



2<sup>nd</sup> Floor, Coachworks,  
9-10 Charlotte Mews,  
London W1T 4EF

E. [info@exagen.co.uk](mailto:info@exagen.co.uk)  
[www.exagen.co.uk](http://www.exagen.co.uk)

12<sup>th</sup> March 2026

## **GRID CONNECTION NOTE**

**Land West of Bradmore Road and North of Wysall Road, Land West of Wysall, Nottingham NG12 5QZ**

**Planning Appeal by Exagen Development Limited Against the Refusal of a Full Planning Application for the construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar PV with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling (the Appeal)**

**Planning Application Reference: 24/00161/FUL**  
**Planning Inspectorate Reference: APP/P3040/W/25/3375110**

### **Declaration**

I am Andrew Mott and I am the Head of Planning and Environment at Exagen Development Limited (Exagen), the Appellant of the above Appeal.

I have over 20 years' experience within the town planning and environmental assessment sector for renewable energy projects, with experience prior to Exagen in private consultancies. I hold a Bachelor of Science degree from the University of Reading, a Masters' degree from the University of East Anglia and I am a chartered Town Planner with the Royal Town Planning Institute. Since joining Exagen almost 4 years ago, I have overseen the preparation of the planning application (Ref 24/00161/FUL) and the Appeal (APP/P3040/W/25/3375110).

The evidence which I have provided is true, to the best of my knowledge, and provided to aid the Inspector when considering the Appeal. It has been prepared and is given in accordance with the guidance of my professional institution.

### **Scope**

The aim of this note is to address questions raised at the public inquiry led by Mr Reid on 10<sup>th</sup> March 2026 and the Inspector on 11<sup>th</sup> March 2026, which relates to the grid connection for the scheme which is the subject of the above Planning Application.

### **Mr Reid's Information**

Information provided by Mr Reid's representation was obtained from NESO following a Freedom of Information (FOI) request. It identified in summary the following:

- Old Wood Solar Farm – 40 MW capacity – Connection Date 2028

- Old Wood BESS – 85 MW capacity – Connection Date 2033
- Wymeswold Solar Energy Development – 40 MW capacity - Connection Date 2033

Clarification was requested regarding the grid connection offers and their status following Clean Power 30.

### *Response*

The Wymeswold Solar Energy Development is not associated with the Appeal. This was discussed at the inquiry and is an application submitted by Exagen Development Limited to Charnwood Borough Council under application reference P/25/0782/2 and known in those planning documents and consultation with the public as Mantle Solar Farm. This application was approved by Charnwood Borough Council planning committee in February 2026. As this project is not part of the Appeal this is not discussed further.

The initial grid connection application that was submitted included a request for an import and export connection to allow co-located BESS with the solar farm. The offer received was for 40 MW of solar, measured as the alternating current (AC) capacity. However, only 10MW of import capacity was able to be secured on this occasion. Collectively, the 40MW export and 10MW import is referred to by NESO as Old Wood Solar.

A second grid connection application was submitted, again for an import and export connection, and this time the grid offer included:

- 75 MW of BESS. The second offer is contingent on the first offer and this resulted in the original 10MW import being added to the 75MW in the second offer to give a total of 85MW import and export capacity. This is referred to by NESO as Old Wood BESS.
- 45 MW of solar. This is referred to by NESO as Wymeswold Solar Energy Development, but it is unclear why the data from NESO is showing this at only 40 MW. As set out in the first paragraph of this response this project is not part of the Appeal.

The above explains the two grid connection applications and subsequent offers.

The BESS connection at 85 MW requires the grid to be able to both export and import to and from the BESS at a capacity of 85 MW. The BESS can operate as an independent generating station in its own right but it is also able to interact with the solar farm and so could absorb generated electricity from the solar farm when it is unable to be exported to the grid. This is a significant benefit of co-located BESS and solar farms and one which maximises the use of the grid connection.

After the grid connection offers were received planning was subsequently submitted under two applications. One for Wymeswold Solar Energy Development, as detailed above, and one for Old Wood Solar Farm and Old Wood BESS, which is subject to this Appeal.

The layout under consideration as part of the Appeal, i.e. the Appeal Scheme, seeks planning permission in order to connect the Old Wood Solar Farm and Old Wood BESS to the grid, including the substation infrastructure.

Planning permission is sought for up to 49.9 MW of solar generation and 85 MW of BESS capacity, and the environmental effects of the Appeal Scheme layout have been assessed on the basis of this maximum parameter approach, referred to as the Rochdale envelope, as set out in the Planning Statement (CD 2.4). Pending future commercial considerations on how much the solar farm would interact with the BESS, the technology available at the time of construction and results of the remaining archaeological investigation at the Site, the design and layout may need to be reviewed. However, the worst case effects have been assessed and considered in the planning balance.

## **Question over grid status of the Appeal Scheme**

The Planning Proof of Evidence (CD 8.6), at paras 11.52 – 11.61, deals with availability of the grid connection, specifically paragraph 11.61 sets out the following:

*In December 2025 NESO contacted applicants to update on the gate status of their applications. Through this it was confirmed that the solar aspect of the scheme has been given a Gate 2 Phase 1 offer (i.e. date pre-2030), and the BESS element has a Gate 1 offer. Full details on the connection date will not be provided until a revised grid offer is issued, expected to be October 2026, and so after the determination of the Appeal. The BESS does not (currently) have an energisation date at all. However, because the planning application was submitted before 20th Dec 2024, the BESS will be 'protected' and a gate 2 offer would be issued if the appeal is allowed during a subsequent gate window, though its likely the BESS connection date would be post 2030 given the number of BESS projects in the area.*

To be clear, Old Wood Solar Farm benefits from a Gate 2 Phase 1 offer and in the full and formal offer yet to be received from NESO (expected by the end of 2026 or start of 2027), the firm connection date will be confirmed, though this will be 2030 or sooner.

Old Wood BESS is a protected project<sup>1</sup> and under NESO definitions is considered to be significantly progressed given the planning application for it was submitted and validated before 20<sup>th</sup> December 2024. Protected projects are also permitted to exceed both the zonal and Great Britain capacity limits. In line with NESO's methodology, if the Appeal is allowed then Old Wood BESS would be guaranteed a Gate 2 offer in a future gate window, though the connection date for the BESS would likely be in Phase 2, so between 2031-2035. It is not uncommon for renewable energy projects to be built in phases and with different technology types and over separate land parcels as is proposed here.

---

<sup>1</sup> <https://www.ofgem.gov.uk/sites/default/files/2025-04/Gate-2-Criteria-Methodology-Final-Decision.pdf>