

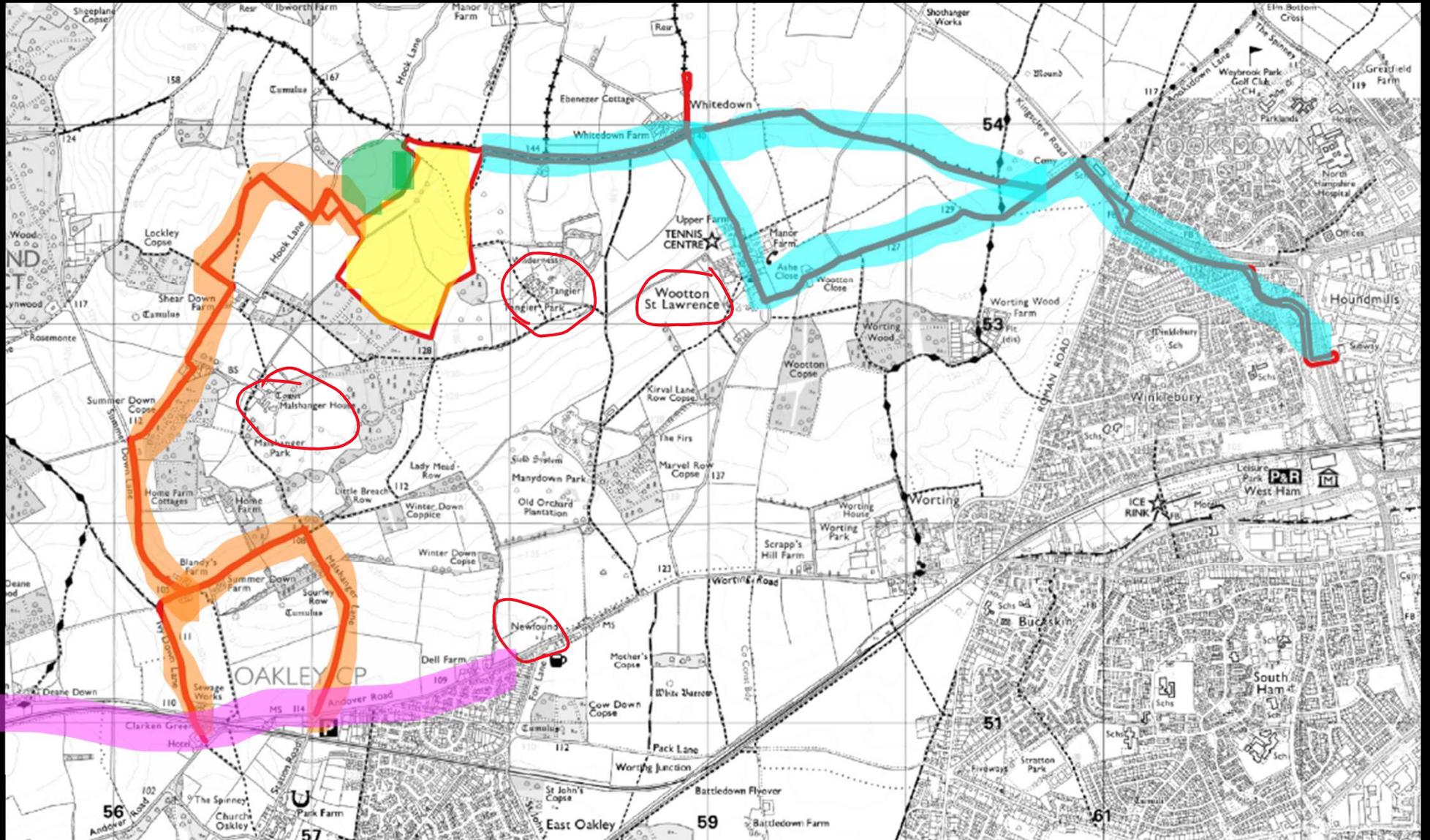
Solar Farm  
Development at  
Malshanger Estate

16 November 2023

- Introductions
  - Applicant; NextEnergy
  - Agent, James Jamieson, Intelligent Alternatives
- Welcome feedback, opportunity to further reduce impacts and incorporate further benefits
- Not submitted application, submit [with Environmental Impact Assessment (EIA)] soon
- Swift presentation, focus on Q&As, happy to discuss afterwards and provide information, further details, contact details etc.

- The Proposals

- c. 30MW solar farm
- Rows of fixed, south facing panels
- No battery storage element (BESS)
- Small buildings (inverters, transformers, substation)
- Deer fence
- Perimeter CCTV
- New internal access tracks
- Underground cable





See location plan for full cable route and red line boundary.

Cable Route Corridor

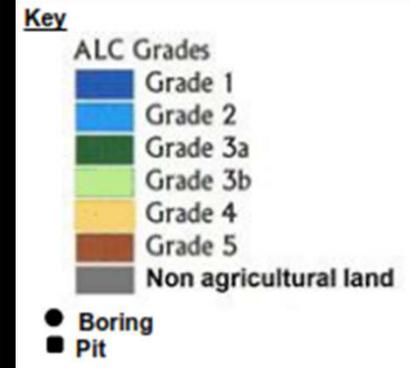
Temporary Construction Compound. Refer to compound plan for more detail.

Tangler Park

- Site selection
  - Grid capacity on nearby network
  - Discussed potential project with estate and other landowners in area
  - Not in any designations
  - Flood Zone 1 (lowest risk)
  - Site fairly well contained in wider area
  - No immediately adjacent designated heritage assets
  - Suitable access routes
  - Willing landowner

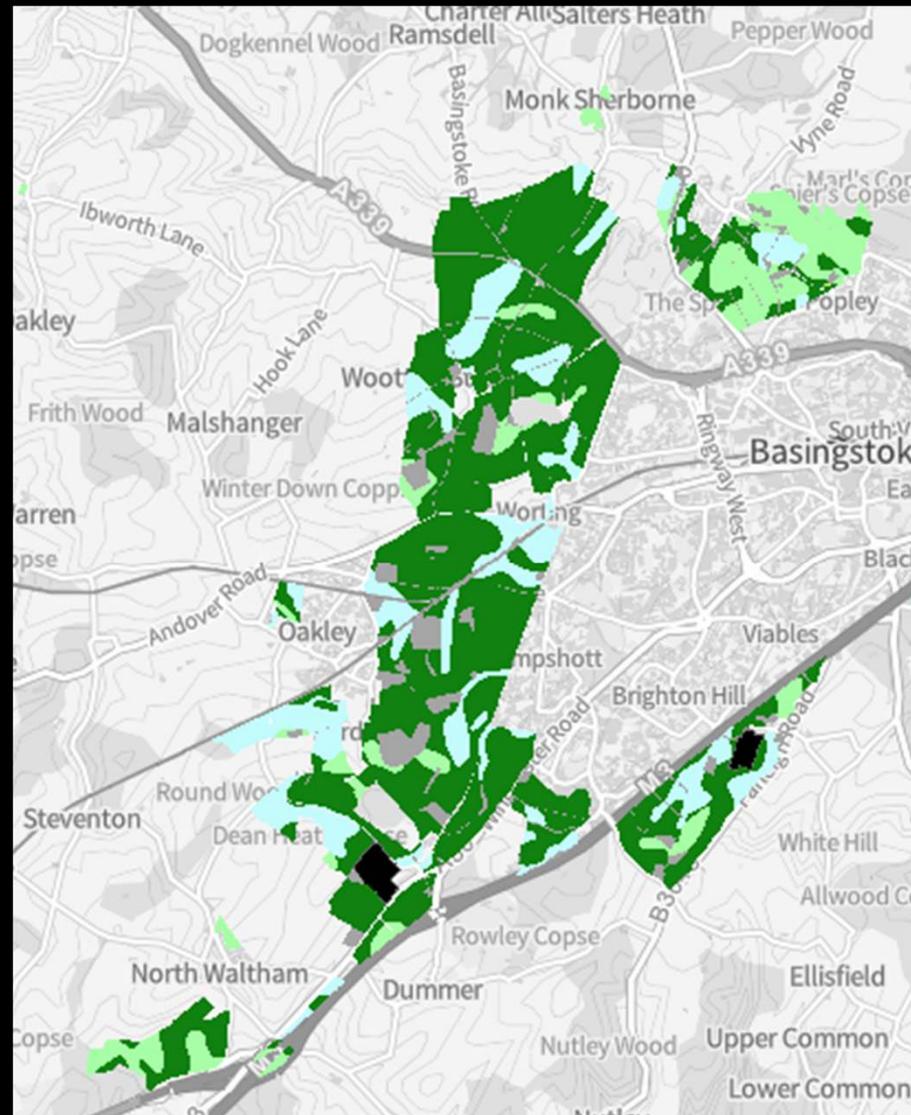
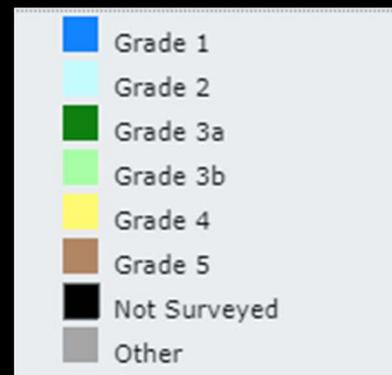
- Work to date
  - Screened under Environmental Impact Assessment (EIA) regulations, EIA required
  - Scoping opinion
  - Detailed survey work
  - Design work and changes to reduce impacts
    - Panels moved down from Hook Lane
    - Access arrangements (loop, track on field to west)
    - Directional drilling for sections of cable to avoid tree impacts
    - Increased landscaping and planting

- Land Grade and Farming
  - ‘Mosaic’ of land grades on site



- Land Grade and Farming
  - Land grade in the wider area

- Mosaic
- Mainly Best and Most Versatile
- Generous supply of BMV
- Limited poorer quality (3b or lower) land



- Main Benefits

- Substantial contribution to tackling climate change
- Power equivalent of c. 8,750 local homes annually
- Local/District and national Climate Emergency: borough carbon neutral by 2030 “supporting the transition to a decarbonised electricity system”
- Substantial biodiversity enhancements
- Temporary and reversible development
- Diversification of a rural farming business
- Land remains in agricultural use alongside solar
- Local economic opportunities

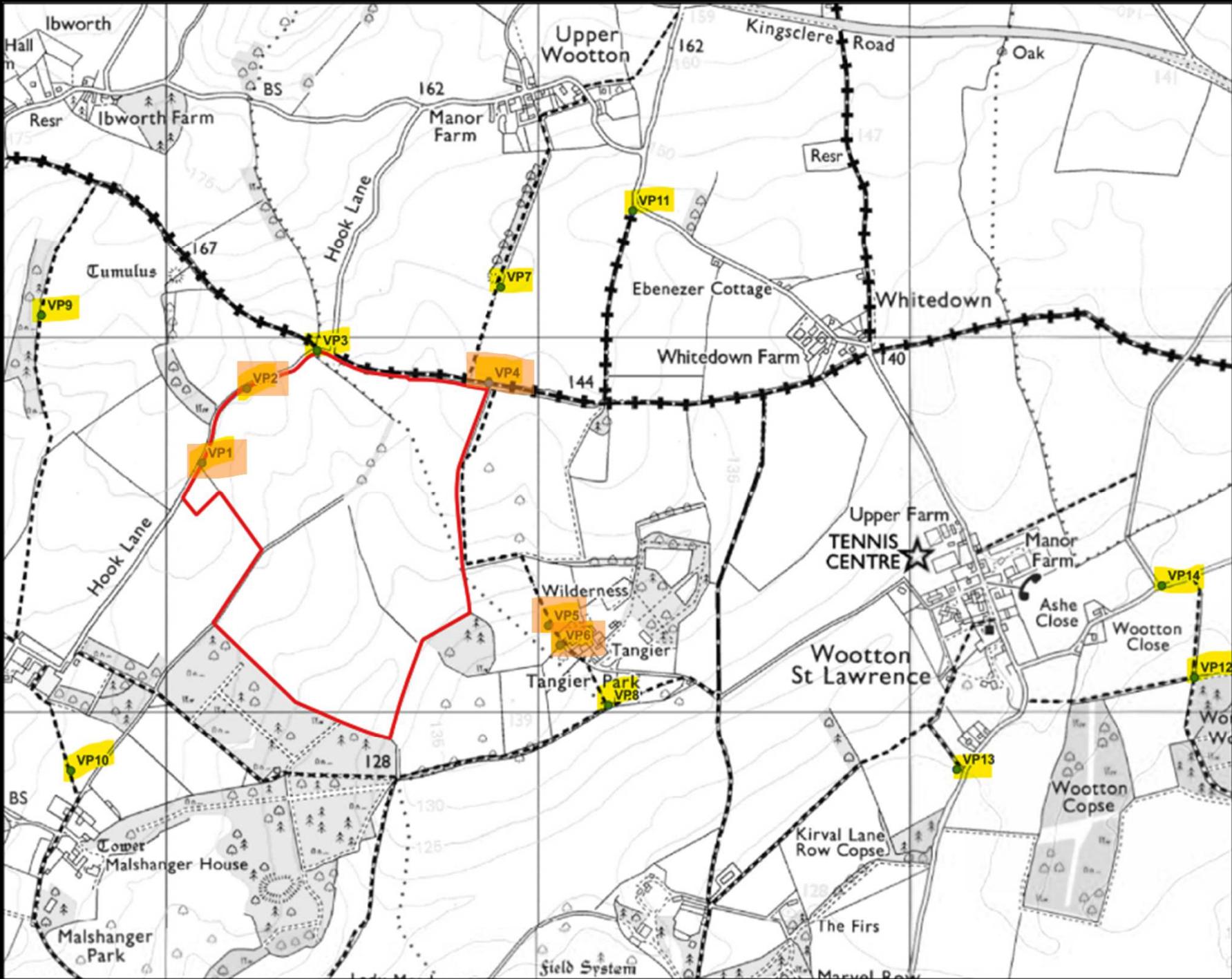
- Community benefit fund
  - Offered to Parish Councils
  - Not a formal material consideration
  - Offered irrespective of whether or not the Parishes support or object to the application
  - Ideally focussed on 'green' projects but no formal restriction

- Landscape and Visual Impacts
  - Typical of solar farms; visible from nearby, visibility quickly reduces with distance from site
  - Not in any landscape designations
  - Adjacent to AONB but reduced site area low down in views
  - Retain existing screening
  - New screening including native hedges
  - Mainly well screened from byway to north and other routes in wider area
  - Low level infilling along byway to north
  - Impacts 'scoped in' to the EIA; careful scrutiny

- Heritage Impacts

- Tangier House; Grade II\* listed
- Carefully researched and assessed
- Photography
- Limited intervisibility
- Lowered impacts by removing panels nearest Hook Lane
- Settings impacts 'scoped out' of the EIA; less than significant
- Archaeology 'scoped in' to the EIA

- Ecology and Biodiversity
  - No designations on site
  - Careful survey and assessment
  - Protection and mitigation measures incorporated into design and planning processes
  - Detailed Construction Environmental Management Plan can be secured by condition
  - BNG
  - Skylark enhancement area (aiming for 2 for 1)
  - 'Scoped in' but no major impacts anticipated



# VP1 – Hook Lane access point (no screening, winter)



# VP1 – Hook Lane access point (summer, landscaping in place)



# VP2 – Hook Lane ‘gap’ – winter view with screening



# VP3 – western end of byway, winter



# VP4 – byway, footpath junction



# VP6 – footpath west of Tangier House, summer

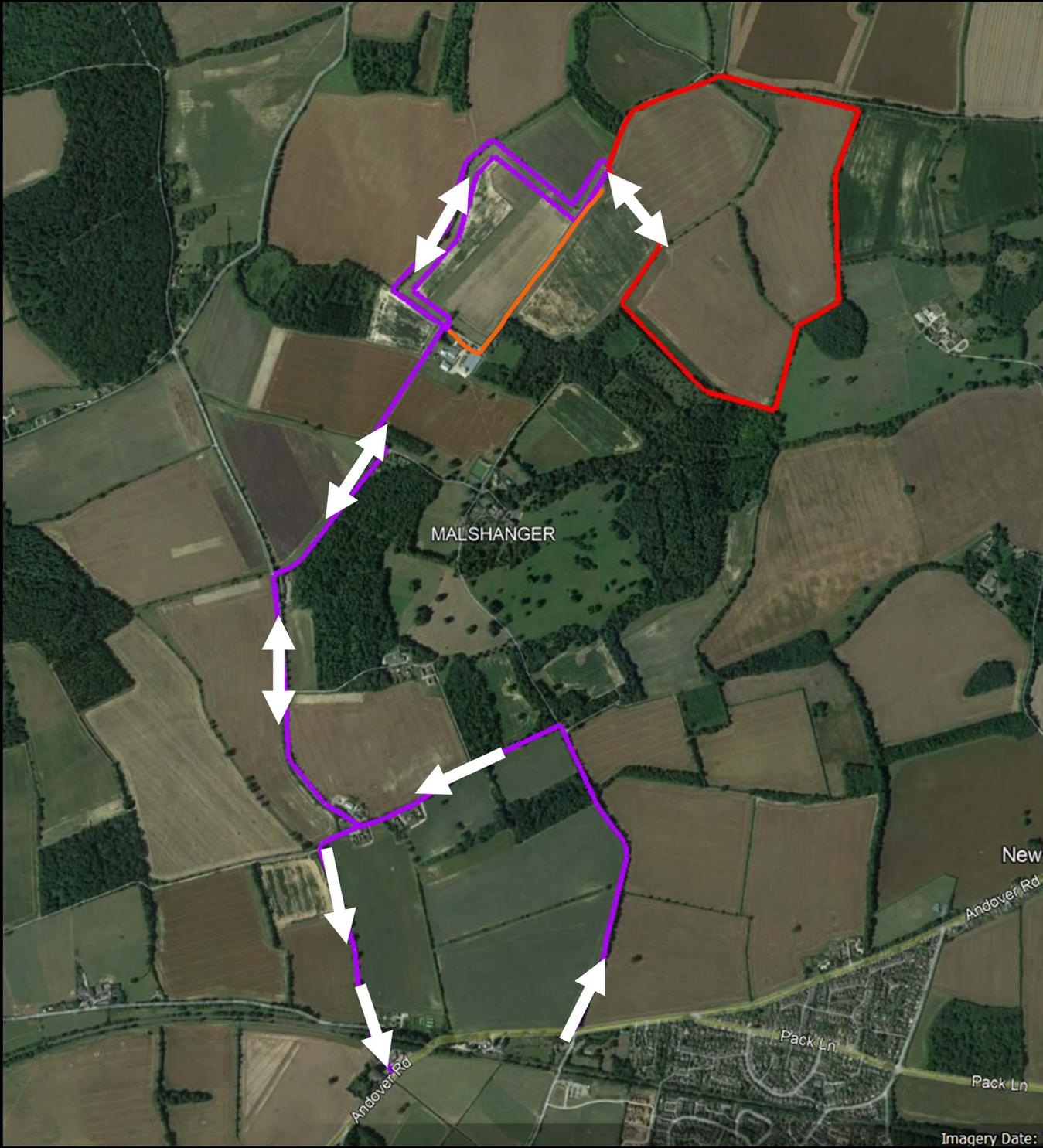


# VP6 – footpath west of Tangier House, winter



- Access

- Loop route
- New access track through field to west to avoid last stretch of Hook Lane and right turn into site
- No PROW on main part of site
- No closures or diversions of PROW near new access track
- PROW users near access route prioritised at all stages
- Passing places used and improved as need be, potentially new passing places



MALSHANGER

Andover Rd

New  
Andover Rd

Pack Ln

Pack Ln

Imagery Date:

- Thank you
- Happy to provide further information
- Question and Answer session

Solar Farm Development at  
Malshanger Estate

James Jamieson, Intelligent Alternatives

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