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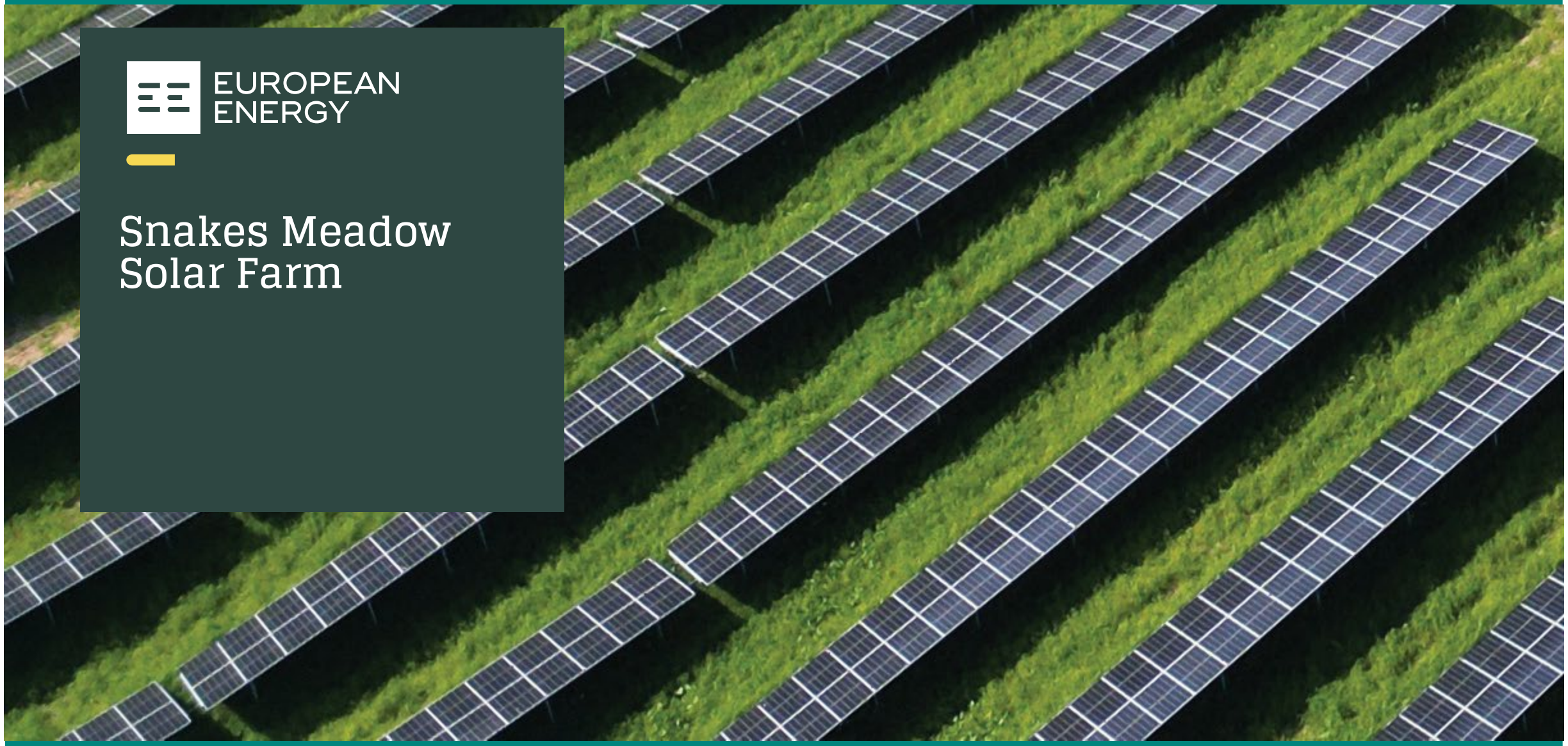
Snakes Meadow Solar Farm



Introductions and Planning Background

European Energy
Simon Bohan – Construction Manager
Lisa Wilson – Project Communications Manager

Background

European Energy UK is developing the project near Stagsden, Bedfordshire. Once operational, Snakes Meadow will generate up to 45.5MW of renewable electricity, enough to power around 11,500 homes and support cleaner, home-grown energy in the UK.

The project was taken through planning by Renewable Energy and Pegasus, being approved by Bedford Borough Council in 2024

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European Energy in the UK

We develop, finance, construct, and operate renewable energy facilities - onshore wind farms, solar farms, battery storage and green hydrogen and methanol facilities.

Established in Denmark in 2004 European Energy is a significant player in the global renewable energy sector. Today we are active in over 28 countries. Based in Copenhagen, Denmark, the group has a strong track record with more than 900 employees.

- In the UK, we have a high success rate in implementing sustainable energy projects. On the map, you can see where we are constructing our projects and where we are already generating green energy.

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Snakes Meadow Solar Farm

Snakes Meadow Solar Farm crosses three local planning authorities –
Bedford Borough Council,
Milton Keynes Borough Council
and Central Bedfordshire Council.

Milton Keynes Borough Council and Central Bedfordshire Council planning officers sought to determine the scheme under delegated powers, and Bedford Borough Council resolved to grant planning permission, subject to a S106 Agreement to secure the proposed ecological measures.

The 45.5MW solar farm solar farm will be located on nearly 80 hectares of undesignated agricultural land within the North Crawley and Ducksworth Estates and will generate clean, renewable energy for up to 11,500 homes a year.

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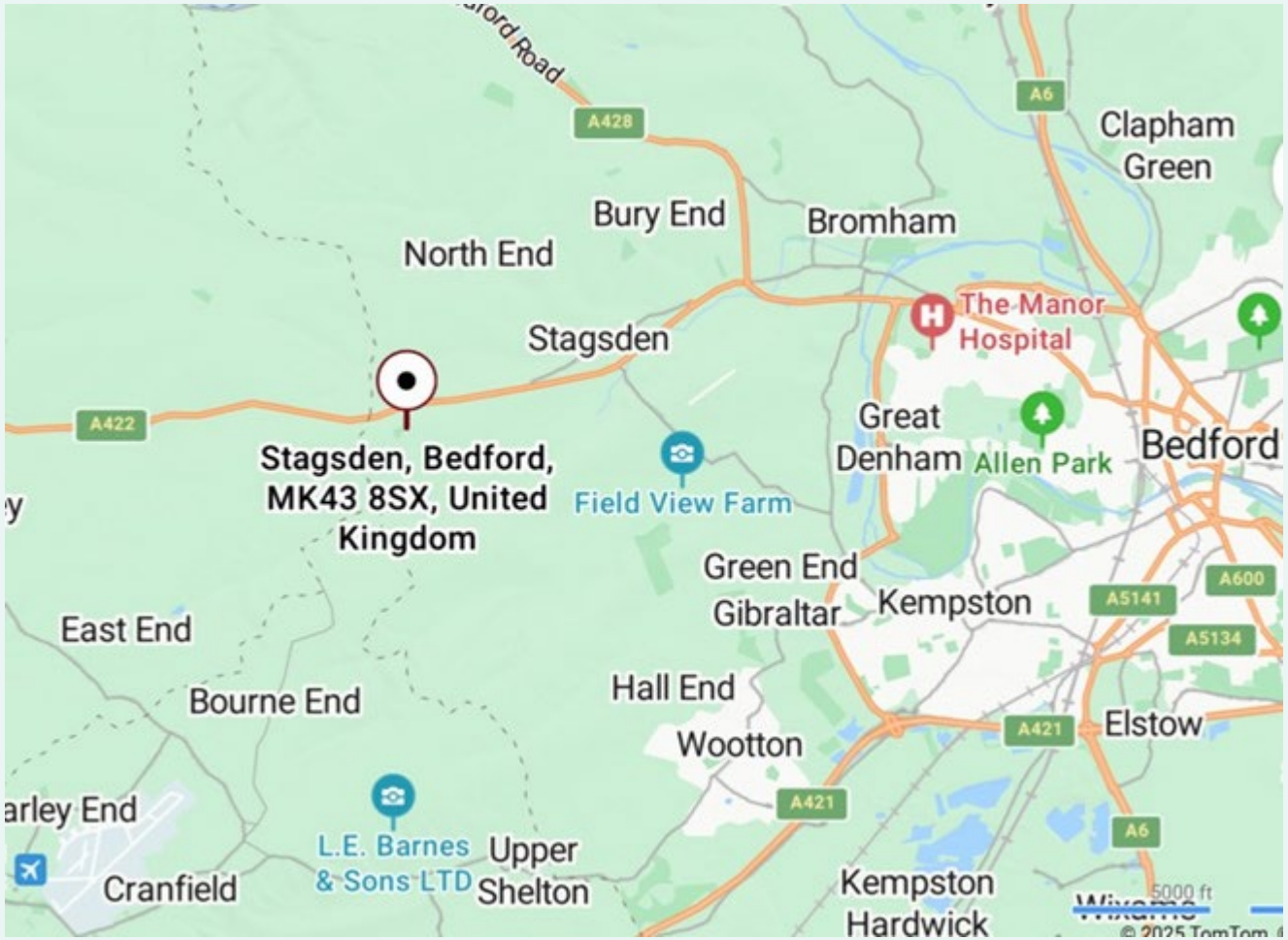
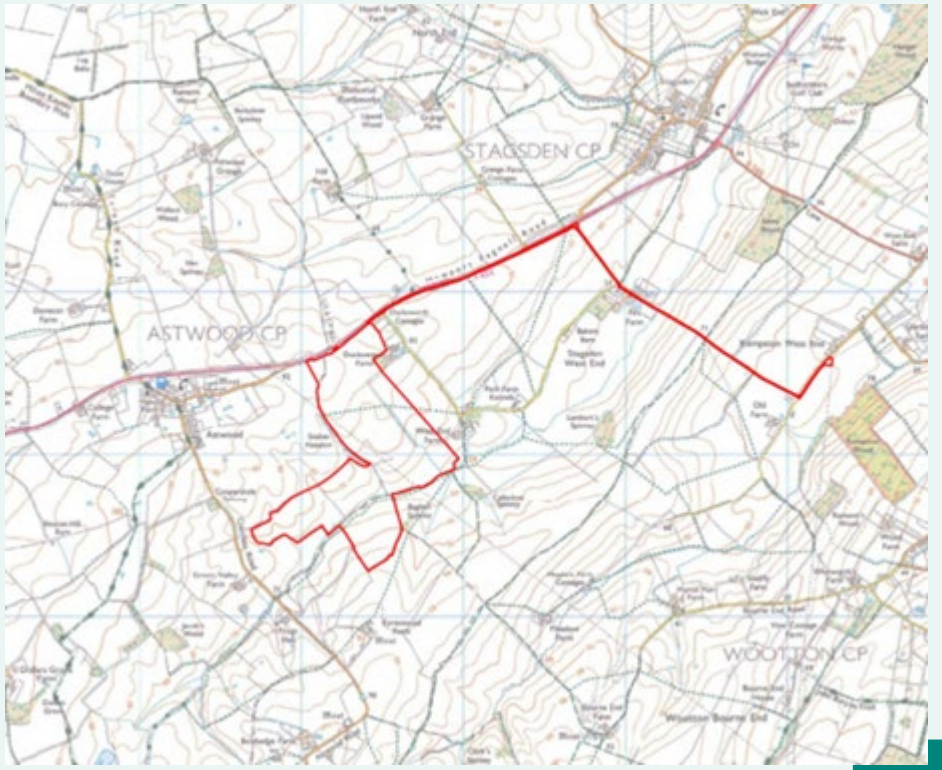
Stated figures calculated using the Subnational Electricity Consumption Statistics 2005 to 2023 (DESNZ, 2024) based on average domestic consumption per household of 3,599kWh (Office for National Statistics, 2021)

The Solar project location.





Snakes Meadow Solar Farm is located on the A422 between Stagsden and Astwood

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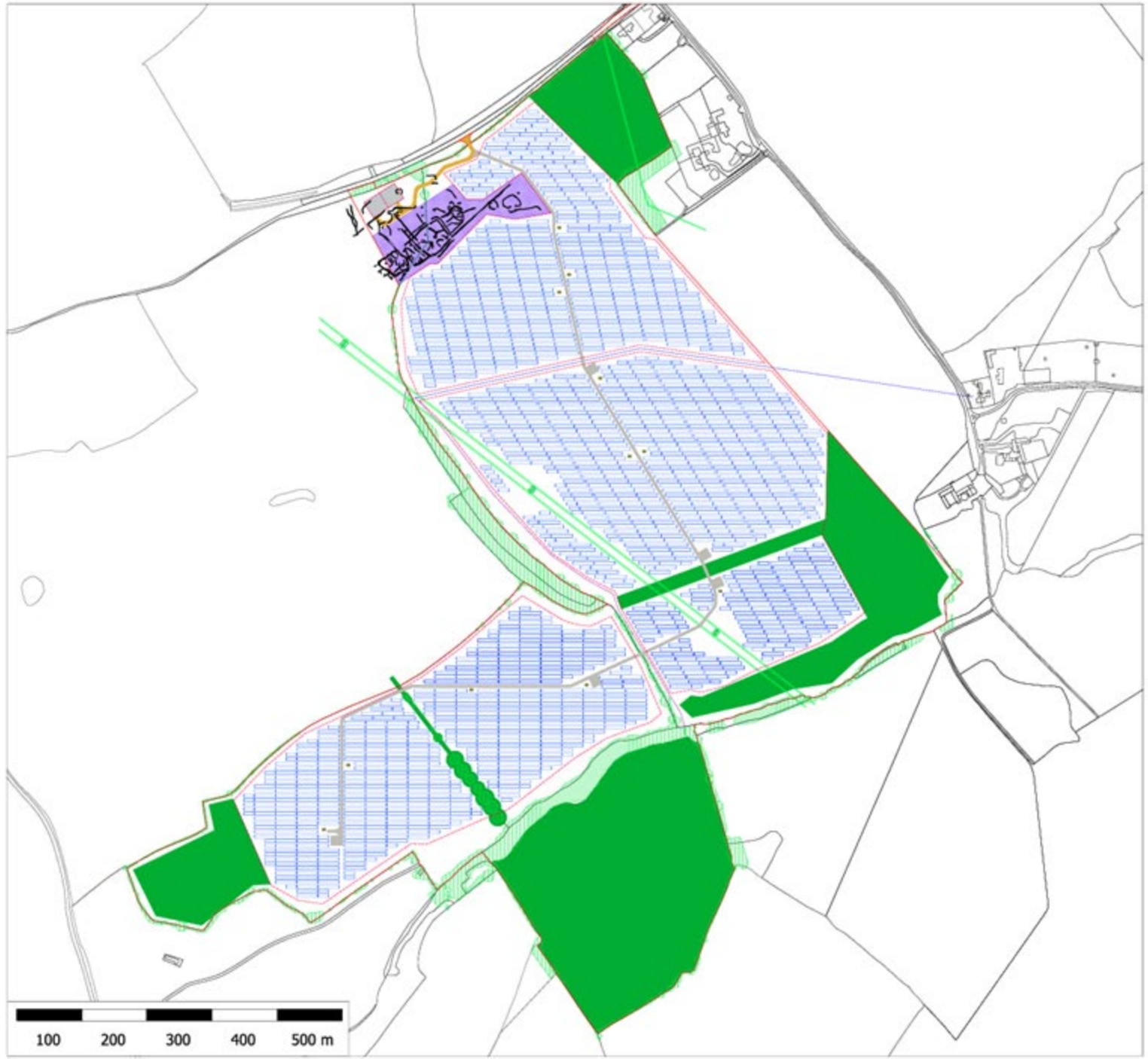

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European Energy UK Limited
Floor 1/1
39 St Vincent Place
Glasgow
G1 2ER

- Proposed Site
- Perimeter Fenceline
- PV Panels
- Transformer Stations
- DNO Access
- Construction and Maintenance Access
- Archaeological Mitigation Area
- Existing Vegetation
- Existing Overhead Line
- Skylark Mitigation Area
- Green Spaces
- Existing Public Footpath
- Proposed Permissive Footpath

Paper Size: A0

Drawn: MW

Approved: AS

Date: 09/03/26

Revision 1

N

Scale

1:2000

Snakes Meadow Solar Farm

Archaeological Mitgation Plan

Solar Construction Programme

The construction programme will broadly follow these stages:

Site set-up

- Groundworks
- Temporary access roads
- Site compound
- Perimeter fencing

- **POC and Substation compound works**

Solar panel installation

- Piling
- Ground trenching
- Installing mounting systems and panels

Electrical infrastructure

- Cabling
- Installation of the substation

Testing and commissioning

Completion and landscape works

- Removing temporary compounds
- Final landscaping

In terms of timescales:

- Site set-up: around **12 weeks**
- Main construction: around **28 weeks**
- Testing and commissioning: around **8 weeks**
- **We expect the site will be completed in Summer 2027**

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Solar Construction

Working hours and delivery times
Construction working hours will be strictly controlled:

- **Monday to Friday:** 8:00am – 6:00pm
- **Saturday:** 9:00am – 1:00pm
- **No work** on Sundays or Bank Holidays

Wherever possible, deliveries will also be **scheduled outside peak traffic times**, particularly:
- 8:00–9:00am
- 5:00–6:00pm on weekdays

This helps reduce congestion and disruption.

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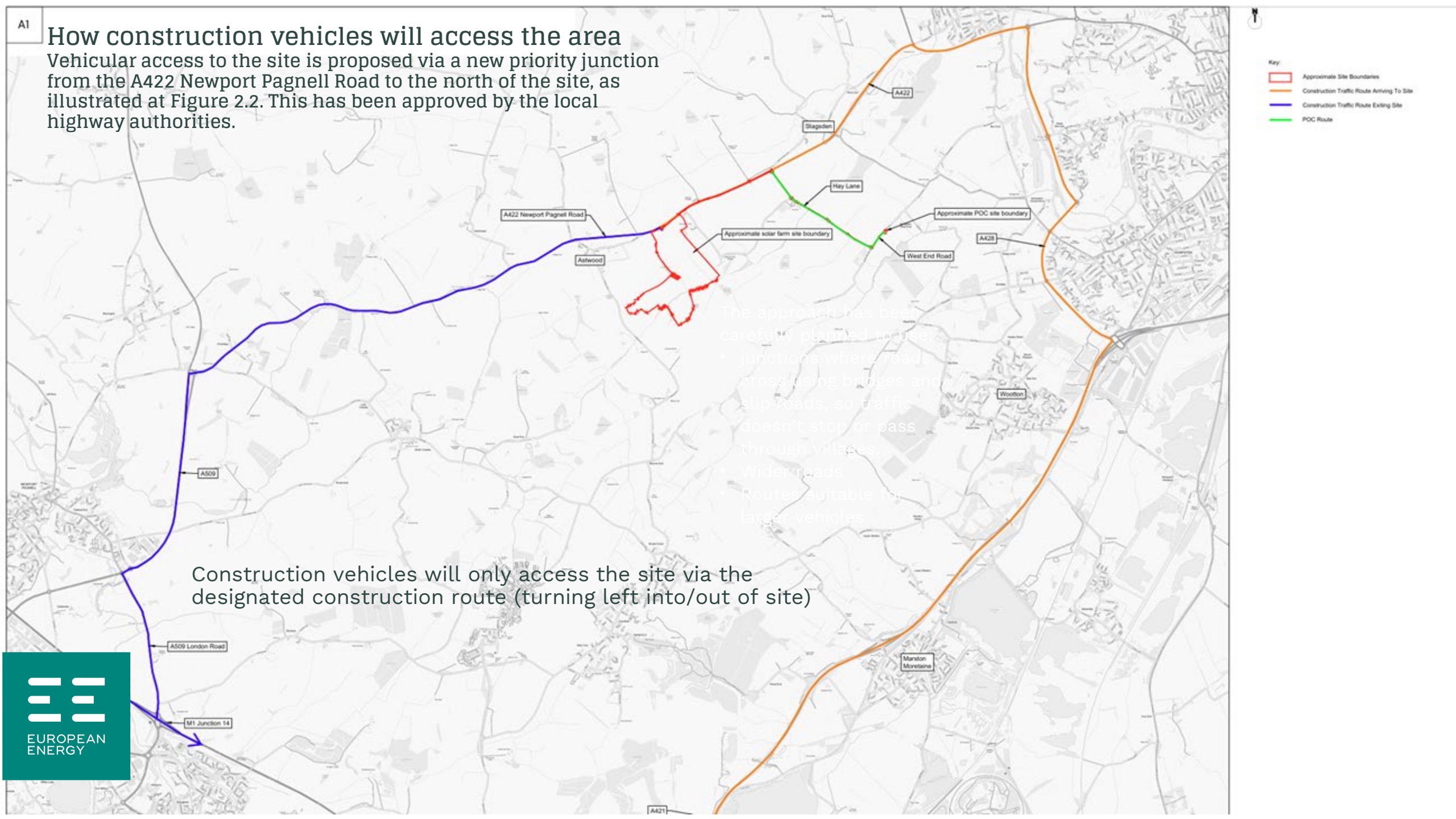
A1

How construction vehicles will access the area

Vehicular access to the site is proposed via a new priority junction from the A422 Newport Pagnell Road to the north of the site, as illustrated at Figure 2.2. This has been approved by the local highway authorities.



The approach has been carefully planned to use:

- junctions where roads cross using bridges and slip roads, so traffic doesn't stop or pass through villages
- Wider roads
- Routes suitable for larger vehicles

Construction vehicles will only access the site via the designated construction route (turning left into/out of site)

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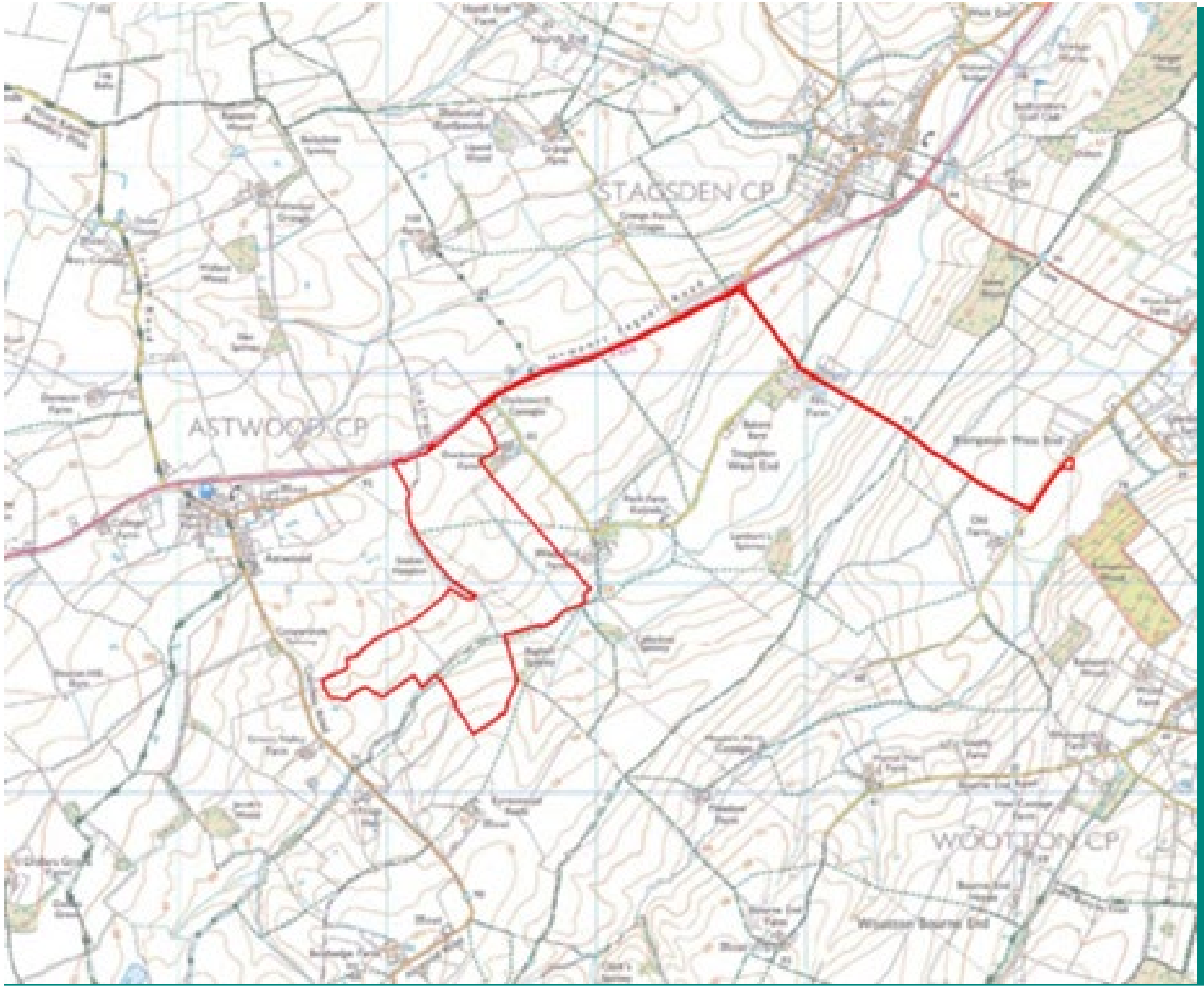

Snakes Meadow Cable Route Works

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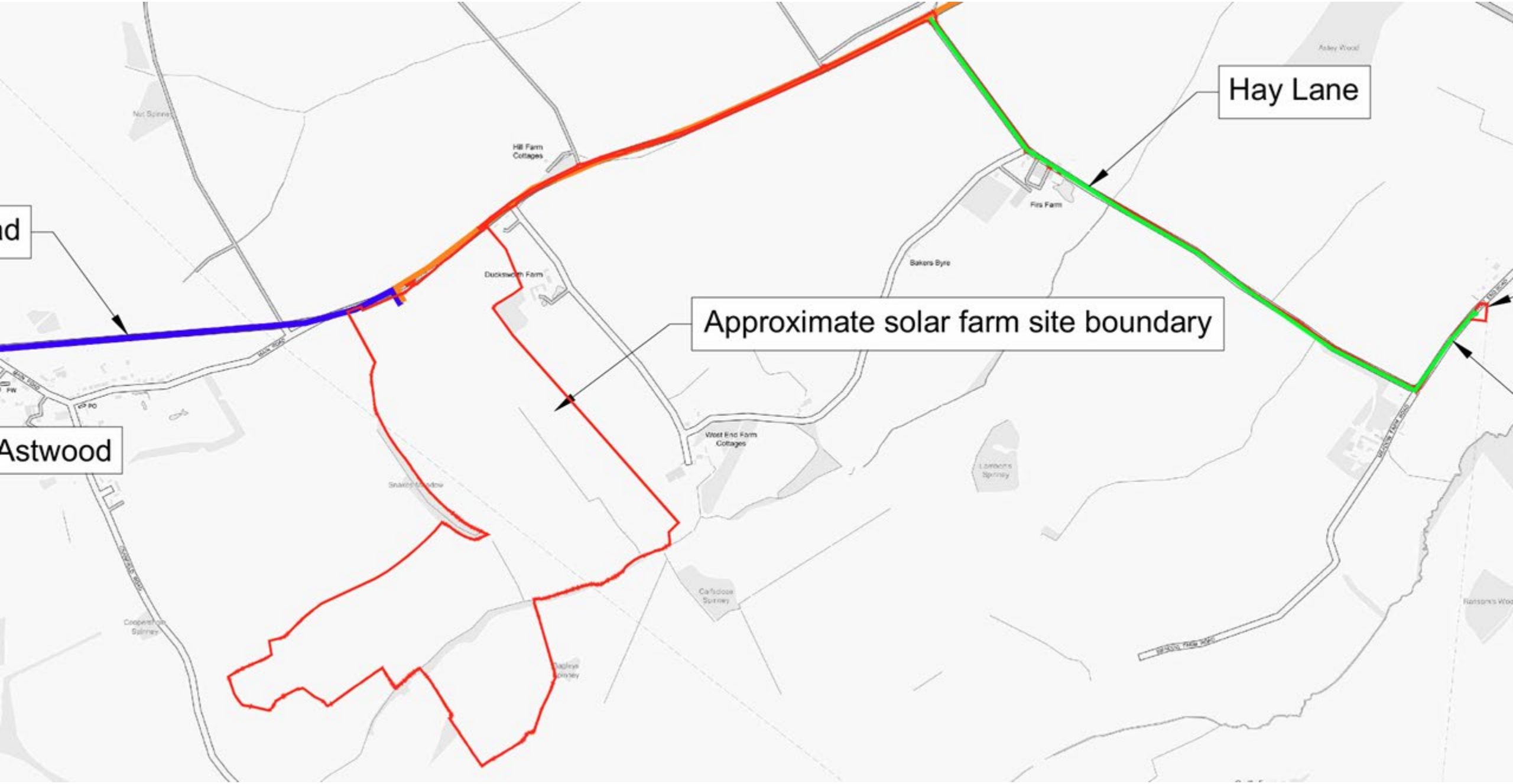
Hay Lane
Approximate solar farm site boundary
Astwood
Hill Farm Cottages
Ducksworth Farm
Bakers Byre
Firs Farm
West End Farm Cottages

Cable Route - Introduction & Our Role

Our contractor will lay an underground cable between the solar farm and a point of connection (POC) approximately 300 metres southwest of Kempston West End.

The cable will be routed

- from the site on the southern side of the A422.
- south along Hay Lane and West End Road for around 2km
- the cable will be connected to the electricity grid via a new mast. The route is approximately 3.8 kilometres long.

Appropriate street works notices will be secured and suitable traffic management and procedures will be implemented along the route to minimise disruption

The estimated duration of works will be five weeks with around 150 - 200 metres of cable to be installed per day (note the change from 200 to 150-200 as advised by our partner contractor at the meeting as being a more reasonable target, given other likely services beneath the road)

How the Works Will Be Carried Out

How the works will be carried out

- All cabling is underground with trenches
- Works progress section by section
- Trenches excavated, protective ducts installed, all surfaces fully reinstated as we go
- We work carefully around existing underground services: power cables, telecoms and water mains
- We will co-ordinate the work with the community and engage to minimise disruption

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Snakes Meadow Point of connection(POC)

During Construction

•The POC-MAST will be delivered using a 15.4 metre long articulated vehicle

•The mast splits into four sections (the longest being 7.4 metres) for transport

•Vehicle tracking plans (Appendix C) confirm the vehicle can safely enter and exit the site moving forwards

•Delivery lorries will use Hay Lane to get in and out, connecting to the A422

Once Up and Running

•Two new access points will be created off West End Road, about 220 metres from the Hay Lane junction (see Appendix C). These access points will be used during testing and for routine maintenance.

•Both access points will be five metres wide

•The northern access serves the POC mast; the southern access serves the Control Room and other equipment

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Public Rights of Way

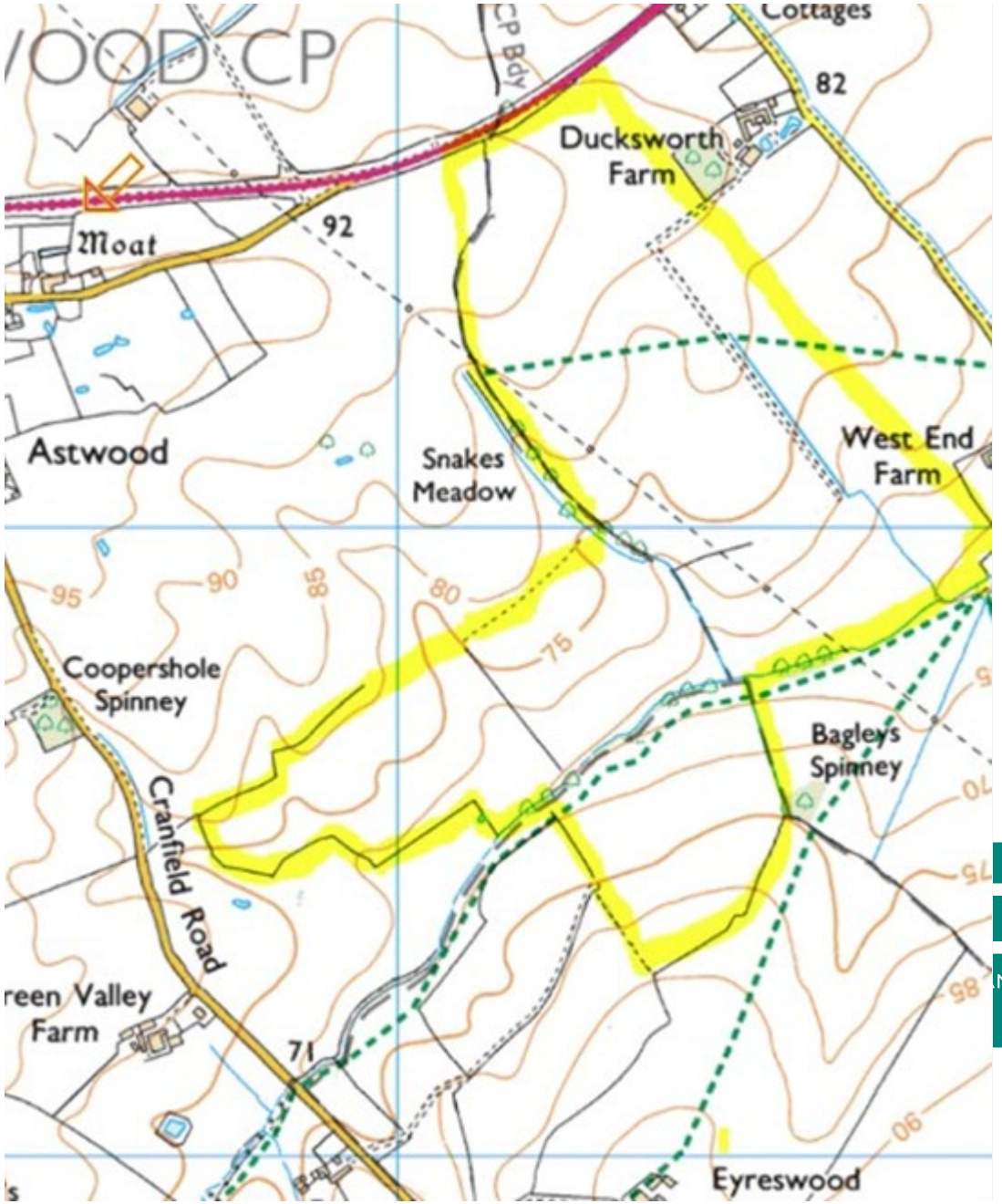
Footpath Stagsden 13

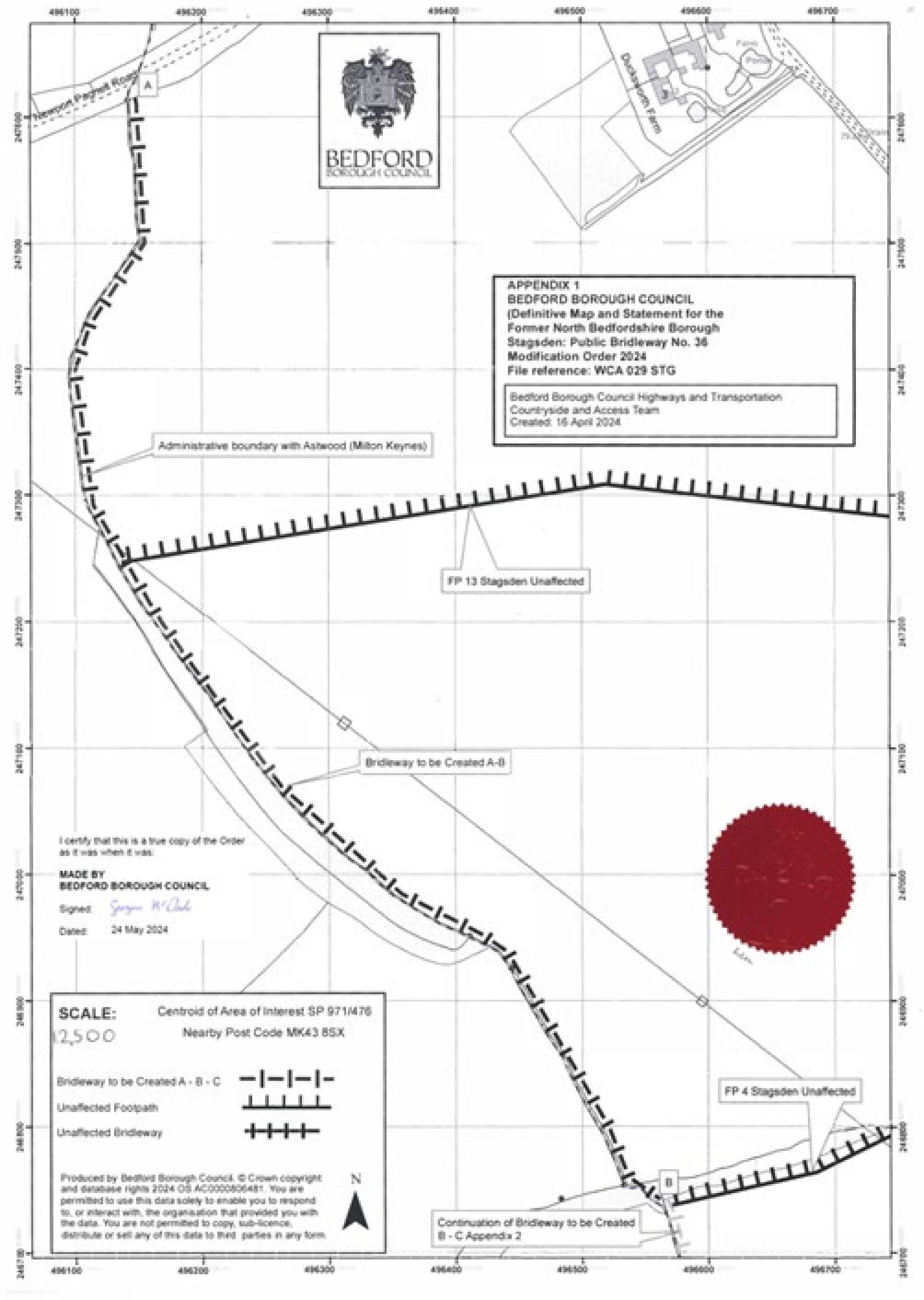
bisects the site in a northwest to southeast direction. This connects to Bridleway Stagsden 7 to the east of the site, south of Stagsden Christmas Tree Farm.

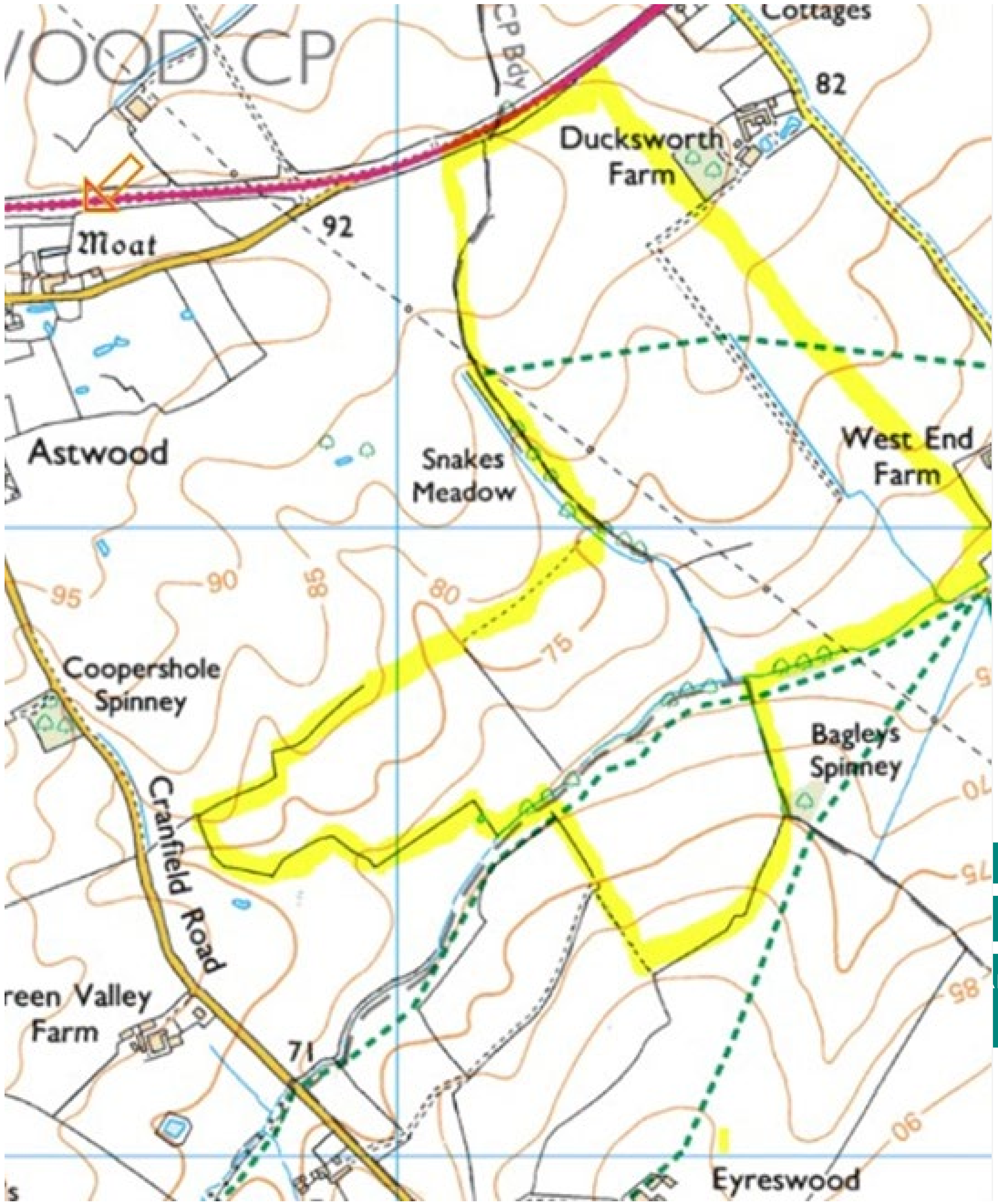
Other PROW

PRoW footpath Stagsden 4 / Cranfield 54 crosses the southern portion of the site in an east – west direction, also connecting Cranfield Road to Stagsden 7 bridleway.

Planning includes a new permissive path (bridleway) for the life of the farm, connecting footpaths 4 and 13




Newport Pagnell Road
A
Ducksworth Farm
BEDFORD BOROUGH COUNCIL
APPENDIX 1
BEDFORD BOROUGH COUNCIL
(Definitive Map and Statement for the
Former North Bedfordshire Borough
Stagsden: Public Bridleway No. 36
Modification Order 2024
File reference: WCA 029 STG
Bedford Borough Council Highways and Transportation
Countryside and Access Team
Created: 16 April 2024
Administrative boundary with Astwood (Milton Keynes)
FP 13 Stagsden Unaffected
Bridleway to be Created A-B
I certify that this is a true copy of the Order
as it was when it was:
MADE BY
BEDFORD BOROUGH COUNCIL
Signed:
Dated: 24 May 2024
SCALE:
Centroid of Area of Interest SP 971/476
Nearby Post Code MK43 8SX
Bridleway to be Created A - B - C
Unaffected Footpath
Unaffected Bridleway
Produced by Bedford Borough Council. © Crown copyright and database rights 2024 OS AC0000806481. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
N
FP 4 Stagsden Unaffected
B
Continuation of Bridleway to be Created
B - C Appendix 2
496100
496200
496300
496400
496500
496600
496700


WOOD CP
CP Bdy
Cottages
82
Ducksworth Farm
Moat
92
Astwood
Snakes Meadow
West End Farm
95
90
85
80
75
Coopershole Spinney
Cranfield Road
Bagleys Spinney
Green Valley Farm
71
Eyreswood

Considerate Constructors Scheme

European Energy will sign the Solar Farm site up with The Considerate Constructors Scheme in the run up to the construction phase. This is ais a **national, independent scheme** that promotes best practice on construction sites. It is all about **respecting people who live and work nearby**, as well as our workforce and protecting the environment.

This will be our 4th site registered with the CCS, and we are very proud to have had our first 2 assessments with the scheme this year – being graded 'Very Good' on one site and 'Excellent' on the next

What it means for this project
By working to the CCS principles, contractors commit to:

- **Respecting the local community**
  Minimising disruption, being polite and approachable, and listening to concerns.
- **Keeping the site safe and tidy**
  High standards for safety, cleanliness and site appearance.
- **Protecting the environment**
  Managing noise, dust, traffic and waste carefully.
- **Being accountable and approachable**
  Clear site contacts and a willingness to put things right if issues arise.

Independent monitoring
Sites can be **independently monitored and scored** against these standards, helping to ensure commitments are followed through in practice.

Our commitment
We expect everyone working on this project to **act responsibly, courteously and transparently**, and to engage positively with the local community throughout the works.

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What to expect at the end of construction

When the project is successfully completed, what should we expect?

- The solar farm will sit quietly in the landscape, producing electricity for around 17,000 homes every year.
- New hedgerows and boundary trees will be planted to provide screening and help to break up views of the site.
- Long-term land management will include the creation of large areas of meadow grassland and other habitat enhancement to support birds and other wildlife.

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Community Benefits

- More than 200% Biodiversity net gain
- Introduction of a permissive path to connect existing rights of way
- Developer Contribution Fund

A Developer Contribution Fund is offered to the local community

On COD we will enter into a **Developer Contribution Funds Agreement** with the affected Parish Councils
In this case, the fund would be shared between Stagsden PC and Astwood and Hardmead PC (addendum – we understand from the meeting that there is a third PC whose boundary covers the POC site and will engage with all three parishes to determine how the fund will be divided and or managed for the benefit of the local community)

Local charities, organisations and bodies will be able to apply for funding shortly thereafter, via application form to the Parish Councils/ fund body

£2k per MW DC will be ringfenced in total as a one off contribution once electricity is being officially exported to the grid.

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Q&A

Project Team:

Simon Bohan – Construction Manager

Lisa Wilson – Project Communications Manager

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Thank you for taking the time to share your views today

Please make contact with us directly if you have any concerns or queries

Lisa Wilson, Project Communications Manager

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Tel: 07508 817 113

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