

# Kingsway Solar Farm

Balsham Parish Council Introduction Meeting  
18 March 2024



# Agenda

1. Introductions
2. The UK Solar Situation
3. Proposed Development – What is Kingsway?
4. Project Program – What Stage are we at?
5. Site Benefits
6. Frequently Asked Questions
7. Next Steps



OUR PEOPLE

## Meet the team



**Chris Coates**

Project Lead



**Matthew Bellward**

Project Development Manager



**Gareth Walker**

Head of Land



**Nicole Henderson**

Project Support





## INTRODUCTION

# Who are Downing LLP?

Downing LLP are a London-based investment manager making investments that matter. Founded in 1986, Downing is now a certified B-Corporation focused on creating a sustainable future through investing in sectors such as renewable energy, infrastructure, property and healthcare.





## INTRODUCTION

# Who are Downing LLP?

Downing Renewable Developments LLP (DRD) was founded by Downing to deliver an exclusive pipeline of new solar, battery storage and onshore wind assets for Downing managed funds to invest in.

Kingsway Solar Farm Ltd. is a wholly owned subsidiary of Downing LLP and will be the applicant in the eventual planning application.



# The UK Solar Situation



## Do we have enough sun?

As of January 2022, there is a growing solar PV pipeline of 37GW with 70GW forecast to be required in the UK government's energy security strategy paper published April.



## The Grid Rush

In the next 7 years, National Grid need to build 5 times the amount of infrastructure they have in the last 30.



## Solar vs Food?

In October 2022, a debate began regarding national food security and solar development. With current technology that would only use 0.4% of the land in the UK.



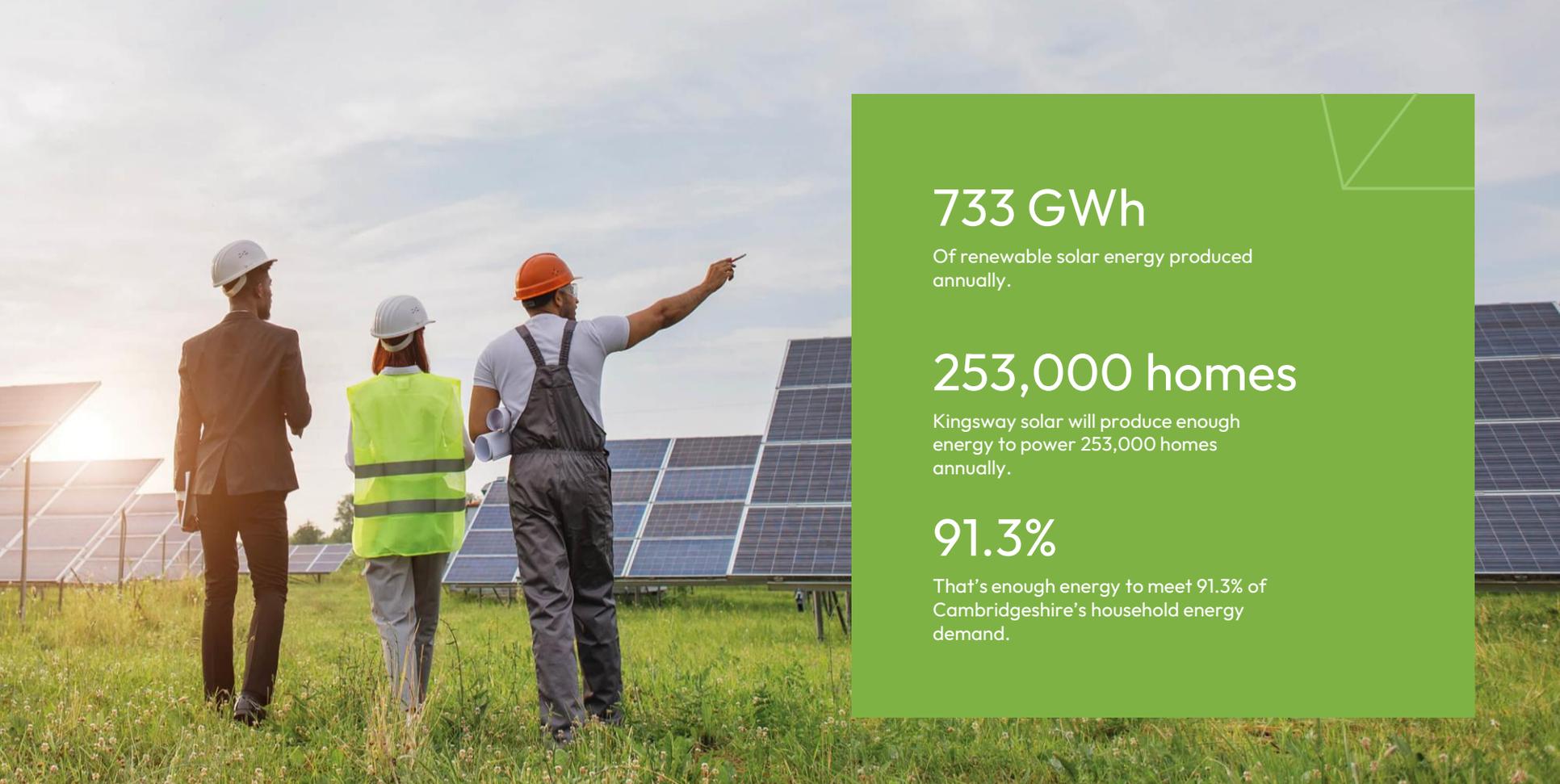
## Where are Solar Farms made?

Many companies within the solar energy supply chain have come under recent scrutiny for associations with modern slavery and forced labour.



PROPOSED DEVELOPMENT

**Kingsway Solar Farm is a new solar energy farm co-located with battery storage to be located southeast of Cambridge.**



# 733 GWh

Of renewable solar energy produced annually.

# 253,000 homes

Kingsway solar will produce enough energy to power 253,000 homes annually.

# 91.3%

That's enough energy to meet 91.3% of Cambridgeshire's household energy demand.





# >50MW

Installed solar capacity means the project will apply for a Development Consent Order (DCO) to the Planning Inspectorate (PINS) that will be decided by the Secretary of State.

## Nationally Significant

The projects size means it is classified as a Nationally Significant Infrastructure Project like highway, airport, rail and offshore wind projects.

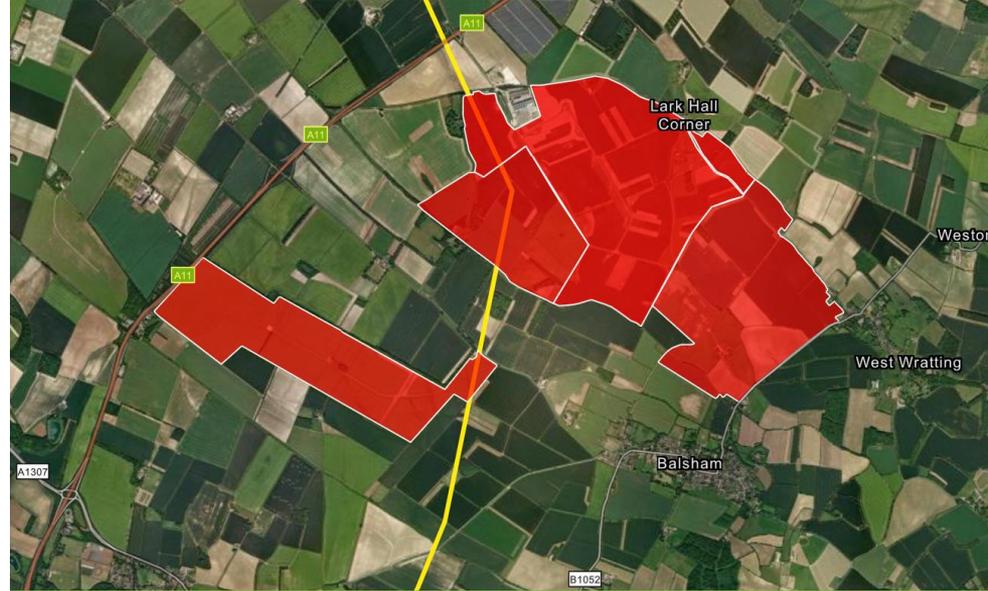


PROPOSED DEVELOPMENT

# Project Overview

A solar photovoltaic (PV) electricity generating facility with a potential capacity of up to 500MW with a co-located battery storage facility.

The proposed development is to be located to the southeast of Cambridge within South Cambridgeshire District Council between the A11, Balsham and West Wrating.



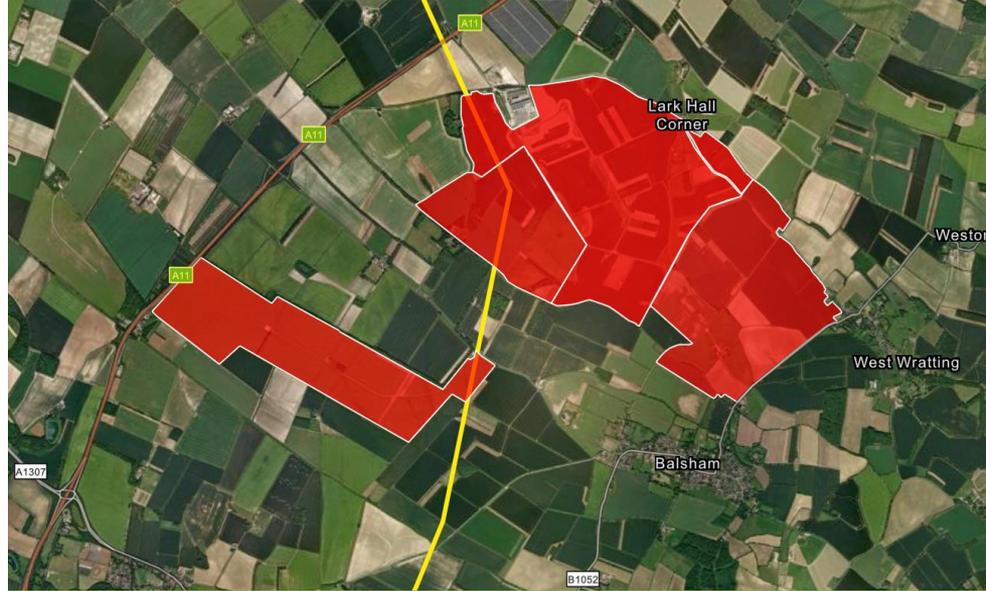
## PROPOSED DEVELOPMENT

# Grid Connection

A connection offer for 200MW has been accepted with a mod-app being reviewed internally for a further 300MW.

Working to establish an onsite Point of Connection (POC) to the National Grid through the 400kV Burwell to Pelham line that crosses the site.

The location of the POC is still to be confirmed by National Grid.



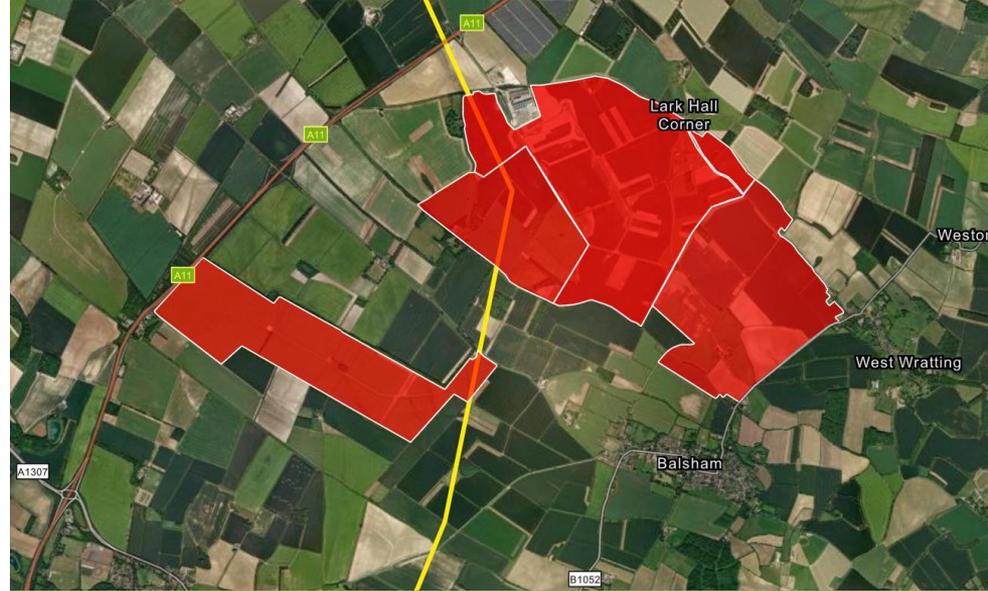
PROPOSED DEVELOPMENT

# Land Agreements

The Project will potentially cover around 900 hectares across four key landowners.

As the point of connection to the National Grid is awaiting confirmation, a cable route may be required. We will aim to secure options for easement for any required cable route.

To progress the project program, it is our intention to secure voluntary access to commence survey work.



# Environmental Considerations



## Why this Site?

The location of Kingsway Solar Farm has been selected carefully for several key reasons. In addition to the desk-based work completed to date, a campaign of surveys and assessments will be carried out on the main site and surrounding area to understand and mitigate the impact environmentally that Kingsway Solar Farm has on the local area.



The site selection process and methodology for Kingsway Solar Farm will be examined by the Planning Inspectorate.

### Key criteria for Kingsway Solar Farm's location:

- 1 Grid Connection Opportunity
- 2 Lack of significant environmental constraints.
- 3 Willing and engaging landowners.
- 4 Established transport links and access.
- 5 Opportunities to preserve and enhance local amenity and biodiversity.
- 6 The site lies out with the designated Cambridgeshire Green Belt.



# Development

## Activities currently ongoing:

- 1 Local Authority Engagement with Steven Kelly, Joint Director of Planning and Economic Development Greater Cambridge Shared Planning Service.
- 2 Engagement ongoing with National Grid around the point of connection Burwell South.
- 3 Land agreements progressing.
- 4 Environmental Impact Assessment (EIA) activity ongoing.
- 5 Stakeholder mapping in preparation for consultation.



# Environmental Surveys

## Survey Activity

A thorough campaign of surveys will be carried out on the site and grid connection infrastructure.

The main purpose of this is to better understand how our development interacts with the landscape and make design modifications, where appropriate, to accommodate for this.

## Ecology Surveys

WINTER 2023/24

Preliminary Ecological Appraisal  
Wintering Birds

SPRING – AUTUMN 2024

Breeding Birds  
Bat Activity  
Great Crested Newt HIS and eDNA  
Habitat Regulations Assessment

## Other Surveys

Landscape Photography (Summer and Winter)  
Flood Risk Assessment & Water Features Walkover  
Noise Baseline Monitoring  
Agricultural Land Classification  
Heritage Walkover  
Archaeology Geophysical Survey  
Arboricultural Survey  
Preliminary Risk Assessment (Ground Conditions)  
Transport Access



# Project Program

## 2023

SEPTEMBER

Initial LPA Meeting  
Initial PINS Meeting

OCTOBER

Winter Surveys Commence

## 2024

MARCH/APRIL

Project Launch

MAY

Non-Statutory Consultation  
Workshops

JUNE

Environmental Impact Assessment  
Scoping Report Submission

## 2025

SPRING

Statutory Consultation

AUTUMN

DCO Submission





## SITE BENEFITS

# Community Benefit Schemes

We are passionate about supporting the communities associated with our projects through community benefit schemes.

At Kingsway Solar Farm we're looking to explore:

- Working with local groups such as Cambridgeshire Community Foundation and local Parish Councils to provide funding for local initiatives.
- Providing rooftop solar schemes to local households and businesses.
- Installing Electric Vehicle charging points.
- Providing Permissive Paths for walking and recreational use around the site.
- Creating STEM, Apprenticeship and Temporary Employment Opportunities for local people associated with the construction and operation of Kingsway.



## SITE BENEFITS

# Biodiversity Net Gain

Kingsway Solar Farm provides an excellent opportunity for Biodiversity Net Gain to the local area.

At Kingsway Solar Farm we're looking to explore:

- The creation of new wildlife habitats, grasslands and wildflower meadows.
- Where practical, protect, retain and manage existing wildlife sites including woodlands, hedgerows and grasslands.
- Employ measures such as the installation of Bee Hotels, log piles and bird and bat boxes.



# Frequently Asked Questions

## Where will the energy from Kingsway be used?

Both Locally and Nationally. The configuration of the electricity network means that where there is demand locally and Kingsway Solar Farm is generating, this power will be used locally with excess being distributed across the UK. When the local demand exceeds the amount of energy generated by Kingsway Solar Farm, energy will be brought to the local area from other parts of the UK and abroad.

## Does this affect the UK's Food Security?

Kingsway Solar Farm could, pending final design, cover only 0.06% of the agricultural land in the East of England. (According to June's DEFRA Survey)

An independent agricultural land classification survey will be carried out to design the site empathetically to the quality of land below.

Measures are being explored to graze the land and for inter-row farming between panels.

## Can we Trust our Supply Chain?

Downing's internal Environmental Social Governance (ESG) team have conducted widespread analysis on the Solar PV supply chain to help inform our investment decisions.

Downing is fully committed to the efforts against forced and child labour as well as ending modern slavery.



## NEXT STEPS

# Next Steps

- 1 Formal project launch
- 2 Finalise land agreements and develop site design.
- 3 Progress survey activity in preparation for EIA scoping submission.
- 4 Progress consultation with local and national stakeholders.





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# Thank you for your time

We now invite any questions you may have.





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