

## Welcome

Welcome to our public consultation on our proposals for a battery energy storage system (BESS) and new substation on land at Bury Farm, north of the A505, south-east of Tilsworth, and north-west of Dunstable.

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, they 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.

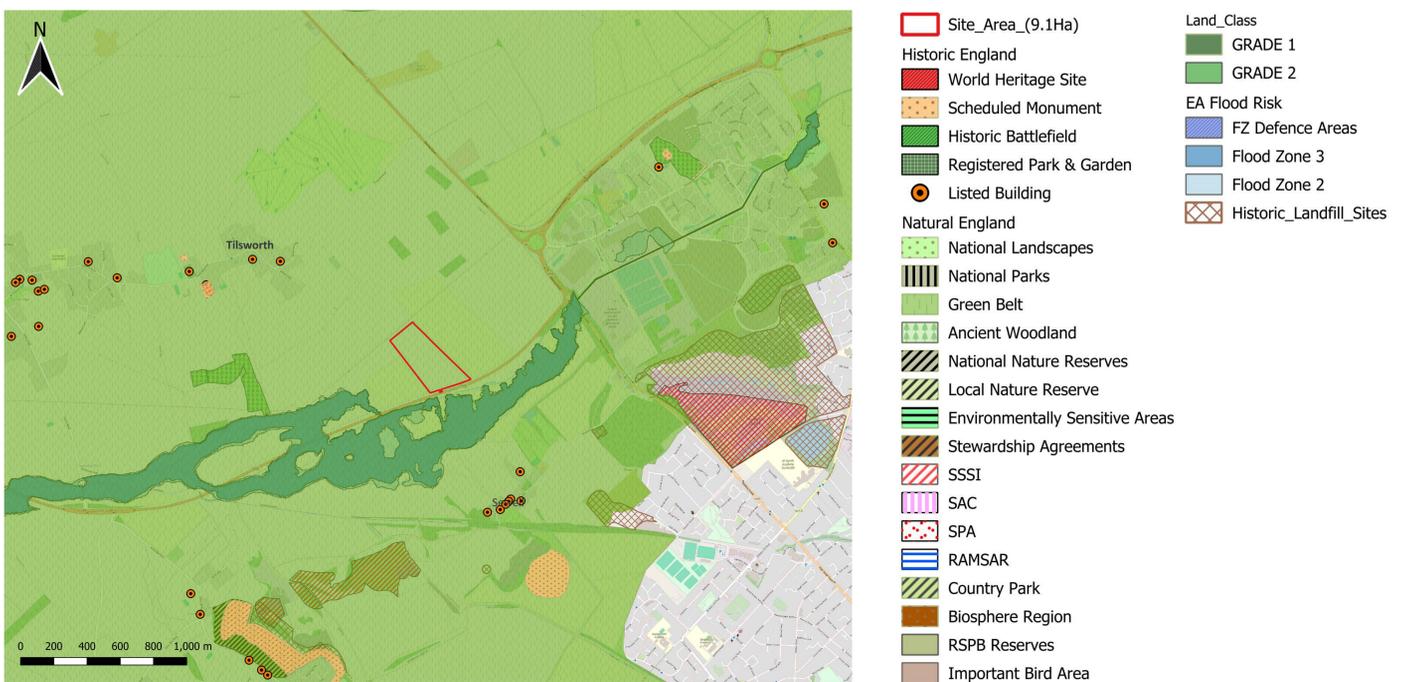


🌐 [Regener8Consultations.co.uk/BuryFarm](https://Regener8Consultations.co.uk/BuryFarm)  
✉ [BuryFarm@Regener8Consultations.co.uk](mailto:BuryFarm@Regener8Consultations.co.uk)



## The Site

The 9.1 hectare – 22.4 acre site is on land at Bury Farm, north of the A505, south-east of Tilsworth, and north-west of Dunstable.



In response to the UK Government declaring a 'climate emergency' May 2019, Central Bedfordshire Council have agreed a Sustainability Plan, most recently refreshed in September 2024, outlining steps to become carbon neutral by 2030.

Regener8 has been working with our consultants and the landowners to bring plans forward for the site. 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.

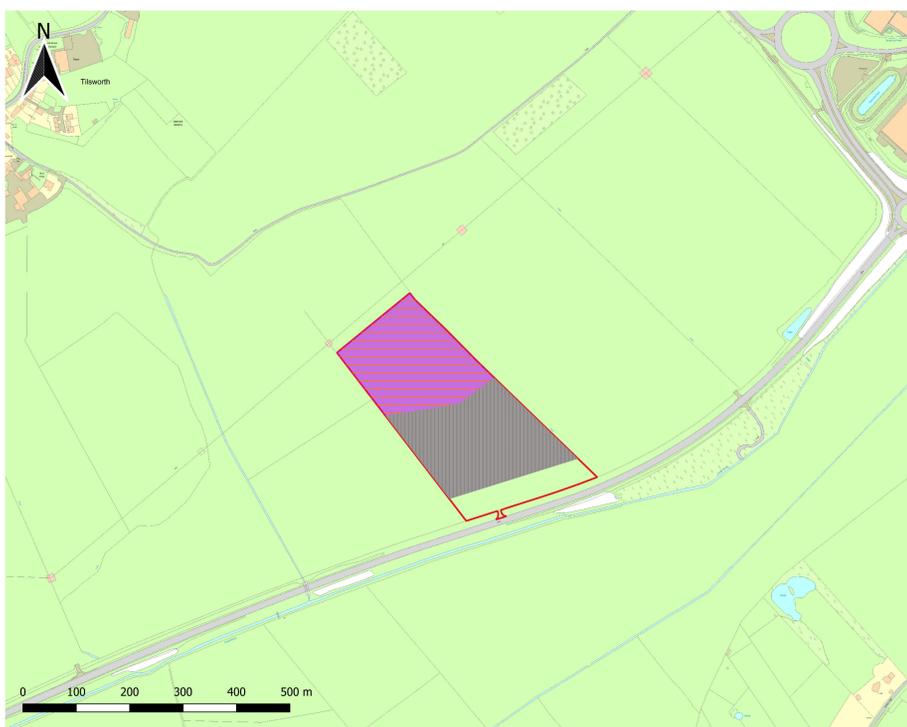
Regener8 has a rigorous site selection process, and this site was rated highly in the following key areas:

- Close to a grid connection point that has capacity for renewable energy
- Visually discreet and well-screened from residential 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



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

-  Site\_Area\_(9.1Ha)
-  BESS\_Area
-  Substation\_Area

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

The proposed site entrance shown above is currently indicative as we are working with consultants on the exact location but all deliveries for the proposed scheme would be from the A505.

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 from a maintenance team.





## 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



## 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%<sup>1</sup> 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.

<sup>1</sup> 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, so please do complete a feedback form and put it in the box provided. Following this consultation, we will consider every comment made before we finalise our plans and submit a planning application in May 2025.

**Our public consultation is open until Thursday 17th April.**

You can also leave feedback on our website by visiting:

[regener8.solar/BuryFarm](https://regener8.solar/BuryFarm)

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

### Get in Touch

✉ [BuryFarm@regener8.solar](mailto:BuryFarm@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

- 3rd April 2025**  
Public Consultation
- 17th April 2025**  
Close of consultation window
- April 2025**  
Review feedback, project design amended and finalised
- May 2025**  
Submission of planning application to Central Bedfordshire Council
- Summer 2025 Onwards**  
Central Bedfordshire Council 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



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