Welcome

Welcome to our public consultation on our proposals for a 520MW battery energy storage system (BESS) on land at Red House Farm, north of Yaxley, east of Mellis, south of Thrandeston, south-west of Brome, and west of the former RAF Eye.

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 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.

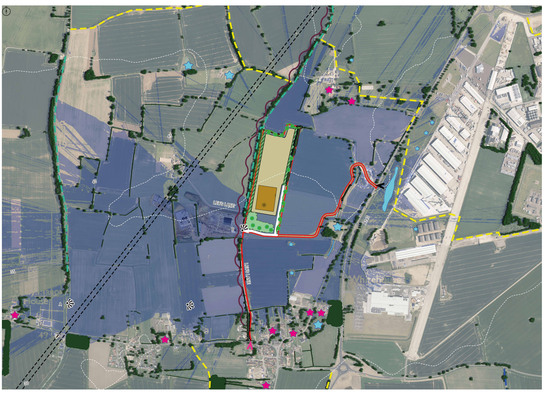
Our vision is to help power the country towards more reliable, affordable, and clean energy through innovative schemes, which do more than just create clean energy and also benefit the local community.

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/RedHouseFarm
RedHouseFarm@Regener8Consultations.co.uk

Constraints & Opportunities Plan

The 10.36 hectare (25.6 acre) site is on land at Red House Farm, north of Yaxley, east of Mellis, south of Thrandeston, south-west of Brome, and west of the former RAF Eye.



- Site Boundary
- Public Right of Way (footpath)
- Public Right of Way (National Trail)
- Existing Pond / Small Water Feature
- Existing ditch
- Listed buildings
- Existing contours
- Existing retained trees and field boundary hedgerows. Those shown within the site boundaries are to be retained and brought into long term management.
- Proposed area to be developed
- Indicative location of proposed access track
- Existing hedgerow to be enhanced
- Proposed native hedgerow
- Proposed vegetated buffer
- Proposed tree planting
- Ecological connectivity to the wider landscape
- Ecology buffer zones and Arboricultural Root Protection Areas
- Vehicular access point (Primary)
- Vehicular access point (Emergency/ Secondary)
- Proposed area for substation

In 2019, Mid Suffolk District Council declared a climate emergency, and has since taken steps to support Suffolk's aim of becoming carbon neutral by 2030.

The council has committed to "take the lead in responding to the challenge of climate change and protecting and enhancing our natural and historic environments".

They have also agreed a Carbon Reduction Management Plan and a Biodiversity Action Plan.

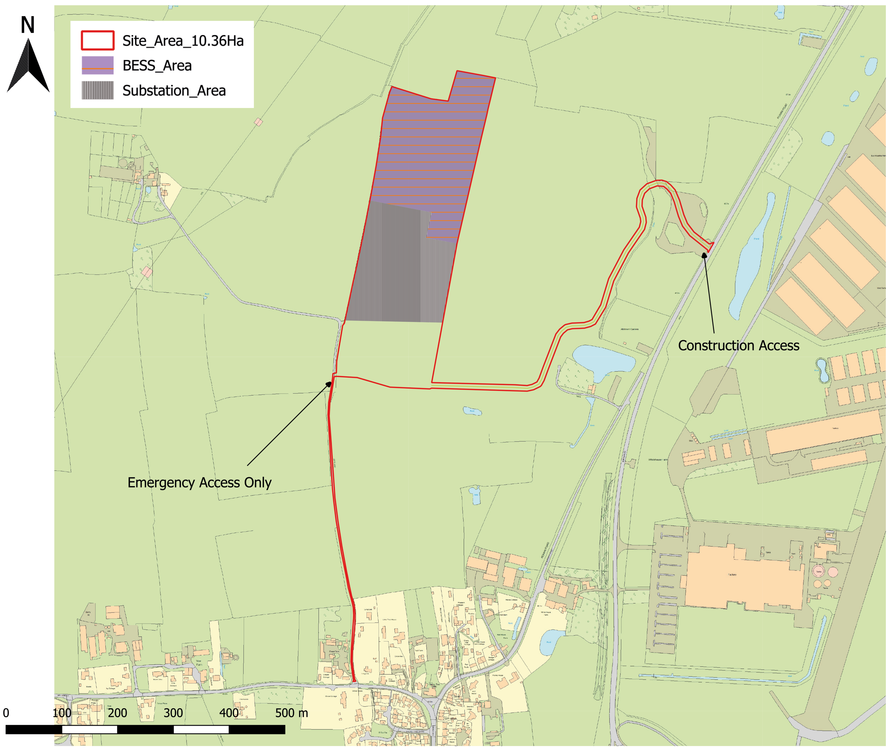
We are now keen to discuss the emerging plans with the community, listen to feedback and understand how you think the plans can be improved.

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 areas
- 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

Regener8Consultations.co.uk/RedHouseFarm
RedHouseFarm@Regener8Consultations.co.uk

Our Proposals



The battery units will be stored in containers, which will be around the size of a standard shipping container.

We are also proposing a suite of measures to enhance the local environment including the planting of wildflower meadows on the site and provision of new habitats for wildlife.

Highways, Construction & Maintenance

All deliveries would be from the east of the site off the A140 using an existing access point. Construction would take 6 to 12 months and we would minimise disruption through measures such as restricting deliveries during rush hours and agreeing a Construction Environmental Management Plan (CEMP).

Once operational, the scheme will require minimal maintenance, which will likely take the form of occasional visits in one passenger vehicle.

The secondary access route from Leys Lane is proposed purely for emergency access only in the unlikely event of a fire. No construction or maintenance traffic would use this route.

The proposed lifespan for the BESS is 55 years. The substation element is proposed to remain for 99 years. After this time has expired, the development would be decommissioned and the land returned to its original state.

Regener8Consultations.co.uk/RedHouseFarm
RedHouseFarm@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 Agency[1], 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.

The **displacement of thousands of tonnes of CO_2** from equivalent fossil fuel energy.

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

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

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

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.

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

www.Regener8Consultations.co.uk
info@Regener8Consultations.co.uk

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.

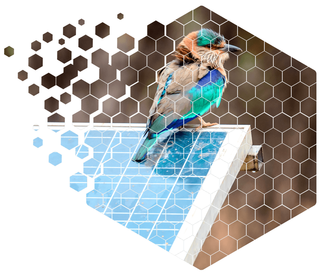
www.Regener8Consultations.co.uk
info@Regener8Consultations.co.uk

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
- **Flood attenuation**, to improve the land's ability to hold water and enhance drainage
- **Pollinator features**, such as wild flower meadows and hedgerows, to improve biodiversity
- **Soil erosion mitigation**, which will enable the land to rest and recover from years of intensive farming
- **Community engagement**, to understand the community's views on local wildlife and environment
- **Carbon storage**, to help address climate change

www.Regener8Consultations.co.uk
info@Regener8Consultations.co.uk

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.

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.

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.

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.

www.Regener8Consultations.co.uk
info@Regener8Consultations.co.uk

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
- new community facilities or maintenance of existing one
- sustainable initiatives
- 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.

www.Regener8Consultations.co.uk
info@Regener8Consultations.co.uk

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

www.Regener8Consultations.co.uk
info@Regener8Consultations.co.uk

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.

www.Regener8Consultations.co.uk
info@Regener8Consultations.co.uk

Feedback & Next Steps

Thank you for coming to our public consultation today.

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

Our public consultation is open until Monday 14th April.

You can also leave feedback on our website by visiting:

regener8.solar/RedHouseFarm

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

Get in Touch

RedHouseFarm@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

31st March 2025
Public Consultation

14th April 2025
Close of consultation window

April 2025
Review feedback, project design amended and finalised

May 2025
Submission of planning application to Mid Suffolk District 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

Regener8Consultations.co.uk/RedHouseFarm
RedHouseFarm@Regener8Consultations.co.uk