



Welcome

Welcome to our public consultation on our proposals for a 129.4-acre (52.37 hectare) renewable energy hub consisting of a battery energy storage system (BESS) with substation and a solar farm on land at Eckland Lodge.

Please take the time to read the information displayed here today, and when you are ready to let us know what you think, please fill in a feedback form and post it in the feedback box provided.

Members of the project team are available today to tell you more about the proposals, answer any questions you may have, and listen to any feedback.



About Us

Regener8 Power Ltd is a British-based clean energy development company.

Our vision is to help power the country towards more reliable, affordable, and clean energy through innovative schemes, which do more than just create clean energy and also benefit the local community.

Founded in 2018, we focus on the development of high-quality solar and energy storage projects. Regener8 has around 50 projects in development across the UK, Italy and Poland.



[Regener8Consultations.co.uk/EcklandLodge](https://www.Regener8Consultations.co.uk/EcklandLodge)
EcklandLodge@Regener8Consultations.co.uk



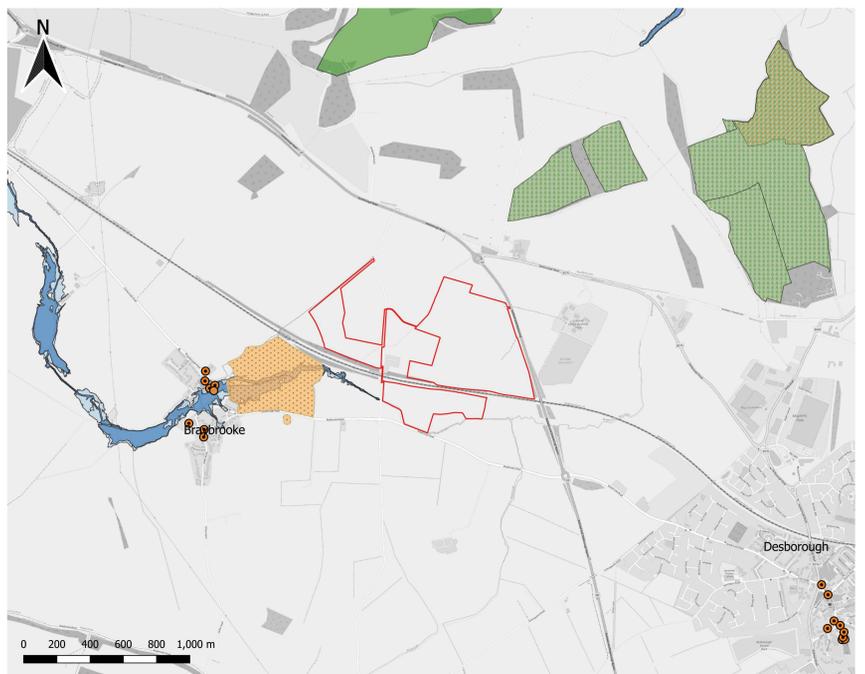
The Site

The 129.4-acre (52.37 hectare) site is on land at Eckland Lodge, south-east of Market Harborough, east of Braybrooke, and north-west of Desborough.

In 2021, North Northamptonshire Council declared a climate emergency.

They subsequently agreed a set of recommendations:

-  Reduce emissions to lessen the causes of climate change
-  Adapt to the current and future impacts of climate change
-  Raise awareness of the causes and impacts of climate change in communities



Site_Area_(52.37Ha)	Ancient Woodland	RSPB Reserves
Historic England	National Nature Reserves	Important Bird Area
World Heritage Site	Local Nature Reserve	EA Flood Risk
Scheduled Monument	Environmentally Sensitive Areas	FZ Defence Areas
Historic Battlefield	Stewardship Agreements	Flood Zone 3
Registered Park & Garden	SSSI	Flood Zone 2
Listed Building	SAC	Land_Class
Natural England	SPA	GRADE 1
National Landscapes	RAMSAR	GRADE 2
National Parks	Country Park	
Green Belt	Biosphere Region	

This was further supported by a Climate Change Strategy, which aims to reach net zero emissions by 2050 or sooner.

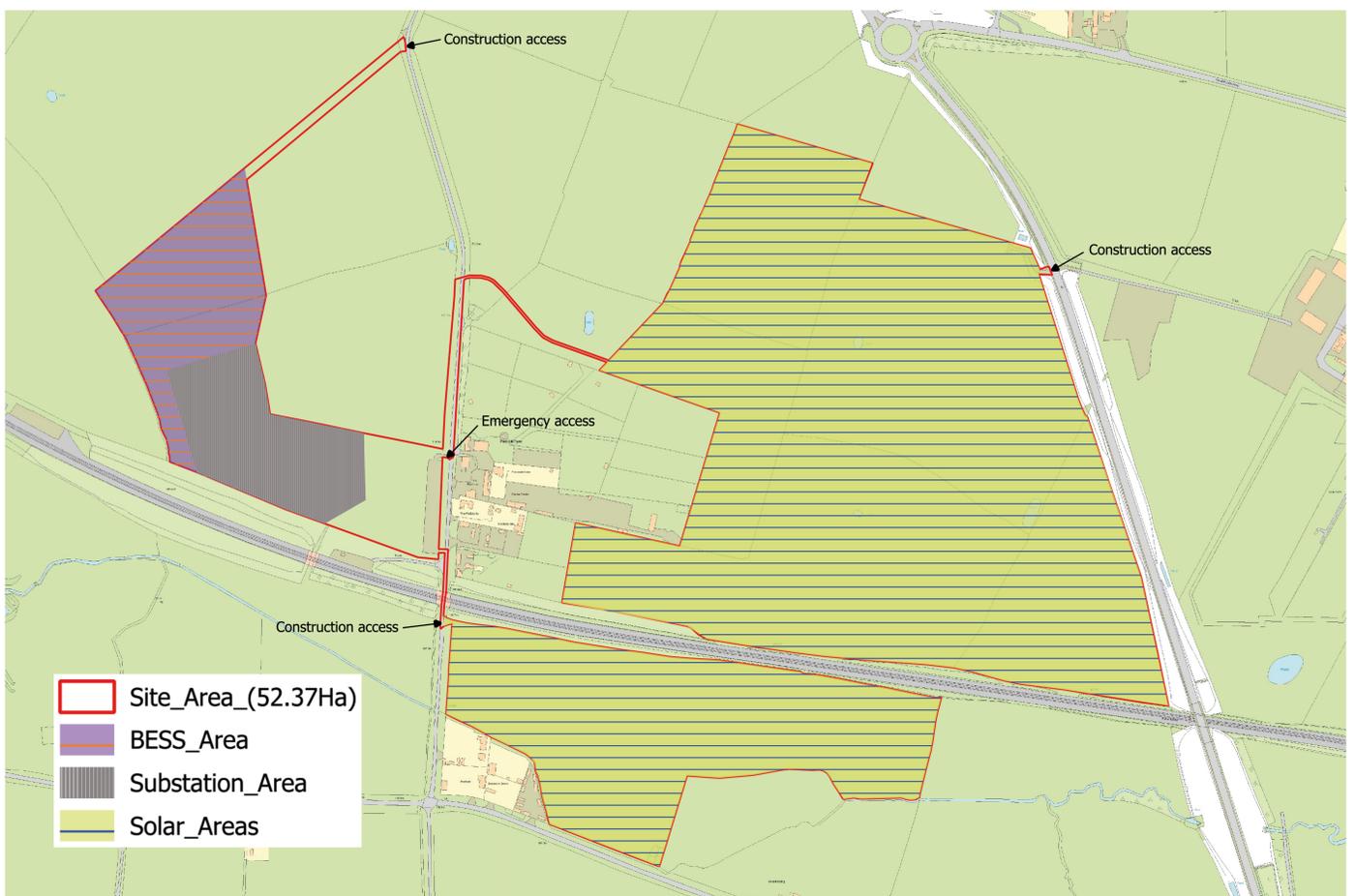
Regener8 has a rigorous site selection process, and this site was rated highly in the following key areas:

-  Close to a grid connection point that has capacity for renewable energy
-  Visually discreet and well-screened from residential properties
-  On low-grade agricultural land, the site is classified as grade 3
-  Good access for construction vehicles
-  Is categorised as Flood Zone 1, which is the lowest risk





Our Proposals



Highways, Construction & Maintenance

- ◆ All deliveries for the BESS/ substation site would access from the north via the A6 and Braybrooke Road.
- ◆ Construction traffic for the solar area north of the railway line will be accessed directly from the A6, entering at the north-east of the site.
- ◆ 400KV transformer would also be delivered from the north as abnormal loads (two deliveries in total).
- ◆ Access for the solar area south of the railway line will be from the south turning off the Braybrooke Road into the north-west of the parcel before the railway bridge.

Construction would take 6 to 12 months and we would try to minimise disruption through measures such as restricting deliveries during rush hours, with construction activities conditioned through a Construction Management Plan.

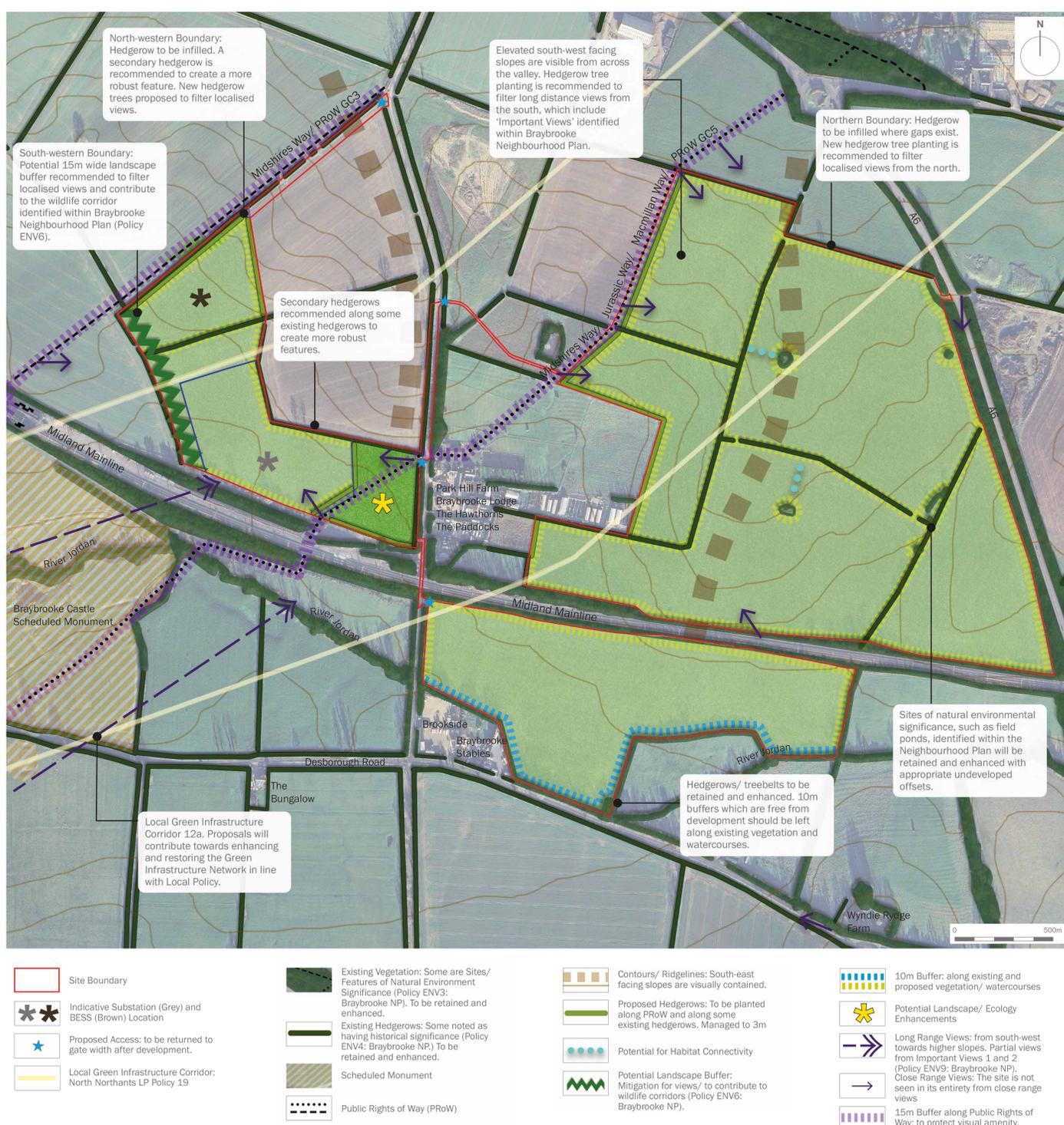
Once operational, the scheme will require minimal maintenance, which will likely take the form of occasional visits in one passenger vehicle from a maintenance team. It is proposed that the operational duration for the BESS element and solar areas is 55 years. The substation element is proposed to remain in situ for 99 years.

The land would then be returned to its original state. Around 95% of the materials in solar panels are recyclable.





Constraints & Opportunities Plan



Design Features

The photovoltaic (PV) panels will not exceed 3m in height from existing ground level.

Solar panels are connected in strings that feed into inverters.

The inverters collect the energy generated and transmit it to the central substation.

Alongside the panels and substation, we are proposing a suite of measures to enhance the local environment. This will include the planting of wildflower meadows on the site and providing new habitats for wildlife. Specific measures may include bird boxes, bat boxes and insect habitats.



Regener8Consultations.co.uk/EcklandLodge
 EcklandLodge@Regener8Consultations.co.uk



Benefits

Solar power is an excellent way of generating renewable energy

- ▣ Quicker to build than other energy sources
- ▣ Provides the “cheapest... electricity in history” according to International Energy Agency¹, helping to drive down energy bills
- ▣ Helps improve the local environment by allowing intensively farmed land to rest, allowing soil to recover, and delivers biodiversity improvements

¹ World Energy Outlook 2020, International Energy Agency

Key benefits include:



The development would **supply clean energy** into the National Grid.



Landscape and views will be protected, with the retention and enhancement of existing hedgerows through ‘gapping up’ and new tree planting in strategic locations.



The **displacement of thousands of tonnes of CO₂** from equivalent fossil fuel energy.



A community benefit fund will be provided. As part of the consultation, we want your input on how this can best be managed and directed.



Considerable biodiversity net gain, providing ecological benefits through new habitats, such as wildflower meadows, grassland areas, new hedgerows and tree planting.



Agricultural use of the site would still be possible, in the form of sheep grazing.



Business rate contributions to the Council, which can be spent on services, facilities, and infrastructure.





Opportunities & Considerations

The benefits of solar energy are significant, but it is important that it is done right.

We must ensure that this development works with the existing landscape, that we are able to maximise any opportunities for delivering things that the community would like to see, and addresses any concerns raised, as far as possible.

Things we are taking into consideration for this scheme include:

- Topography of the site
- Surface water drainage
- Visual impact
- Existing planting
- Local biodiversity and ecology
- Construction and access
- Agricultural Land Classification
- Consultation feedback
- Heritage
- Noise impact

Agricultural Use

Provisional Agricultural Land Classification (ALC) mapping indicates the land is grade 3. This means that the land is broadly 'moderate' to 'low' grade agricultural land.

A detailed ALC assessment will be undertaken and submitted with the application.

Alongside the solar panels, we are proposing a suite of measures to enhance the local environment, including the planting of wildflower grassland, tree planting and additional hedgerow connections.

This will enhance wildlife corridors across the site, providing new habitats for a variety of species.



Hosting solar farms allows farmers to find new revenue, helping British farming to continue.

There will be the ability to continue food production through sheep grazing on the site.

Over time, these measures combined with a reduction in intensive farming practices can improve soil structure, increase carbon sequestration, and support beneficial microorganisms within the soil.





Landscape & Ecology

Not only are we facing a climate crisis, but we are also facing an ecological emergency. The two are intrinsically linked. This development offers a unique opportunity to significantly improve the biodiversity of the land.

Details of our proposal to improve local habitats are still being developed. We welcome your thoughts on what you would and wouldn't like to see.

Our plans to achieve considerable biodiversity net gain include:



Wildlife habitat features, encouraging bats, birds and reptiles resulting in a significant biodiversity net gain



Soil erosion mitigation, which will enable the land to rest and recover from years of intensive farming



Flood attenuation, to improve the land's ability to hold water and enhance drainage



Community engagement, to understand the community's views on local wildlife and environment



Pollinator features, such as wild flower meadows and hedgerows, to improve biodiversity



Carbon storage, to help address climate change





FAQs

Do solar farm developments consider the landscape?

Yes, we have carefully considered the location of this site to minimise visual impact and effect on the landscape.

This also includes measures such as new planting, and how we can restore traditional meadows and hedgerows.

The height of the solar panels will be no greater than 3 metres above ground level. This is roughly the same height as a mature hedgerow.

Our landscape plans include planting new hedgerows, tree planting, and new wildflower meadows. These measures will provide ecological benefit as well as screening views of the site.

We welcome your views on the landscaping you would like to see delivered on the scheme. We will, wherever possible, adapt our approach to best meet the needs of your community.

Will there be disturbance during construction?

It is very difficult to avoid disturbance during construction, but our team is highly experienced, and we will do all we can to minimise disruption.

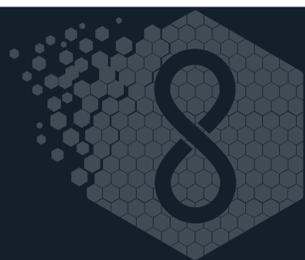
We will agree a formal Construction Management and Ecology Plan with the Council. This will cover the construction and delivery route, delivery and working times and road conditions, e.g. management of mud on the road.

Should planning be granted, we would commit to liaising with local councillors and residents to further help this.

Why are most solar farms built on agricultural land?

Solar is one of the cheapest forms energy and is vital in helping tackle both the climate and cost of living crisis. This cannot be achieved through rooftop and brownfield solar installations alone. We have conducted searches for suitable brownfield sites in the area but none have been identified.

According to National Grid, the UK's energy demand is set to double by 2050, and it is important to ensure there is enough supply to meet that demand.



Community Contributions

In addition to helping the UK meet its net-zero targets, we believe it is important that the local community also benefit from this development.

Provision of a community benefit fund

To ensure the local community gets the most out of this development we will make a significant financial contribution to the community.

As well as our community benefit, the scheme will pay business rates every year to the Council, which can be spent on local services and infrastructure.

We are keen to know your priorities and welcome any suggestions you may have for suitable projects to fund.

Examples of how the fund has been distributed through other schemes include:

- rooftop solar for community buildings or schools
- sustainable initiatives
- new community facilities or maintenance of existing one
- helping with local energy or food poverty

Have an idea for what community benefit could be spent on? We would love to hear from you.





Battery Energy Storage Systems (BESS)

What is BESS?

A Battery Energy Storage System (BESS) is a large rechargeable battery that stores electricity and releases it when needed.

It helps make sure there's always enough power available, even when the sun isn't shining or the wind isn't blowing.

Why do we need BESS?

The UK needs more battery storage to make sure we always have reliable and affordable electricity.

As we use more renewable energy like wind and solar, we need a way to store extra power when it's available and use it when it's needed.

Battery storage helps keep the lights on, reduces the risk of power cuts, and cuts down our reliance on fossil fuels.

It also makes our energy system greener and more efficient, helping to lower carbon emissions and keep bills stable in the long run.

Is BESS safe? I have heard they can cause fires.

Yes, BESS is safe. You may have heard about some batteries catching fire, as happened in Moss Landing, California. It is worth noting that fire safety measures and precautions in the industry have improved considerably since that scheme was first built.

Between 2018 and 2023, battery storage failure incidents reduced by 97%¹ and are continuing to reduce.

BESS is designed to be safe when installed and managed correctly. BESS has built-in safety features like fire detectors, cooling systems, and automatic shut-off controls to prevent overheating. These systems follow strict safety rules and are regularly checked to make sure they work properly. While there is a small risk of overheating, modern technology and careful planning help keep this risk very low. With the right protections in place, battery storage is a safe and reliable way to store energy and keep our electricity supply stable.

¹ US Electric Power Research Institute Study





Fire Safety

Ensuring fire safety is of paramount importance.

We will implement a thorough approach to risk management through careful system design, strict safety protocols, and close collaboration with emergency services.

By integrating advanced technology, proactive monitoring, and robust emergency planning, we minimise risks and maximise site safety.

Fire Prevention and Battery Safety

To reduce the risk of fire, all battery systems will adhere to the highest industry safety standards and regulatory requirements. Only top-rated, fire-resistant battery technology will be used. Each unit is equipped with early fault detection systems, internal fire suppression mechanisms, and reinforced casings to prevent fire from spreading between units. Additionally, maintaining proper spacing between battery installations, access roads, and nearby areas ensures effective firebreaks, further reducing potential hazards.

Emergency Planning

A **Battery Fire Safety Management Plan** is being developed and will be finalised in consultation with the relevant authorities before operations commence. This plan will outline fire prevention measures, emergency response protocols, and long-term risk management strategies.

We are following the National Fire Chiefs Council (NFCC) guidance and will consult the **local fire and rescue services**. An **Emergency Response Plan** will be created alongside fire services to provide clear guidance on managing incidents, ensuring a swift and effective response in the unlikely event of a fire.

Continuous Monitoring and Safety Oversight

Fire prevention measures will be reinforced through **24/7 monitoring**, real-time fault detection, and automated safety systems that can isolate affected areas. If necessary a battery storage unit can be deactivated to prevent escalation. Routine maintenance, inspections, and system testing will be conducted throughout the lifespan of the project. This will uphold the highest safety standards and ensure all fire mitigation measures remain effective.

By following industry best practices and maintaining strong collaboration with emergency services, we are committed to safeguarding our facilities, employees, and the wider community.





Feedback & Next Steps

Thank you for coming to our public consultation today.

Your feedback will be used to help improve our plans, please do complete a feedback form and put it in the box provided. After consultation, we will consider every comment received before we finalise our plans. We intend to submit a planning application in May 2025.

Our public consultation is open until Thursday 3rd April.

You can also leave feedback on our website by visiting:

regener8.solar/EcklandLodge

Copies of the banners you have seen today will also be available on the website.

Get in Touch

✉ EcklandLodge@regener8.solar

☎ **Freephone 0800 689 5209**
(working hours)

✉ **Write to us at Freepost
CONSULTATION REPLY**

(If you write this address on an envelope and put it in any post box, it will come to our office, no stamp required)

Indicative Timeline

- 20th March 2025**
Public Consultation
- 3rd April 2025**
Close of consultation window
- April 2025**
Review feedback, project design amended and finalised
- May 2025**
Submission of planning application to North Northamptonshire Council
- Summer 2025 Onwards**
Local Planning Authority will consider the application and decide whether to grant planning permission
- November 2025**
Anticipated decision timeframe 6 months from date of submission
- November 2026**
Procurement Stage 6 – 12 months following decision
- November 2027**
Construction phase 6-12 months
- November 2028**
Project completion

