to find similar places to walk which is not eco-friendly. The loss of trees and hedges throughout all the fields potentially involved will not be mitigated by the a few proposals mentioned at the public meeting although not in the public consultation brochure.	6/18/2023 10:53 PM
8	Too big for location. Wildlife will suffer from disturbances initially and there is no tree planting planned. The land between long rough plantation should be planted with woodland to join up the 2 woodlands -not separate this habitat! (With solar panels)	6/15/2023 4:06 PM
9	With the Population increasing to nearly 70 million people and then future forecast to be 80 million people - i strongly feel that the UK need to be self sufficient in our food production to manage 'risk' and control and that fields are better used for growing crops where rather than Solar Panels which have to be kept below a certain temperature otherwise they may pose a fire risk.	6/14/2023 12:34 AM
10	Please see comments under 5 above. Also your publicity leaflet advises only a third of land leased is occupied by the solar farm - how is this calculated? What will be the actual clear width of the footpath (Midshires Way national long distance footpath) that crosses the site?	6/11/2023 9:37 PM
11	this is just too large a development for the area and there is poor access up a dangerously narrow road the farm land should be used for crops as it currently is. Solar panels would be more appropriate on buildings or in less used areas of countryside.	6/11/2023 11:53 AM
12	I agree that there needs to be more renewable energy generation in the UK but the developments should be spread around the country and make more use of buildings etc to prevent the loss of farm land. This would be one of the largest sites in the country. I did not object to Highfields Solar Farm but this in addition is too much in this area. Although this site meets the criteria there are other possible sites in the UK. There is already planning application for Highfields Solar Farm of 174 acres in the same area. This would mean that the majority of the land between Wysall, Costock and Bunny Woods is solar. All plans should show the complete area with both developments. Although the farm land is not category 1, it is always used for agriculture. The categorisation should be checked and the loss of productivity stated. The development surrounds the Midshires Way. Considering the other development there is no	6/11/2023 10:52 AM

	viable alternative route. In addition what effect do the fences have on the wildlife in Bunny Woods. North access to A60 is through Bradmore Road which is already dangerous, not properly maintained, not wide enough for 2 cars to pass without slowing and not suitable for construction traffic.	
13	-the fact it would be so close to a small rural village - the fact it would be on good agricultural land of which more and more is being used up and is needed for food to sustain the population - the sheer size of land that would be used, in addition to the other solar farm that has had its proposal accepted already and would be next to this proposed area - it's proximity to old Bunny wood and the effects it could have on the wildlife there. - the fire danger of having batteries so close to properties -effect on house prices in the village - I walk my dog on these fields as do many villagers and although we're told to footpaths will be accessible, it's not going to be a pleasant walk any longer. -potential noise from the batteries and solar panels. Could potentially affect wildlife in the area and be a nuisance. -it would be a blot on a beautiful landscape	6/8/2023 7:45 PM
14	This is the second such development. One has already been approved I think - we shouldn't have two. Particularly in land that is used for the production of rape seed. I think better use of commercial and residential roofing should be made before you start taking up more farming land. Concerns about loss of farming land, extra traffic and noise in an area that is already an accident black spot. Fire hazard of battery storage area.	6/8/2023 6:33 PM
15	More renewable energy sources are needed but it effects a lot of naturally beautiful countryside and many homes	6/7/2023 11:15 PM
16	We need to protect the green spaces in the uk	6/7/2023 10:14 PM
17	As a small village this will completely change the feel and look of the countryside around the village	6/7/2023 10:01 PM
18	They should not be built on green fields. There will be loss of habitats and it will be very unsightly.	6/7/2023 9:15 PM
19	They are unsightly, potential loss of animal habitat and built unnecessarily on greenfield.	6/7/2023 9:15 PM
20	It would be an absolute eyesore for a village which has received widespread acknowledgment as being one of Nottingham's best kept villages (having previously won an award for this). It would be a complete travesty for those in the immediate and wider vicinity to see the current green fields, which attract an array of wildlife, to be converted into an unattractive field of machinery. There must be 1000s of preferable isolated locations, much more out of sight and impacting far few individuals for such proposals to be implemented.	6/7/2023 9:08 PM
21	See answer to Q5!!	6/7/2023 8:45 PM
22	Eyesore. Spoils the area for walkers who moved into the area because of the local beauty. Inevitable lowering of house prices.	6/7/2023 8:30 PM
23	I have lived in the village for 17 years and moved here to live in the countryside and walk my dogs through the fields where the proposed site will be situated, a very beautiful area. It will be destroying the natural habitat of many wild animals in the area, we have deers roaming freely at present, many wild birds of prey that have territory over the fields and I'm devastated at the prospect of the damage that this monstrous project will impact on the area. We are proud of our gorgeous village and don't want this so close to our bridlepaths & surrounding areas. Places of natural beauty shouldn't be destroyed in the name of progress. Many other fields that this could be sited and not destroying Wysall's picturesque countryside.	6/7/2023 8:02 PM
24	There is a neighbouring farm miles away covering huge acres of countryside. This is ruining the natural countryside of Britain when there are many others ways to generate solar panelling - use rooftop solar panelling ?? Property and land value will decrease and it's destroying our home.	6/7/2023 7:57 PM
25	Its still at a very early stage , I need more information and data to get a better understanding. However as planning consent has already been given to one Solar Farm in the vicinity it is of concern that two/three more are intended which will cover a vast ammount of local countryside	6/7/2023 4:48 PM
26	Green Belt land	6/7/2023 9:27 AM
27	Traffic The farmland reduction in the area will be reduced. There is already heavy traffic coming through the local villages with several traffic incidents. The already approved solar	6/7/2023 7:16 AM

farm in the area with this will remove virtually all the crop land from this area. This will push the crops further into meadow lands and increase traffic through the villages, which cannot sustain further heavy traffic. The expansion of Abbey Lane Turf suppliers is currently impacting on the traffic flows and road damage, moving all heavy machinery away from the area, but with the need to come through the village will be dangerous and damaging. Wildlife The crops grown on the land now support a large and diverse range of beneficial activities for the areas. Such as them being a sustainable crop and is home to a varied wildlife, bees, deer, native insects, sloe worms and snakes etc. These movements between woods and field fields will be reduced beyond acceptable levels, eradicating the natural benefits of further solar energy in this area. It's not just about renewable energy. This whole area will be damaged by further solar development in this area. There is a large solar farm being built to the west of the proposed area taking up nearly 50 % of the farmland between Bunny, Costock and Wysall. This proposal would move that reduction in area to around 75% of the green area. It's simply too much for this area of natural beauty. The wildlife will move away, either to the other side of the A6 towards East Leek, which is being developed all the time, and then squeezed into a much smaller area around Wysall. This will result in a massive reduction in free and natural movement of nature. The sustainability and natural beauty of the ancient Bunny woodland will be lessened by these migrations. Job Losses The large number of walkers coming through the village will reduce. The beauty of the area will be significantly diminished. The local pub has already lost its car park to housing. In the housing development a (one of the few remaining) agricultural dwelling was demolished and made into gardens for these new houses. Farm and leisure jobs will be reduced which would drive both skilled and younger people from the area to seek jobs further afield. Mental Health The walks to Bunny would be forever ruined. There is great joy at walking through the woods, crops, paths and lush vegetation. This would be removed.

28	It was a beautiful untouched area and it's slowly being destroyed bit by bit. There are many places where solar panels could be put without destroying countryside. Look at the prestwold Hall it looks awful. Why don't we just kick everyone out, flatten the lot and build a massive fuck off nuclear power plant so we can all charge our iPhones at night.	6/6/2023 8:04 PM
29	See 5 above Also nuclear power can supply all the power we need.	6/6/2023 7:12 PM
30	Wysall is a Conservation Village. No solar panels are allowed facing the road within the village. The project would change the village and area completely and remove valuable productive farmland which we need for food security in this country.	6/6/2023 6:44 AM
31	I want to keep the beautiful surrounding countryside we can all enjoy	6/5/2023 9:18 PM
32	Planning permission was already been granted for the fields next to the proposed site. The proposed solar farm would Destroy a beautiful countryside walk rich with wildlife next to ancient wood land . Which is beneficial to all and their mental wellbeing, connecting us to our precious declining wildlife and nature.	6/5/2023 9:05 PM
33	Because I think the project should be on rooftops of say, shopping complexes, supermarkets, warehouses, and not on land which could be used for some form of agriculture.	6/5/2023 8:47 PM
34	I think it's unnecessary and just going to affect the surrounding area. Wind farms are the future and should be developed that's why the UK is world leading. We don't have enough sunlight to justify this project. Also it disrupts the local area and woodland. It destroys this nation.	6/5/2023 7:17 PM
35	See Q5. I support renewables, yes. Not on This site. Not only isn't the UK energy secure, it's not food secure either. Even windmills would have less environmental impact than solar panels, and allow current agriculture to continue	6/5/2023 6:28 PM
36	This is an area of beautiful open countryside. Its grading as lower quality for agriculture may relate to previous poor soil management. The area is full of wildlife; badgers deer, hares, rabbits, birds etc. Planting new trees and hedges can never make up for losing established habitat.	6/5/2023 3:45 PM
37	It will ruin the beautiful landscape with no benefits to local people	6/5/2023 2:15 PM
38	I feel that the proposal is in an area of outstanding beauty and could easily be relocated to a more appropriate site.	6/5/2023 1:47 PM
39	This is a public route for many locals including dog walkers and people with mental health problems .. it would impact on the many animals which use these lands and destroy the natural beauty of the countryside around Wysall Village.	6/5/2023 1:40 PM

40	SEE QUESTION 5	6/5/2023 12:24 PM
41	There is already a huge solar farm next to the proposed site. Rather than swalling up our countryside solar panels should be going on buildings, car parks and homes.	6/5/2023 11:01 AM
42	It's a poor use of valuable potential farm land that could be growing crops.	6/4/2023 9:49 PM
43	There are too many solar farms. There is no need for this one and is destroying the countryside	6/3/2023 8:22 PM
44	Im broadly supportive of the requirement to develop renewables but believe that the scale of this proposal will ruin the local countryside irrevocably	6/3/2023 3:07 PM
45	As above, green fields are a part of our ecosystem, a carbon sink, drainage, source of leisure etc. large community buildings sit with unused large flat roofs that could be panneled i.e. leisure centres, pavilions, schools, local shops (co-op's, supermarkets etc), libraries, health centres etc etc. These sites have already lost their value in terms of the environment so should be developed for green energy generation as a priority over unspoilt land.	6/3/2023 10:55 AM
46	We need to stop climate change.	6/3/2023 6:41 AM
47	I don't think it will save carbon or the earth given the intensity of the manufacturing process for the panels and batteries and the impact that mining process has on the poorest nations on the earth	6/3/2023 12:52 AM
48	Whilst we need renewable energy I'm uncertain if this is the right area for them.	6/2/2023 9:29 PM
49	We would lose valuable farmland. We need to preserve land like this for agriculture.	6/2/2023 8:45 PM
50	Solar farms can be positioned elsewhere.	6/2/2023 8:26 PM
51	Would be very visible	6/2/2023 8:07 PM
52	We need more of these developments	6/2/2023 7:58 PM
53	I would much rather have another solar farm which is providing energy for the UK, than another ugly housing estate. We are getting overrun with new estates lately in this area. More houses equals more pollution so if the fields have to be used then my vote is for a solar or wind farm	6/2/2023 7:50 PM
54	I think it will have too much affect on wildlife and nature, green belt areas should be used to preserve our country side and nature and not used for monetary purposes	6/2/2023 6:37 PM
55	The size of the project is not appropriate in a rural area. With so much housing going up everywhere, we need to conserve green areas for everybody's health. Solar farms are an eye sore. Wind farms are much better in rural areas, or better still, solar panels on all new builds as standard.	6/2/2023 6:31 PM
56	Need more renewable energy	6/2/2023 6:13 PM
57	I fully support renewable energy and it's preferable to another housing estate too	6/2/2023 6:03 PM
58	The government are not protecting wildlife, rural life, countryside and local residents by allowing solar farms, when studies show that we can better utilise existing space on buildings, closer to where the majority of electricity will be used.	6/2/2023 5:54 PM
59	Because we need more solar panels, and they need to go somewhere	6/2/2023 5:51 PM
60	It is valuable agricultural land. It should be kept for producing food. Solar farms are terrible and destroy biodiversity and many habitats. The list goes on. Absolutely 100% against	6/2/2023 5:51 PM
61	Ruining the countryside!	6/2/2023 5:21 PM
62	We can't keep giving up areas of rural countryside for developments. This totally defeats the point of rural areas. Yes it will generate renewable energy, but in a lot the cost of green space people use to enjoy the countryside, walk their dogs etc. I'd support grants asking people to have solar panels on their roof, in gardens etc but destroying countryside for this just isn't acceptable.	6/2/2023 5:20 PM
63	Why do these farms have to be on green belt land? We have enough brownfield sites and other areas that could be used	6/2/2023 5:00 PM
64	We need more renewable energy	6/2/2023 4:58 PM

65	These solar farms should not be on our green fields, but on commercial buildings, houses and carparks	6/2/2023 4:56 PM
66	Clean energy	6/2/2023 4:55 PM
67	See question 5. In addition this will spoil the outlook from the ridge line walk along Bunny old wood.	6/2/2023 4:55 PM
68	Renewable energy is not the answer. The uk government is causing an energy crisis by insisting on it when we don't have enough wind, sun or battery storage.	6/2/2023 4:52 PM
69	We need it, people who say we don't, do not care about saving the planet	6/2/2023 4:52 PM
70	Solar panels look ugly in the countryside and contrary to the hype they do not generate the amount of energy that is stated in " bumf" so it is vey mishearing.	6/2/2023 4:47 PM
71	Too much development between 2 small villages. Both villages have conversation areas and this development will essentially link the two villages demolition the village feel and ruining the area.	6/2/2023 4:44 PM
72	The local area has already given way to one solar farm which is extensive. There is no need to ruin more of our countryside when we are already doing our bit. Maybe look somewhere else in Rushcliffe rather than targeting smaller constituencies again!	6/2/2023 4:44 PM
73	We need more solar or wind farms. I realise it's close to our village but it's always going to be in someone's back yard! So long as the land is looked after properly with the sowing of wild flower seeds etc, then that would be good. And that walkways are left unhindered. In short, I would rather a solar farm than a housing estate!	6/2/2023 10:30 AM
74	Northern site is way too big and access very difficult given the nature of the lane.	6/2/2023 8:47 AM
75	Same as above box disturbing livestock	6/1/2023 7:27 PM
76	Wind energy is a better choice for the UK	6/1/2023 3:02 PM
77	Concerned about the loss of agricultural land and the change from a green rural landscape to a solar farm	6/1/2023 1:19 PM
78	Rushcliffe Council should be insisting that all new developments - domestic and commercial have solar panels and batteries installed. There are at least 6 new estates around East Leake and Keyworth and none have solar panels fitted as standard.	6/1/2023 1:11 PM
79	As per 5, I have concerns about the excessive area of this proposal.	6/1/2023 10:32 AM
80	put solar panels on roofs not agricultural land,where will your food come from in the future	5/31/2023 9:09 PM
81	We do not support this as it is not a suitable area for such a widespread solar farm due to it's proximity to a picturesque village and another solar farm. It also will completely obliterate a very well used and pleasant public footpath.	5/31/2023 6:11 PM
82	Because I am VERY concerned about the impact on the natural landscape of the area and our wildlife. The country side is being depleted by housing projects and solar farms, which negates the benefits to climate change. Solar energy is a suitable way forward but we must locate the panels in places which do not impact the wildlife and our British countryside. It is not enough to simply add a little element here or there to make up for the land being diverted away from our wildlife. There are many buildings in the UK already and we should look to house the panels on existing areas rather than impact our landscape.	5/30/2023 6:34 PM
83	As you will be ruining our village surroundings and the countryside around it	5/30/2023 5:19 PM
84	i'm often in that area visiting friends who live close by for walks etc, i would be concerned about affects to wild life etc. Isn't there better ways of doing this without affecting our open space i.e. when building all new houses plus industrial ests etc there should be some regulation on them all having solar panels fitted	5/30/2023 3:57 PM
85	See Q5 above, plus there are plenty of locations across central England that would not be in such close proximity to picturesque villages. This plan will undoubtedly disturb a beautiful country location, have a negative effect on property prices, cause disruption and affect the many beautiful countryside walks that both residents and visitors regularly participate in.	5/30/2023 1:47 PM
86	not seen detailed proposals yet	5/30/2023 11:45 AM

87	We already have a massive solar farm about to be built on one side of Wysall, don't feel our small village needs to be surrounded by them!	5/30/2023 11:07 AM
88	The development should not be on good agricultural land and the proposed fencing will make the footpaths look more like prison camps. The natural flow of the deer species from wood to wood will be fundamentally altered. These projects are better suited to low grade / reclaimed land post gravel extraction etc This site is totally unsuitable and will be a blight on the landscape. Why not select some land running alongside the major motorways.	5/30/2023 10:35 AM
89	Because of the threat to nature	5/30/2023 9:43 AM
90	I believe there are better ways of achieving energy sustainability for the U.K.. a blend of nuclear, wind and solar (but on buildings not green field areas). I think it will destroy the ecosystem and habitats. Bradmore lane is not suitable for access to an energy plant. Having researched Exagen it feels like a new company within a group that is principally about channelling investment rather than running solar farms.	5/29/2023 12:23 PM
91	See my answer to question No 5	5/29/2023 12:17 PM
92	Because another solar panel project is proposed in close proximity, therefore loosing our beautiful countryside.	5/29/2023 10:37 AM
93	Instead of siting the panels on arable land and/or countryside you should use the roofs on industrial buildings	5/29/2023 10:26 AM
94	See question 5 answer. In addition your proposal covers a long stretch of the Midshires way footpath which will be fenced in and spoiled. A much used local amenity. There are many skylarks on these fields which would lose their habitat. All roaming wildlife would be displaced. From my walks over 30 years the fields you propose have grown rotational crops and have been cultivated in all that time. Why lose agricultural land. The proposed work access to the North project is a narrow, steep and bendy road that even the local farmers try to avoid with heavy vehicles. For Wysall residents it is our main access to the A60 when heading north and would become highly dangerous. One solar panel farm is ok - two side by side, in effect covering a swathe from Wysall to Costock is too large for the area.	5/29/2023 10:02 AM
95	Use commercial roofs instead - Amazon warehouse for instance ?	5/29/2023 9:33 AM
96	The area proposed will surround the village of Wysall and therefore spoil it. People do not want to overlook solar energy panels. These are ugly. The project proposed will spoil the footpath across the fields towards Bunny woods. No one wants to walk alongside solar energy panels. I have walked across these fields for years and it will completely spoil a beautiful walk. I also question how green this project really is. It always seems to be forgotten about what the carbon footprint of installing these is.	5/28/2023 8:03 PM
97	All of the surrounding countryside has far more value than a short-term profit generating venture with very questionable benefits.	5/28/2023 5:44 PM
98	There is another proposed solar farm nearby. This, and your project, would just be too much for the pretty little village of Wysall.	5/28/2023 9:29 AM
99	The solar farm would be on precious, green space, which is used to grow precious crops in order to generate food for a growing nation. The green space is also vital to support nature and wildlife and such pastures should be preserved as they are, as already we are losing our countryside to housing and business estates. We can't afford to lose any more.	5/27/2023 10:10 PM
100	It will ruin the countryside.	5/27/2023 4:03 PM
101	I'm keen for energy to be generated by solar/end/water etc rather than fossil fuels. As a country we need to strive for energy independence.	5/27/2023 3:57 PM
102	We need more renewable energy, we can't be nimbies, there's very little downside and I like your stated aims on wildlife	5/27/2023 11:15 AM
103	There is another scheme colocated to this which has planning permission, this proposal will use good agricultural land which is and should continue to be used for growing crops . The road access through bunny woods is a narrow country road , the road sides of ancient woodland would be damaged significantly by the traffic this will generate .	5/26/2023 8:55 AM
104	Because although we need renewables it would be a blot on the landscape.	5/25/2023 4:55 PM

105	Solar panel are unsightly and spoil the country side views and means local people access will be restricted .Wysall already has a solar farm nearby so i question why has this location been chosen except for your company to make a quick buck ,dump some panels and move onto another country project rail roading across local peoples needs .	5/25/2023 4:12 PM
106	Mining lithium and other materials used in PV cell production is harmful to the environment. And if they are Chinese sourced then it's even worse.	5/25/2023 3:00 PM
107	Climate change hysteria resulting in the permanent scarring of the British country side.	5/25/2023 10:16 AM
108	Huge disruption to beautiful countryside. Disgraceful.	5/24/2023 9:38 PM
109	See Q5	5/24/2023 7:39 PM
110	See answer to Q5. If this is resolved, I'm supportive	5/24/2023 6:24 PM
111	See answers to question 5 ie massive combined solar panel farm Destroys the main walk for wysall residents	5/24/2023 6:16 PM
112	It will be unsightly as it is on a hillside and so visible. It could become part of a swathe of solar panels surrounding our picturesque and sought after village. There are far better ways of generating electricity from current building roofs.	5/23/2023 5:26 PM
113	Other forms of renewable energy are more efficient. There is already a solar panel project , which was passed, 1/4 of a mile down the road. This whole residential countryside area would be blighted by a sea of grey glass.	5/23/2023 11:39 AM
114	We feel it is too close to a small rural village	5/22/2023 8:44 AM

Q8 If you think there is a local organisation, project or cause which could benefit from a community benefit fund, please leave details here

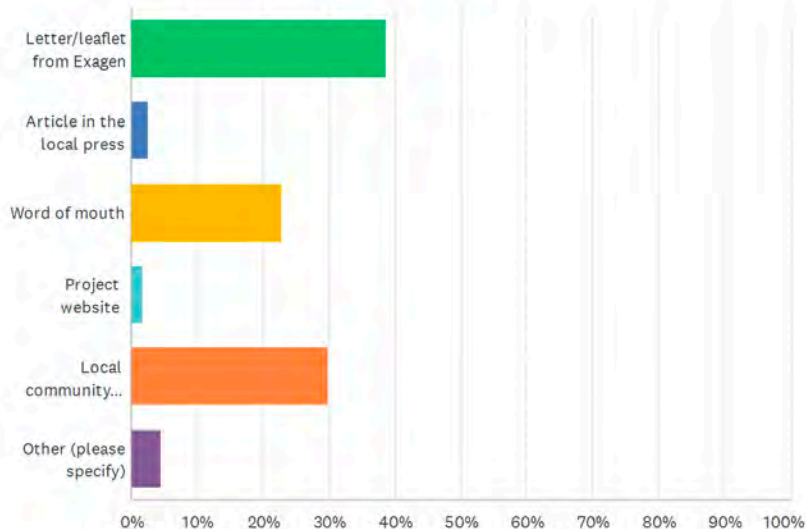
Answered: 40 Skipped: 74

#	RESPONSES	DATE
1	Bribery?	6/19/2023 8:41 AM
2	I do not want the village to benefit from any money from this proposed project as this project destroys the leisure area of the village.	6/18/2023 10:53 PM
3	My local Barn owl project- already active in this location for years .. monitoring owl boxes etc and kestrels	6/15/2023 4:06 PM
4	Wysall Village Hall, Wysall Church	6/11/2023 9:37 PM
5	I have not considered this yet, but it would be difficult to compensate for a development of this scale.	6/11/2023 10:52 AM
6	Villages impacted by the development (IF it is approved)	6/8/2023 6:33 PM
7	We can't be brought.	6/7/2023 8:30 PM
8	It would be good if local contractors were used for the work. I am not one so I have no agenda	6/7/2023 4:48 PM
9	Plant more trees to encourage wildlife.	6/5/2023 9:05 PM
10	Bunny, Wysall and Costock Village Parish Councils	6/5/2023 6:28 PM
11	Bribery??! Nice touch.	6/5/2023 3:45 PM
12	WHAT IS YOUR MAXIMUM BRIBE?	6/5/2023 12:24 PM
13	Costock Pavilion and Sports Grounds	6/5/2023 11:01 AM
14	How about supplying the village church and village hall with free electricity by you paying their bills?	6/4/2023 9:49 PM
15	The fight Exagen development in Old Wood, to save our countryside, cause.	6/3/2023 3:07 PM
16	Forever stars babyloss charity	6/3/2023 6:41 AM
17	I think it's distasteful to buy off local residents	6/3/2023 12:52 AM
18	Scout groups, play schools.	6/2/2023 9:29 PM
19	The Tomorrow Project	6/2/2023 6:31 PM
20	.	6/2/2023 6:13 PM
21	No. I do not want to suggest an opportunity for locals to be bought off.	6/2/2023 5:54 PM
22	Guides and scouting associations	6/2/2023 5:51 PM
23	Covering productive fields will make us more reliant on food imports.	6/2/2023 4:55 PM
24	Costock pta	6/2/2023 4:44 PM
25	Costock PTA	6/2/2023 4:44 PM
26	Solar panels on local village schools.... Willoughby/Costock etc.	6/2/2023 10:30 AM
27	Not applicable as I don't support the project	6/1/2023 1:19 PM
28	Wysall church	6/1/2023 10:32 AM
29	No	5/30/2023 5:19 PM

30	Costock Primary school	5/30/2023 11:45 AM
31	We should all benefit to the tune of 20% of our electric bills going forward for the lifetime of the scheme !	5/30/2023 10:35 AM
32	N/A	5/29/2023 12:23 PM
33	Wysall cannot be bought	5/29/2023 9:33 AM
34	No blackmail please!	5/28/2023 5:44 PM
35	Assistance/competitive rates for solar installations in the village	5/27/2023 3:57 PM
36	Wysall village hall and church	5/27/2023 11:15 AM
37	There are I'm sure local issues that could be helped by funding , however throwing money at them will not mitigate the negative impact this development will cause .	5/26/2023 8:55 AM
38	Any local community sports teams.	5/25/2023 10:16 AM
39	N/a	5/24/2023 7:39 PM
40	No it would be a bribe	5/24/2023 6:16 PM

Q9 How did you hear about the proposal?

Answered: 114 Skipped: 0



ANSWER CHOICES	RESPONSES	
Letter/leaflet from Exagen	38.60%	44
Article in the local press	2.63%	3
Word of mouth	22.81%	26
Project website	1.75%	2
Local community website/social media group	29.82%	34
Other (please specify)	4.39%	5
TOTAL		114

#	OTHER (PLEASE SPECIFY)	DATE
1	We were visited at home by Exagen employees to introduce the scheme	6/11/2023 9:37 PM
2	I came and met your team on a visit	6/7/2023 4:48 PM
3	Facebook	6/3/2023 6:41 AM
4	Facebook post	6/2/2023 6:13 PM
5	Facebook	6/2/2023 5:21 PM

Q10 So we understand where feedback is coming from, please give us the first section of your postcode

Answered: 114 Skipped: 0

#	RESPONSES	DATE
1	Ng12	8/19/2023 11:12 AM
2	NG12	7/28/2023 10:47 AM
3	NG12	6/27/2023 9:44 PM
4	LE12	6/20/2023 12:44 PM
5	NG12	6/20/2023 11:01 AM
6	NG12	6/19/2023 8:41 AM
7	NG12	6/18/2023 10:53 PM
8	LE14 [REDACTED]	6/15/2023 4:06 PM
9	LE12	6/14/2023 12:34 AM
10	NG12	6/11/2023 9:37 PM
11	NG12	6/11/2023 11:53 AM
12	NG12	6/11/2023 10:52 AM
13	NG12	6/8/2023 7:45 PM
14	LE12	6/8/2023 6:33 PM
15	NG12	6/7/2023 11:15 PM
16	Ng3 [REDACTED]	6/7/2023 10:14 PM
17	NG12	6/7/2023 10:01 PM
18	Ng12	6/7/2023 9:15 PM
19	Ng12	6/7/2023 9:15 PM
20	NG12 [REDACTED]	6/7/2023 9:08 PM
21	NG11	6/7/2023 8:45 PM
22	Ng12	6/7/2023 8:30 PM
23	NG12	6/7/2023 8:02 PM
24	NG12 [REDACTED]	6/7/2023 7:57 PM
25	NG12	6/7/2023 4:48 PM
26	Ng12 [REDACTED]	6/7/2023 9:27 AM
27	NG12	6/7/2023 7:16 AM
28	Ng12	6/6/2023 8:04 PM
29	NG11	6/6/2023 7:12 PM
30	NG12	6/6/2023 6:44 AM
31	NG12	6/5/2023 9:18 PM

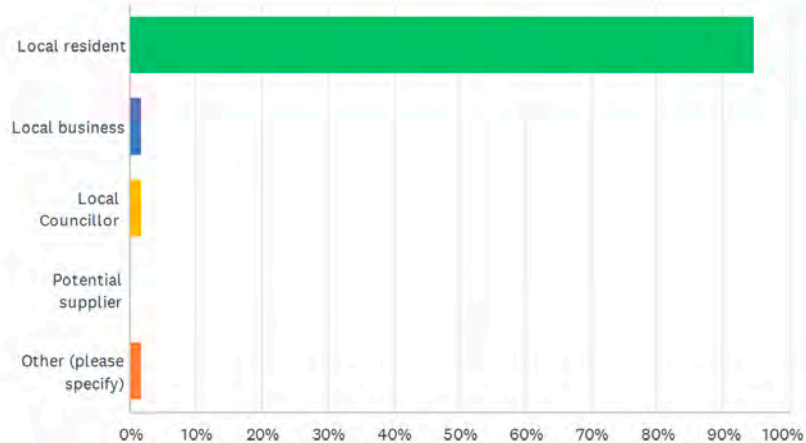
32	Ng12	6/5/2023 9:05 PM
33	NG12 [REDACTED]	6/5/2023 8:47 PM
34	NG12	6/5/2023 7:17 PM
35	NG11	6/5/2023 6:28 PM
36	NG12	6/5/2023 3:45 PM
37	NG12	6/5/2023 2:15 PM
38	Ng12 [REDACTED]	6/5/2023 1:47 PM
39	NG12	6/5/2023 1:40 PM
40	NG12	6/5/2023 12:24 PM
41	le12	6/5/2023 11:01 AM
42	NG13	6/4/2023 9:49 PM
43	LE12	6/3/2023 8:22 PM
44	ng12	6/3/2023 3:07 PM
45	LE12	6/3/2023 10:55 AM
46	LE12 [REDACTED]	6/3/2023 6:41 AM
47	LE12	6/3/2023 12:52 AM
48	LE12	6/2/2023 9:29 PM
49	NG12 [REDACTED]	6/2/2023 8:45 PM
50	Le12	6/2/2023 8:26 PM
51	LE12	6/2/2023 8:07 PM
52	Le12	6/2/2023 7:58 PM
53	NG12	6/2/2023 7:50 PM
54	Le12	6/2/2023 6:37 PM
55	LE12	6/2/2023 6:31 PM
56	De74	6/2/2023 6:13 PM
57	Le12	6/2/2023 6:03 PM
58	LE12	6/2/2023 5:54 PM
59	LE12	6/2/2023 5:51 PM
60	Le12	6/2/2023 5:51 PM
61	NG9	6/2/2023 5:21 PM
62	LE12	6/2/2023 5:20 PM
63	Ng12	6/2/2023 5:00 PM
64	LE12	6/2/2023 4:58 PM
65	LE12	6/2/2023 4:56 PM
66	Ng12	6/2/2023 4:55 PM
67	LE12	6/2/2023 4:55 PM
68	Le12 6	6/2/2023 4:52 PM
69	LE12	6/2/2023 4:52 PM

70	Le11w	6/2/2023 4:47 PM
71	Le12	6/2/2023 4:44 PM
72	Le12	6/2/2023 4:44 PM
73	NG12	6/2/2023 10:30 AM
74	NG12	6/2/2023 8:47 AM
75	Ng12 [REDACTED]	6/1/2023 7:27 PM
76	ln5 9xd	6/1/2023 3:02 PM
77	NG12	6/1/2023 1:19 PM
78	NG12	6/1/2023 1:11 PM
79	NG12	6/1/2023 10:32 AM
80	ng12	5/31/2023 9:09 PM
81	NG12	5/31/2023 6:11 PM
82	Ng12	5/30/2023 6:34 PM
83	Ng12	5/30/2023 5:19 PM
84	ng15 [REDACTED]	5/30/2023 3:57 PM
85	NG12	5/30/2023 1:47 PM
86	LE12	5/30/2023 11:45 AM
87	NG12	5/30/2023 11:07 AM
88	Ng12	5/30/2023 10:35 AM
89	Ng12	5/30/2023 9:43 AM
90	NG12	5/29/2023 12:23 PM
91	LE12	5/29/2023 12:17 PM
92	NG12	5/29/2023 10:37 AM
93	Ng12	5/29/2023 10:26 AM
94	NG12	5/29/2023 10:02 AM
95	NG12	5/29/2023 9:33 AM
96	NG12	5/28/2023 8:03 PM
97	NG12	5/28/2023 5:44 PM
98	NG12	5/28/2023 9:29 AM
99	NG12	5/27/2023 10:10 PM
100	NG12	5/27/2023 4:03 PM
101	NG12	5/27/2023 3:57 PM
102	NG12 [REDACTED]	5/27/2023 11:15 AM
103	NG12	5/26/2023 8:55 AM
104	NG12	5/25/2023 4:55 PM
105	NG12	5/25/2023 4:12 PM
106	NG12	5/25/2023 3:00 PM
107	NG2	5/25/2023 10:16 AM

108	NG12	5/24/2023 9:38 PM
109	Ng12	5/24/2023 7:39 PM
110	LE12	5/24/2023 6:24 PM
111	NH12	5/24/2023 6:16 PM
112	NG12	5/23/2023 5:26 PM
113	NG12	5/23/2023 11:39 AM
114	NG12	5/22/2023 8:44 AM

Q11 Please chose one of the following which best describes your interest in the project

Answered: 114 Skipped: 0

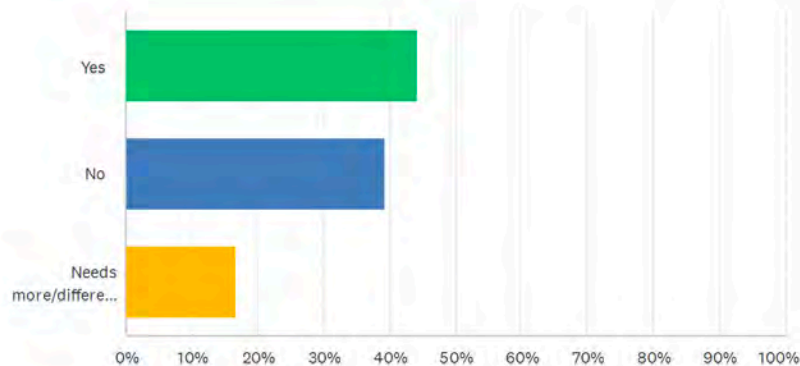


ANSWER CHOICES		RESPONSES	
Local resident		94.74%	108
Local business		1.75%	2
Local Councillor		1.75%	2
Potential supplier		0.00%	0
Other (please specify)		1.75%	2
TOTAL			114

#	OTHER (PLEASE SPECIFY)	DATE
1	Adjacent land	6/15/2023 4:06 PM
2	Concern Grandparent	6/2/2023 6:13 PM

Q12 If you have seen our project website, was it helpful?

Answered: 102 Skipped: 12



ANSWER CHOICES		RESPONSES	
Yes		44.12%	45
No		39.22%	40
Needs more/different information (please specify)		16.67%	17
TOTAL			102

#	NEEDS MORE/DIFFERENT INFORMATION (PLEASE SPECIFY)	DATE
1	Obviously painting a 'Rosey picture'.	6/19/2023 8:41 AM
2	Share experiences of similarly successful Projects, explain more about the cost of the green levies on the customers energy account	6/14/2023 12:34 AM
3	See comments at 5 above	6/11/2023 9:37 PM
4	I found the map very difficult to read as the village was mainly off the map so difficult to orientate. Also it didn't show where the other solar farm would be (I appreciate you don't own that one) but it gave a skewed view of the sheer amount of land that will be used.	6/8/2023 7:45 PM
5	All maps provided do not include a readable view of the boundary of the proposed scheme where it is closest to the centre of Wysall village.	6/6/2023 6:44 AM
6	Mitigation to Environmental Impacts, better site plans, etc.	6/5/2023 6:28 PM
7	You need a much much more detailed map. If you had the money you could pay for a suitable OS layer and proper GIS on your website. I want to see what is happening to every tree and hedge in your proposed plan	6/5/2023 3:45 PM
8	Not seen	6/2/2023 6:13 PM
9	Didn't see it	6/2/2023 5:51 PM
10	It is heavily biased as is this questionnaire	6/1/2023 1:19 PM
11	Of course very biased	6/1/2023 10:32 AM
12	more detail on cost benefit analysis to local area	5/30/2023 11:45 AM

13	Needs much more information, scant and lacking detail	5/30/2023 10:35 AM
14	Acknowledgement of the successful planning application for Highfield Solar Farm Costock. A better map showing the village of Wysall.	5/29/2023 10:02 AM
15	Propaganda	5/29/2023 9:33 AM
16	Impact on the adjacent community	5/24/2023 6:16 PM
17	Not enough visuals to show impact on the village	5/22/2023 8:44 AM

Q13 Any further comments? Want to be kept updated? Please leave details here

Answered: 36 Skipped: 78

#	RESPONSES	DATE
1	None	7/28/2023 10:47 AM
2	I am sure you will ignore every negative comment!	6/27/2023 9:44 PM
3	Please keep me informed as adjacent land owner.	6/15/2023 4:06 PM
4	[REDACTED]	6/11/2023 9:37 PM
5	It would be useful if all information and surveys were available on the website when they are completed	6/11/2023 10:52 AM
6	I don't understand why a huge solar farm would be built so close to a small rural village in a picturesque area with many footpaths when there are many other areas eg along motorways, on top of large warehouses, built on new build houses and in derelict areas seems a better option. [REDACTED]	6/8/2023 7:45 PM
7	Maps had contradicting placements. also should have mentioned the other proposed development and said that this was in addition.	6/8/2023 6:33 PM
8	Do not proceed with this project.	6/7/2023 7:57 PM
9	I would like to be get updated on planniprogress and any proposed changes to the original plans. [REDACTED]	6/7/2023 4:48 PM
10	Please just fuck off and leave our countryside alone	6/6/2023 8:04 PM
11	This proposed scheme would remove productive farmland which will be needed for food security in the future.	6/6/2023 6:44 AM
12	Why aren't solar panel fitted to every new build to large warehouses, roads places that do not destroy the UKs ever depleting wildlife.	6/5/2023 9:05 PM
13	Please keep me informed of plans as they progress [REDACTED]	6/5/2023 6:28 PM
14	Where are you sourcing your solar panels / inverter / batteries? What is your plan for end of life management of defunct panels / cabling / batteries / inverter? What is your ongoing land management budget (new trees need water / assessment / thinning / replanting).	6/5/2023 3:45 PM
15	YOU NEED TO BE PREPARED TO ANSWER THE LEGAL CHALLENGE OF YOUR USE OF PRIME AGRICULTURAL LAND FOR A MAJOR ENERGY SCHEME!	6/5/2023 12:24 PM
16	No	6/4/2023 9:49 PM
17	[REDACTED]	6/3/2023 6:41 AM
18	Strongly against	6/2/2023 5:51 PM
19	These solar farms should not be on our green fields, but on commercial buildings, houses and carparks	6/2/2023 4:56 PM
20	None	6/2/2023 10:30 AM
21	No	6/2/2023 8:47 AM
22	At the meeting on 7th June I would like to see photographs - not just diagrams of panels that have been installed and planted around in your other projects.	6/1/2023 1:11 PM
23	We agree that solar energy capture needs to be expanded but we think there are a lot better sites that can be used for this that will not impact on the countryside and nature.	5/31/2023 6:11 PM

24	Use existing commercial roofing for your panels as its a better option then killing the uks beloved countryside as the footpath through the proposed site is loved and used by many walkers and I think this proposed plan will ruin this great walk	5/30/2023 5:19 PM
25	I think this is a depressing development. These endeavours should be placed on buildings and brownfield areas not green field sites	5/29/2023 12:23 PM
26	Whysall and the surrounding area are, one of a few unspoiled British villages nestled into the countryside, with a good population of wildlife and families that have lived here for generations. Residents play there part in maintaining the wildlife that already live here, and this is why we live here. Anyone with half a brain understands that the world needs to do what it can to help the planet but not at the expense of those who already have a thriving community and a wonderful array of wildlife already. This project would only destroy the farmland and take away the reason that residents live here. A Solar farm has no place on the doorstep of this beautiful area.	5/29/2023 12:17 PM
27	I would prefer the nuclear option for our future energy source when the fossil fuels are no more. I understand that the creation and destruction of solar panels requires a lot of energy in itself. I am more concerned about loss of habitat for wildlife than climate change.	5/29/2023 10:02 AM
28	Go somewhere else and don't destroy our locality	5/29/2023 9:33 AM
29	[REDACTED]	5/28/2023 8:03 PM
30	There is absolutely no proof that climate change has suddenly become a problem – solar power is not an efficient way to solve a problem that only exists to create more profit for energy companies...	5/28/2023 5:44 PM
31	Just keep on keeping us informed	5/27/2023 11:15 AM
32	Please reconsider this proposal, identify other sites which don't reduce productive agricultural land or utilise the vast roof scapes of industrial buildings	5/26/2023 8:55 AM
33	The location is not ideal and far too near Wysall which is a small rural village .Whilst i can see it ticks all your boxes I would question your true understanding of rural needs not just a profit making solution for you .I am interested how you will really engage local peoples needs but also listen to these needs especially around restricting my access given my specific needs.	5/25/2023 4:12 PM
34	I suspect you are going to bulldoze this through and all this is a sham consultation. Deep down you know your are cheating local residents and using the green energy argument to make yourselves a quick buck. You should be ashamed as without govt. support it wouldn't fly. As a Plc subsidiary MD myself this type of project smells like wild west stuff, with the gunslingers coming in to make their money quickly and then running away. Exagen was only formed in 2018 and I have no confidence in you.	5/25/2023 3:00 PM
35	[REDACTED]	5/23/2023 5:26 PM
36	No form of compensation or financial benefit to the community could detract from the monstrous development you propose.	5/23/2023 11:39 AM

5 CONCLUSION

Exagen has carried out extensive pre-application consultation with the local community. The resultant Development is considered to be an informed and appropriate development. The design evolution process has considered the comments made during the consultation process in coming to its final design and layout as set out in section 3.10.

In terms of the survey questionnaires that were completed:

- 80.53% of respondents said the UK should be generating more of its own renewable energy;
- 89.48% of respondents were concerned about climate change and of those, 60.53% were very concerned;
- 57.02% of respondents felt, as a nation, we were not doing enough to combat climate change;
- 13.27% of respondents felt what we were proposing was a good idea, 5.31% were not sure and the remaining 81.42% did not.
- 10.53% of respondents supported the proposed development, 6.14% were not sure and the remaining 83.33% of respondents opposed the proposed development.

There were positive comments submitted noting the substantial positive contribution this project will make towards net zero and the importance of the energy generation being in the UK, delivering on energy security.

There were concerns raised around the scale of the project, visual impact and effect on the nearest residential properties, ecology and biodiversity impacts, effects on rights of way users and traffic impacts. Exagen has taken into account of all comments and made changes to the design and layout in response to these:

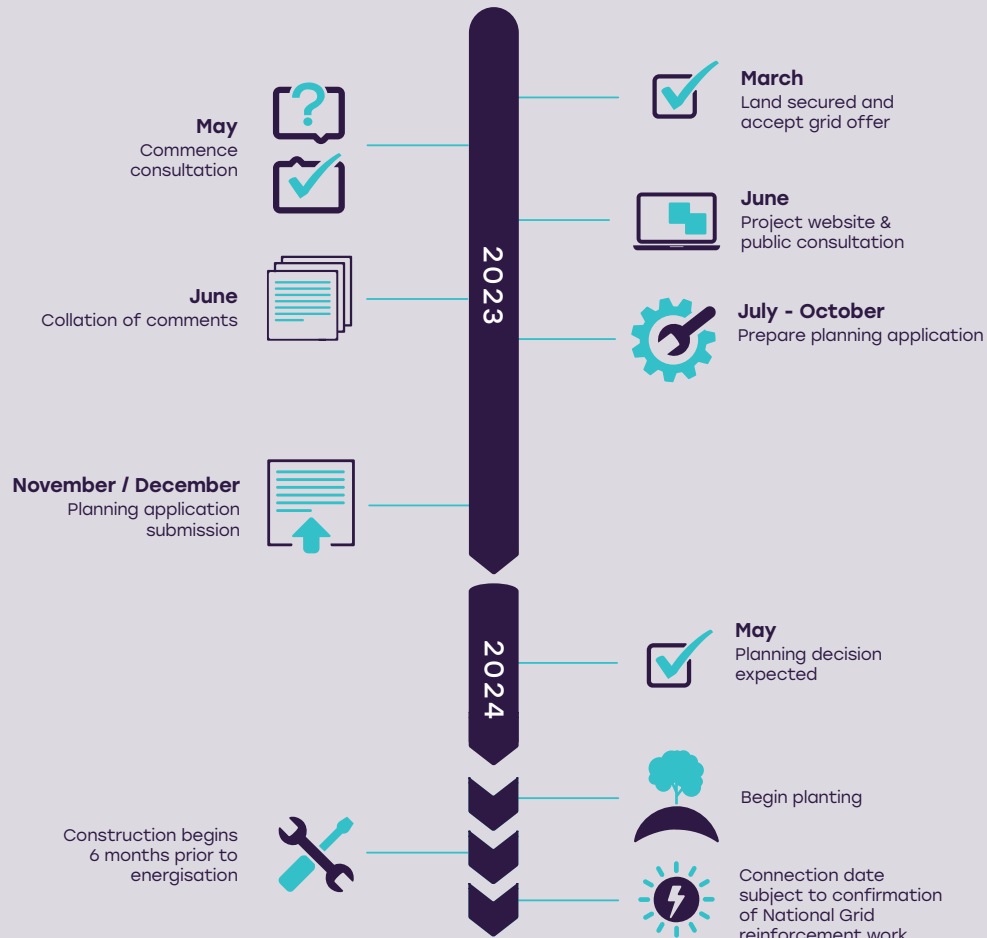
- The Site has been set back from the east side to reduce potential effects on Wysall and users of Bradmore Road.
- Additional buffers have been incorporated around Bunny Old Wood and Midshires Way National Trail and changes made to the landscaping proposals.
- There are no significant ecological impacts associated with the Development.
- Areas of higher archaeological potential have been avoided.
- Access routes are split for each parcel with construction traffic avoiding Wysall.
- With the landscaping and biodiversity enhancements incorporated in the design this helps to not only filter and reduce visibility but also offer substantial net gain in biodiversity.

Exagen is committed to continuing to liaise with the local community and key stakeholders throughout the life of the project to ensure that local views continue to be taken account of and the construction is carried out in as sensitive a way as possible. This has been facilitated by the establishment of the project website.

The consultation and engagement that Exagen has carried out with the local community and consultees is considered to accord with the provisions of the Localism Act and the NPPF as well as the Council's SCI guidance on community involvement for major planning applications.

APPENDIX A
LEAFLET AND SURVEY

Anticipated timelines



For further information please contact:
oldwoodenergypark@exagen.co.uk or +44 (0)3300 100 545

To find out more about Exagen, this project and
 the work we do, please visit our website
www.exagen.co.uk



Exagen is seeking your input on the design of **Old Wood Energy Park**

Public Consultation May 2023

Exagen Development Ltd is seeking to develop a renewable energy project in the local area. The land available for solar energy includes two parcels of agricultural land extending to approximately 115ha (hectares), located northwest of Wysall. The battery storage compound and point of connection will be located in a screened area of the southern parcel, set back from Wysall Road. A total of approximately 80-90ha of land will be required for the development. We are undertaking consultation and environmental assessments in order to determine the most suitable land for development.

Access to the southern site is proposed off Wysall Road, utilising an existing agricultural field entrance. Wysall Road provides connectivity to the A60 to the west through Costock. Access to the northern site is anticipated to use Bradmore Road. New or upgraded access junctions onto the public highway will need to be formed to provide safe access.

Construction of the development will take approximately 6 months. Once operational the site would be remotely operated with visits limited to occasional cars and vans for maintenance only.

The solar farm will have an export capacity of 49.9MW, which is the equivalent to the electricity usage of approximately 18,800 homes in Nottinghamshire. The battery storage facility will have a peak power output of 85MW with a 2-hour storage duration. A single charge of the battery holds enough energy to power 21,500 homes for an entire day.



49.9MW

Solar farm export capacity equivalent to 18,800 homes.



50%

An expected biodiversity net gain of more than 50%.



85MW

Option to include battery with capacity of approximately 85MW with an export duration of 2 hours – each cycle is the equivalent to the daily electricity usage of 21,500 homes.

Exagen will host **in-person** and an **online consultation** sessions to gather feedback from the local community.

Details and timings for these events will be confirmed in a follow up leaflet.

Exagen puts people at the forefront of our business. Care and respect are the watchwords that are applied to all with whom we engage.

Why renewables

- › Renewables are the cheapest form of electricity generation and the fastest to deliver.
- › Renewables are a temporary development, land will be returned to agriculture with higher quality and more productive soils.
- › Renewable sites create new habitats, green infrastructure improvements and substantial biodiversity gains. We also commit to delivering and managing our biodiversity solutions in their entirety once the solar park is constructed.
- › Batteries help manage peaks and troughs in the electricity market, reducing reliance on gas and allowing more, cheaper renewables onto the network.
- › The transition to a low carbon grid makes for a cleaner, cheaper and more secure energy system for the UK.
- › These projects help us to achieve our Climate Emergency and Net Zero 2050 ambitions, important for generations to come.

Dual land use

Solar panels only occupy around a third of the land area leased, this allows for ample utilisable space for other productive purposes. It is often possible for farmers to graze small livestock such as sheep or operate free-range poultry or even continue conventional farming. We are exploring and researching where we can increase both food and energy production.

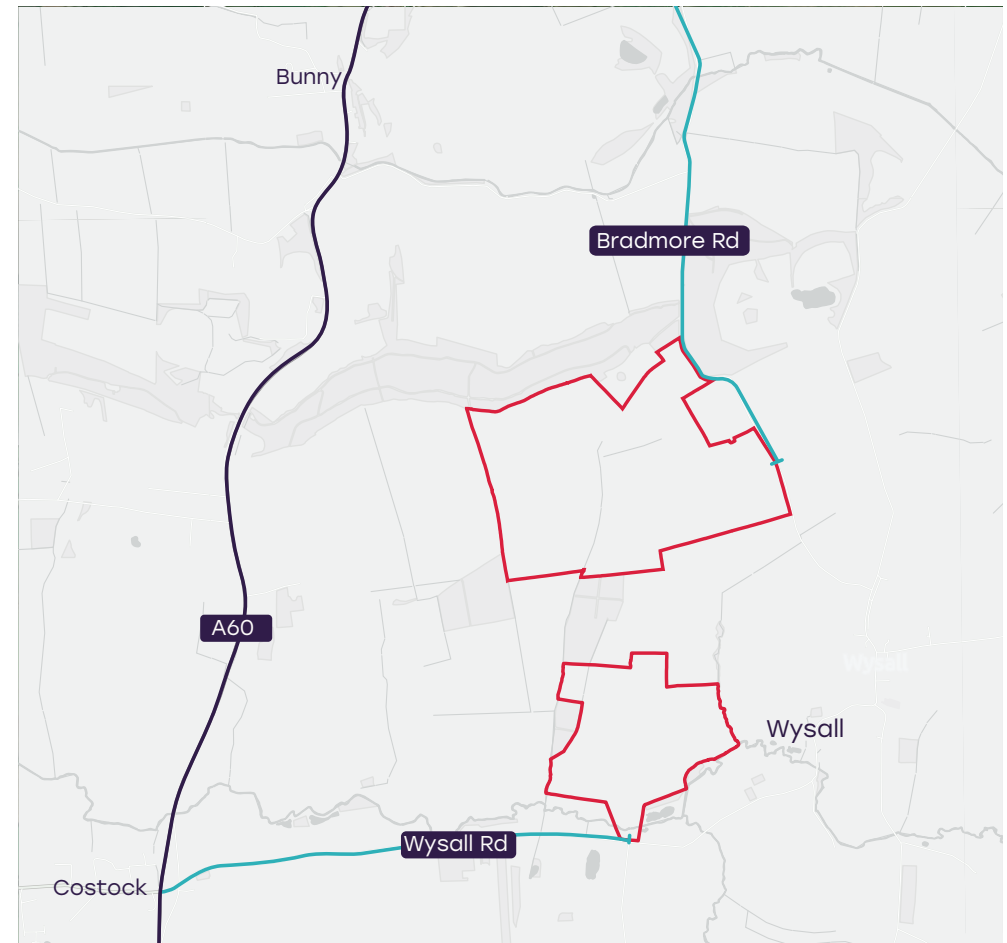


Fostering biodiversity

Seeding areas around the development with appropriate grass mixes and wildflowers provides a habitat for bees and other pollinators and enhances the condition of the topsoil. Further opportunities may exist to strengthen existing field boundaries, create woodland habitat and enhance the soil quality.



Old Wood Energy Park Land available for development



The proposed project will be located near to the village of Wysall with two access routes joining the A60.



Old Wood Energy Park

Public consultation
May / June 2023



We are keen to inform both owners of properties and residents of our proposals.

If this leaflet is received by the occupier of the property and you are not the freehold owner please can you ensure this is shared with them.

Alternatively, please contact us on the details provided and let us know the contact details for the freehold owner so we can provide them with a copy of the leaflet.

Please note that taking part in this consultation process does not affect your statutory rights to make representations to the councils when the formal planning application is submitted.

Introduction

Dear resident, we would like to introduce Exagen and our new project, **Old Wood Energy Park**. We want to take this opportunity to understand your views, by gathering feedback on a new renewable energy project in the area. It comprises of a ground mounted solar photovoltaics (PV) array with co-located battery storage connected into an existing overhead line that delivers electricity to the area.

At Exagen, we are creating the next generation of renewable energy projects and grid-balancing battery storage facilities to support the UK's energy future. We do this in partnership with the local community.

The **solar farm** comprises of two parcels of land to the west of the village of Wysall, Nottinghamshire. The first is located on land west of Lodge Farm, south of Old Wood and the second slightly further south around Rough Plantation and north of the Wysall Road.

The **battery energy storage system** (BESS) and point of connection infrastructure is located in the southern land parcel, one field up from the road to benefit from existing screening. With the connections into the pylon in the southern most field.

To make this project work for all, we are seeking your views on this proposal ahead of submitting a formal planning application to Rushcliffe Borough Council.

The red line on the map on the following page indicates the site boundary, this is more than we need.

Through consultation with the community, the council, and various environmental assessments that will be undertaken we will look to refine the development areas to create a balanced project for the local community.

We want you and your community to be involved and stay informed, that's why we've created a dedicated website exagen.co.uk/projects/old-wood-energy-park for you to stay updated on the project and provide feedback.

We invite you to attend a public exhibition on the project, delivered by our project team, there will also be a webinar, a recording of which will be posted on the website.

Public exhibition drop-in sessions

Wednesday, 7th June at 4-8pm

Wysall and Thorpe Village Hall
Main Street, Wysall
NG12 5QS

Thursday, 8th June at 4-8pm

Costock Village Hall
Main Street, Costock
LE12 6XD

Webinar presentation

Monday, 12th June, 7-8pm

Sign up using the QR code below

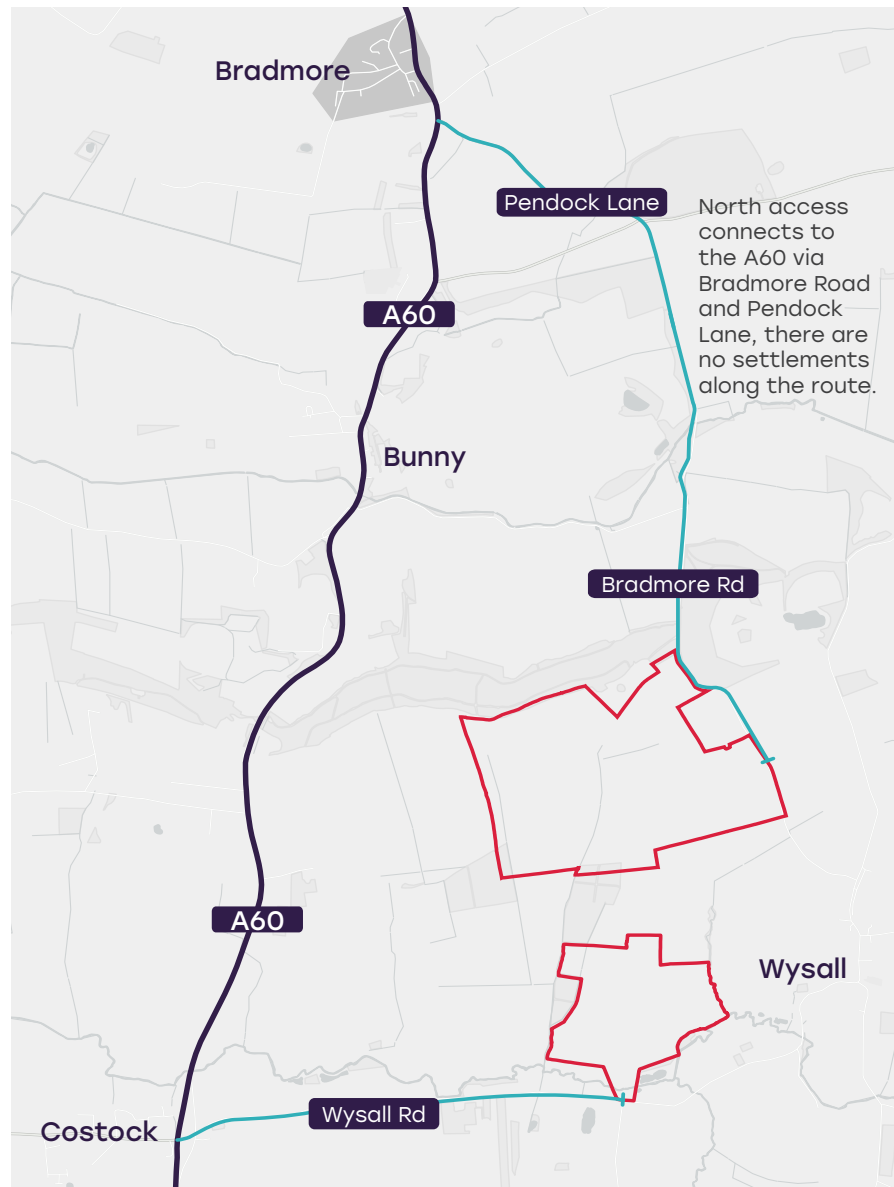


bit.ly/OldWoodWebinar

Site location

This map highlights the site boundary and access.

— Land available
— Access route



Project overview

The project includes two parcels of agricultural land extending to approximately 115ha and located from 425m northwest of Wysall. The land will include the solar farm and associated infrastructure with the BESS compound and point of connection to the grid located in a screened area in the southern parcel, set back from Wysall Road.

A total of approximately 80-90ha of land will be required for the development in the final design. We are undertaking consultation and environment assessment in order to determine the most suitable land for development.

Access to the southern site is proposed using the A60 and Wysall Road, utilising an existing agricultural field entrance. Access to the A60 from the northern site is anticipated to be off Bradmore Road from the east using the road to the farm on the site. Vehicles will join the A60 via the junction from Pendock Lane. New or upgraded access junctions onto the public highway will need to be formed to provide safe access.

Construction of the development will take approximately 6 months. Once operational the site would be remotely operated with visits limited to occasional cars and vans for maintenance only.

The solar farm will have an export capacity of 49.9 MW, which is the equivalent to the electricity usage of approximately 17,500 homes in Nottinghamshire.

The battery storage facility will have a capacity of 85MW and will provide 2-hour duration of electricity export per discharge, this is the same as powering 21,350 homes in Nottinghamshire for the day per charge.



The solar farm will have an export capacity of **49.9MW**, the equivalent to the annual electricity usage of **17,500 UK homes**.

Why do we need projects like this?

- › Solar is one of the cheapest forms of electricity generation and fastest to deliver.
- › Batteries can manage the peaks and troughs on the UK grid throughout the day, reducing our reliance on fossil fuels for reactive power.
- › New renewable energy projects will enable the UK to meet our Climate Emergency and Net Zero 2050 ambitions which are important for generations to come.
- › Investment now into renewable electricity infrastructure makes for a cleaner, cheaper and more secure energy system for the UK.
- › The use of the site for solar energy generation creates new habitats, green infrastructure improvements and substantial biodiversity gains.

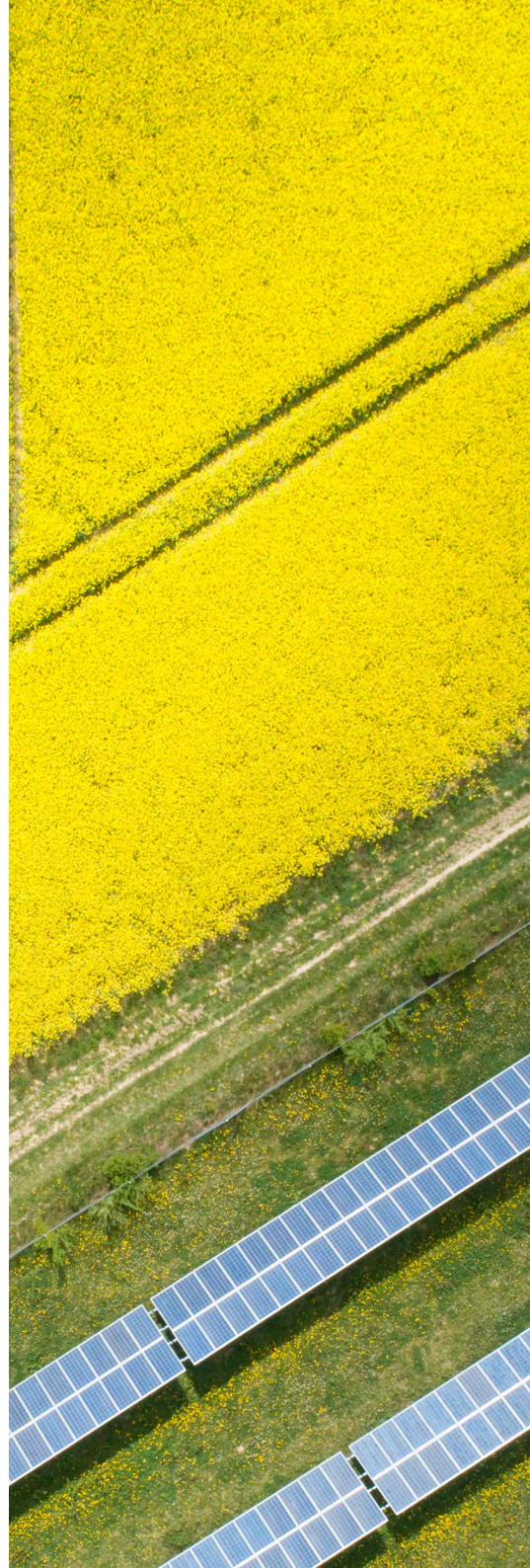


You can provide feedback on our plans using our **online survey** (bit.ly/OldWoodSurvey), use the QR code above or email oldwoodenergypark@exagen.co.uk

Why this site?

The site has been selected for a number of reasons:

- › The site benefits from available connection to the grid network which has become limited, with no alternatives on brownfield sites nearby.
- › Excellent vegetation screening for the battery storage compound and point of connection infrastructure across the southern site.
- › Good access.
- › Limited close-range receptors.
- › No loss of Best and Most Versatile agricultural land – all Grade 3b or 4.
- › Site benefits from substantial screening from mature woodland to the north and along the perimeter boundaries.







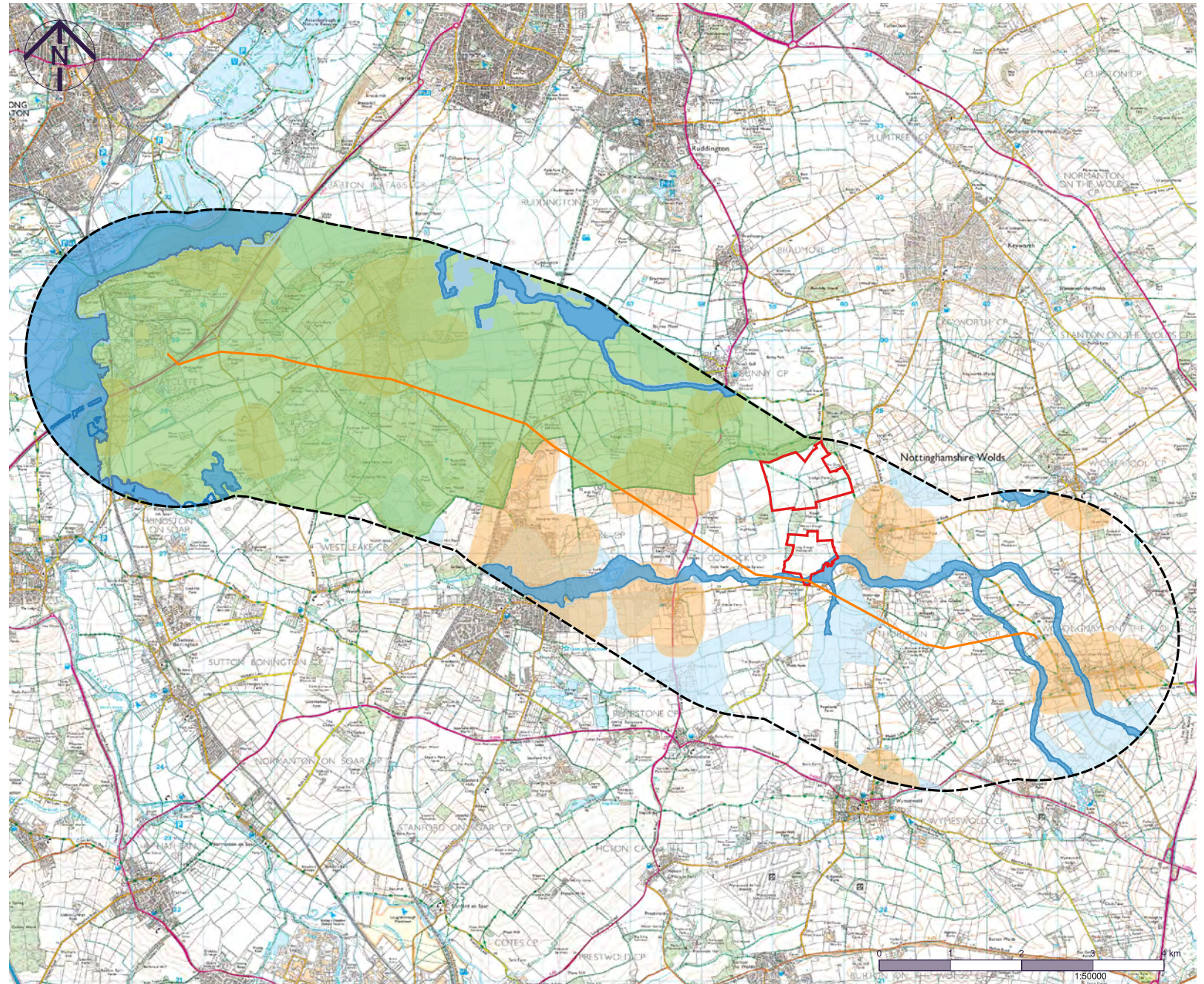
Why here?

This site was selected because the land available is one of few viable sites within connection distance of the 132kV overhead line with available capacity in the area.

A viable solar project needs to be outside of flood zone 3 and avoid other designations such as green belt and grade 2 productive agricultural land.

Key

-  Land available
-  132kV overhead line
-  2km buffer from 132kV overhead line
-  Flood zone 3
-  Flood zone 2
-  Green belt
-  250m buffer from main settlements
-  Grade 2 agricultural land



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Solar farm components

The site is arable farmland bordered by native species hedgerows with trees or tree belts. The fields are intensively farmed and cultivated close to the field boundaries.

All existing high value vegetation will be retained and enhanced as part of the project.

- › The solar panels, individually approx. 2m x 1m, would be mounted on metal frames fitted to the ground. The panels are fixed facing south at an angle of between 10 to 35 degrees, with a gap of between 3.5 to 6m between rows. The bottom end of the panels 0.7m above the ground, rising to 3m at the top.
- › Inverters and transformers, housed in glass reinforced plastic/ steel containers, painted to match surroundings.
- › Access tracks.
- › Perimeter deer fencing to a height of 2.4m (wooden post and steel mesh).
- › Motion activated CCTV cameras on 3m high poles inside the fence.

Point of Connection and battery storage compound components

The project will connect to the electricity distribution network using a new substation point of connection on the 132kV overhead power line passing through the south land parcel.

Two connection options are available between the two parcels. A direct underground cable, provided land agreements can be secured, or in the public highway.

The exact route of the connection has not been confirmed but details will be included in the planning application when submitted.

- › Battery storage containers arranged in rows – appearance of standard shipping containers with a height of approximately 3m and painted to match surroundings.
- › Inverters, low voltage transformers and high voltage switchgear.
- › Perimeter security fencing and CCTV.
- › Substation at point of connection.



The battery storage site will have a capacity of **85MW**, one discharge is equivalent to the daily electricity usage of **21,350 UK homes**.



1 Enhance buffer strip of 30m to compliment Bunny Old Wood edge and additional habitats around the site, including wildflower meadow for butterflies and white-letter hairstreak



2 Potential for pond enhancement and or creation



3 New hedge and tree planting up with native species



4 Areas of new native species woodland will be planted to provide screening



We will engage with local bee keeping groups with a view to hosting bee hives/ apiaries on our site



Reptile hibernacula and log piles to be located over the site in field margins



Potential to create winter bird habitat by sowing some plots in autumn with seed crop, left over winter to provide seed for farmland birds



Bird and bat boxes to be installed to existing mature trees.



Local engagement

Exagen is committed to the local communities in which we operate.

We engage with communities on each project through public consultation and try to identify local initiatives that we can support through a community benefit fund.

Local contractors and businesses will be engaged as far as possible during the construction and operational phases, where services offerings are not specialist. If you would like to obtain further information about the community benefit fund or enquire about providing services for this project, please visit the project website.

Pre-planning process

A number of surveys are being conducted to establish any potential effects of the development on the site and surrounding environment. These surveys include; ecology, archaeology & cultural heritage, construction access & traffic and flood risk, noise, and glint & glare. In addition, a landscape and visual impact assessment will be undertaken to identify any impacts on key viewpoints.

We will use the findings of these surveys, alongside the comments received through the public consultation process to refine the final design of the development in advance of the planning application being submitted. We want to get your comments on our proposals so they can shape the final design. However, members of the public will also be provided with an opportunity to formally comment on the proposals direct to the local planning authority when the planning application is submitted.



If you would like to obtain further information about a community benefit fund please visit the project website.

About Exagen

Exagen is a renewable energy developer, asset owner and asset manager, building the next generation of utility scale solar farms and grid-balancing battery storage facilities. That means we are involved in projects all the way through from origination through planning to construction and operation.

The Exagen Development Team comprises of staff with more than 100 years combined experience in development of renewable energy projects in the UK.

Details of the project team for the Old Wood Energy Park are below.

You can provide feedback on our plans using our email oldwoodenergypark@exagen.co.uk



Mark Rowcroft
Managing Director



Edward Shuttleworth
Development Manager



Hugo Charteris
Project Development
Coordinator



Andrew Mott
Planning Manager



Sam Warne
Community
Engagement Officer



Exagen is committed to creating a sustainable future and is working towards this goal with our projects.

To find out more about Exagen, this project and the work we do, please visit our website www.exagen.co.uk

Our partners





Energising a cleaner future

Old Wood Energy Park

Public Consultation Survey | 2023

This survey is about the proposed Old Wood Energy Park.

Your feedback will help inform the proposal. We may analyse the question responses to help inform us but at no point will we share personal details.

The survey begins with some questions about renewable energy and then moves onto questions about this project. We would be grateful if you can complete as much of it as you can - it should only take a few minutes.

**Thank you
for your time.**

1. a) How concerned are you about climate change?

- a ☐ Very ☐ Mildly
☐ Not concerned

b) do you feel as a nation we are doing enough to combat it?

- b ☐ Yes ☐ No

2. Do you think it is important for the UK to be generating more of its own renewable energy?

- ☐ Yes ☐ No ☐ I'm not sure

3. Solar farms co-located with battery energy storage is an important technology to help decarbonise the grid. Do you think what we are proposing is a good idea in this area?

- ☐ Yes ☐ No
☐ I'm not sure

4. Which of the following potential effects arising from the proposal give you the greatest concern and why?

- ☐ Landscape and visual effects
☐ Ecological effects, including biodiversity
☐ Residential amenity effects, including noise
☐ Flood risk and drainage
☐ Access and transport effects
☐ Battery safety
☐ Other (please specify)

5. Are you supportive of the proposed Old Wood Energy Park?

- ☐ Yes ☐ No ☐ I'm not sure

6. Can you explain why you answered question 5 the way you did?

7. If you think there is a local organisation, project or cause which could benefit from a community benefit fund, please leave details here

8. How did you hear about the proposal?

- ☐ Letter/leaflet from Exagen
☐ Article in the local press
☐ Word of mouth
☐ Project website
☐ Local community website/social media group
☐ Other (please specify)

9. So we understand where feedback is coming from, please give us the first section of your postcode

10. Please chose one of the following which best describes your interest in the project

- ☐ Local resident
☐ Local business
☐ Local Councillor
☐ Potential supplier
☐ Other

Stay informed with our project by adding your contact details below.

Name

Email

Number

☐ Yes, I would like to receive updates about this project via email or phone call.

We are committed to respecting your privacy and safeguarding your personal data <https://exagen.co.uk/privacyandcookie-policy/>

exagen
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APPENDIX B
EXHIBITION BOARDS

Old Wood Energy Park

Site information

Site location and overview

The project includes two parcels of agricultural land extending to approximately 115ha and located from 425m northwest of Wysall. The land will include the solar farm and associated infrastructure with the battery storage compound and point of connection to the grid located in a screened area in the southern parcel, set back from Wysall Road.

A total of approximately 80-90ha of land will be required for the for the development in the final design. We are undertaking consultation and environment assessment in order to determine the most suitable land for development.

Project information

The solar farm will have an export capacity of 49.9 MW, which is the equivalent to the annual electricity usage of approximately 17,500 homes in Nottinghamshire.

The battery storage facility will have a capacity of 85MW and will provide 2-hour duration of electricity export per discharge, this is the same as powering 21,350 homes in Nottinghamshire per charge.



The solar farm will generate electricity equivalent to the average annual consumption of around 17,500 homes.

Development components

> Photovoltaic Panels

Each panel will be approximately 2.2m x 1.1m x 5cm.

> Mounting System

The mounting system comprises upright galvanised steel posts which are screwed or pushed into the ground and an aluminium support frame which is bolted together. The complete assembly including the modules will be angled to face south. The lower part of the assembly will be 0.7m off the ground while the top of the assembly will be up to 3.1m high. The system is designed to be 'reversible' leaving only small holes to be back filled when removed upon the completion of the project.

> Inverters

Inverters are required to convert the direct current (DC) generated by the photovoltaic modules to grid compatible alternating current (AC).

> Substation connection

The project will connect to the electricity distribution network using a new substation point of connection on the 132kV overhead power line passing through the southern land parcel.

> Fencing

We are proposing a 'deer fence' (wooden post and metal mesh) up to 2.4m in height around the solar farm. The point of connection and battery storage compound would have a painted palisade fence at a height of 2.5m.

> CCTV

We propose installing CCTV cameras on the site. The cameras will be located inside the site and will point inwards. Typically installed at a height of 3m at the solar farm and 4m at the point of connection and battery storage compound.

Operation

The solar farm will begin to generate electricity following commissioning and being connected to the grid. The photovoltaic panels will continue to generate electricity for a project lifespan of 40 years after which all infrastructure would be decommissioned and removed from the site. Battery storage will be available to import and export electricity for the same 40 year period.

The site will be monitored remotely and will not require any permanent staff to be located on site. The proposed development requires low maintenance and as such there will be infrequent visits to service the installation.

To ensure agricultural practices continue the grass in and around the solar array will be grazed by sheep and the soils taken out of intensive agricultural practice and allow to rest and naturally improve. Proposals for substantial biodiversity net gain will also be included through habitat enhancement and creation, primarily by removing the land from intensive agriculture and replacing it with species rich grassland and creating new wildflower areas and woodland.

Construction

> Construction access

Access is proposed from two junctions on the A60. The first using Wysall Road, utilising an existing agricultural field entrance for the southern parcel. The second access junction is to be confirmed but will use Pendock Lane and Bradmore Road. Both access routes have been chosen to avoid Wysall village. New or upgraded access junctions onto the public highway will need to be formed to provide safe access.

> Site preparation

This will involve the preparation of the site to receive the delivery of equipment. This may involve the construction of a temporary access track and will involve the preparation of areas for the storage of equipment and the housing of temporary pre-fabricated site offices.

> Layout & construction

Construction will take approximately 6 months. The locations for the uprights will be identified using GPS to ensure accuracy. Uprights will be screwed or pushed into ground to avoid the use of concrete foundations. The mounting framework will then be assembled by hand. The solar PV panels also fixed to frame, again by hand. Shallow trenches will be excavated between the panels, the inverters and the substation position. Cables will be laid in the trenches and back filled.

> Restoration

All areas subject to temporary works including some access tracks and other temporary infrastructure, would be re-instated to a condition in keeping with the quality of the areas before works commenced. All construction waste (largely comprising packaging) will be disposed of in accordance with local regulations.

> Local contractors

Local contractors will be used as far as possible in the construction process.

Biodiversity improvements

Wildflowers planted to improve habitat for pollinators, including under the overhead lines and along public right of way.

Bird and bat boxes will be installed in areas of mature trees across the site, exact locations informed by our ecological consultant.

Switching intensive arable farmland for species rich grassland around the panels to be grazed by sheep, retaining agricultural purpose alongside renewable energy

Existing hedgerows will be enhanced where necessary, including gapping up and strengthening certain locations using native species. This will ensure greater connectivity through green corridors.

Reptile hibernacula and log piles to be located over the site in field margins.

Enhanced buffer strip of 30m to compliment Bunny Old Wood ancient woodland and additional tree planting around the site.

Solar panels



Mounting frames



Battery containers



Deer fencing



exagen



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Old Wood Energy Park Viewpoint photos

VIEWPOINT 1
Bradmore Road to the northeast of the site



VIEWPOINT 2
View on to northern land parcel



VIEWPOINT 3
Wysall Road Access Point to the southern parcel



VIEWPOINT 4
Distant view of Old Wood Energy Park from the south on a footpath just off the minor Wysall Road