

# Thrift Solar Farm & BESS



Invitation to public consultation event:

**Wednesday 30th April 2025**

3pm to 7pm

Toot Hill Village Hall, 2 Toot Hill Rd, Toot Hill, Ongar CM5 9LR



**Thrift**  
Solar Farm





# Introducing Thrift Solar Farm & BESS

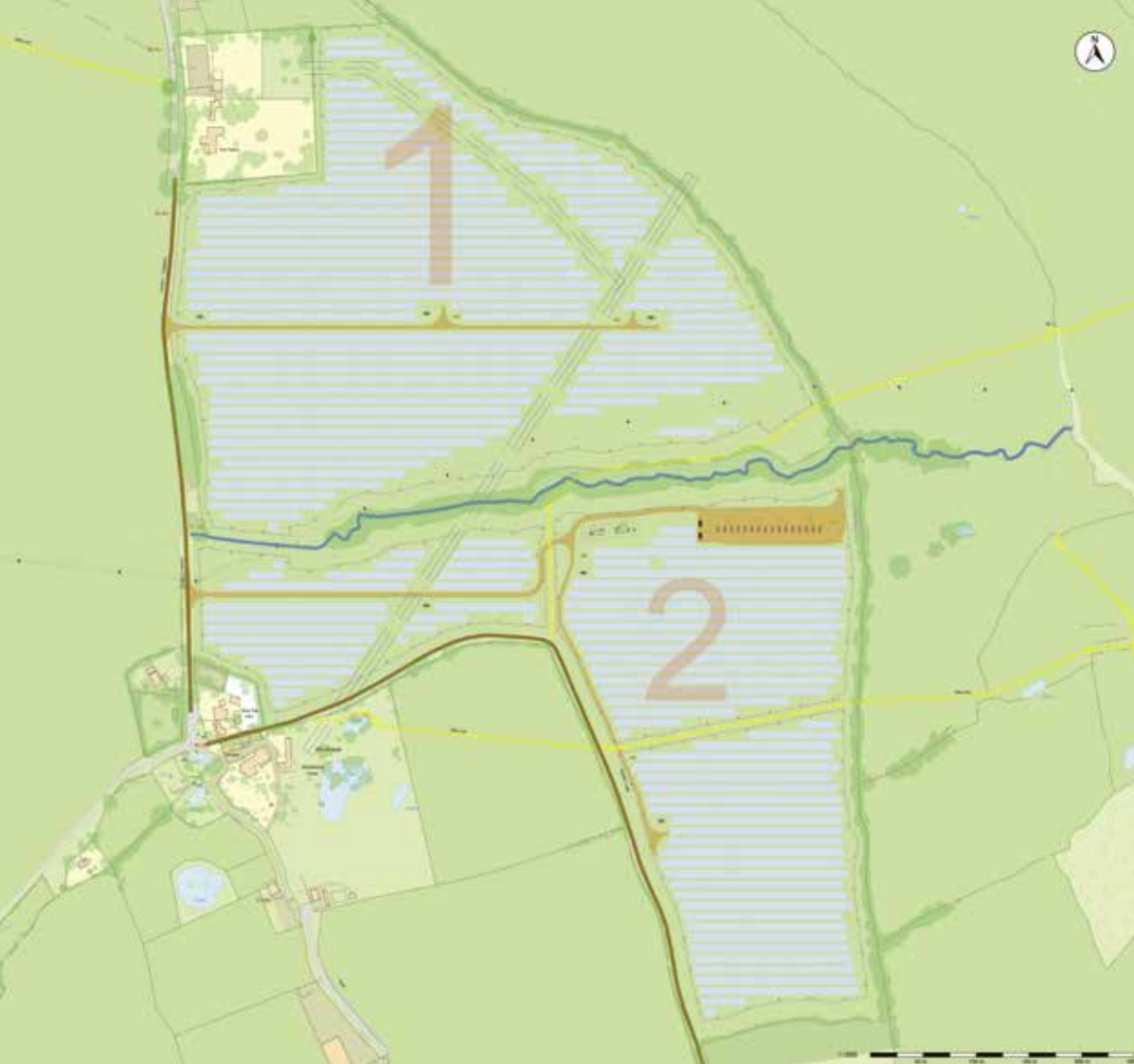
ib vogt UK Ltd is preparing to submit a planning application to Epping Forest District Council for a solar farm on land east of Tawney Common, Theydon Mount, Epping, Essex, CM16 7PU.

The project would have a capacity of 30MW with the proposed development creating enough renewable energy to meet the annual electricity demands of approximately 8,123 homes. It would also offset approximately 4,906 tonnes of CO<sub>2</sub> each year, or 196,240 tonnes of CO<sub>2</sub> over the lifetime of the project. This is the equivalent of taking around 1,144 cars off the road.

The co-located battery storage facility will supply electricity to the electricity network at times of peak energy demand and help make renewable energy a more secure and reliable part of the UK energy supply.

The proposed site location sits within a semi-rural landscape which will have pre-existing hedgerows and trees to provide screening. Additional screening will be introduced wherever required, to further reduce any potential visual impact. While there are no statutory landscape, heritage or ecological designations on site, we will be considering these matters carefully in developing our proposals alongside the feedback received.





## KEY

- Deer Fence
- Application Boundary
- Maintenance Track
- Maintenance Track - Existing
- Gate
- Existing Distribution OHL
- Existing Distribution OHL Post/Tower
- Existing Transmission OHL
- Existing Transmission OHL Post/Tower
- Public Footpath
- Spare Parts Container 20 ft
- Forest Line
- Tree/Tree Line
- 33 kV Substation (DNO)
- PV Rack\_15deg Tilt\_10deg Tilt
- CCTV Camera
- Water Tank (Same size as BESS units)
- Proposed BESS Location
- PCS Station
- BESS Station
- Transformer
- Water Course
- Auxiliary Transformer
- 33kV Substation (Developer)
- Office Container

# Why do we need to do this?

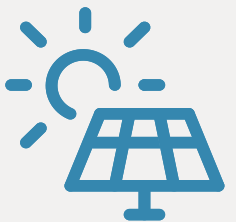
The Climate Emergency, cost of living crisis and the ongoing war in Ukraine have all highlighted the salience of importance of energy production and energy independence. We urgently need to generate energy from new, lost cost, low carbon sources and solar is the lowest cost and quickest to deploy of all energy sources.

In 2019, the UK became the first country in the world to declare a Climate Emergency. It has subsequently committed to reach Net Zero carbon emissions by 2050. The new UK Government wants to make the UK a “clean energy superpower”. As a key mission, the Government has committed to achieving a zero-carbon electricity system by 2030.

This proposal will provide wide ranging benefits, including:

- It will assist Epping Forest District Council in reducing greenhouse gas emissions in line with local and national targets in response to the Climate Emergency.
- It will contribute towards the security of energy supply in Essex through the provision of local, renewable electricity.
- Careful consideration has been given to the development to avoid effects on landscape, heritage, or ecological designations.

- A community fund will be established to invest in local projects and initiatives.
- The proposal does not require the stopping or diversion of any public rights of way
- This is a temporary development, allowing the land to rest for a period of operation up to 40 years.
- Decommissioning and full restoration of the site at the end of life of the development will be secured via planning condition.
- The proposed solar farm and BESS will not require Government subsidy.





# Who are we?

With over 4GW of Solar projects in operation and a current solar pipeline of over 52GWp, ib vogt is a leading utility-scale solar development platform with a global footprint and a 20-year track record of decarbonising power generation, our mission is clear: to power the energy transition to a more sustainable future.



## Public consultation

We invite you to provide feedback on our draft proposals in the following ways:

1

**Attend our public consultation event on Wednesday 30th April 2025 from 3pm to 7pm.**

You are invited to attend our public consultation event at which you can see our plans, learn more about our proposal and talk to the project team. We're holding our public consultation event at Toot Hill Village Hall, 2 Toot Hill Rd, Toot Hill, Ongar CM5 9LR.

2

**Fill in the feedback form that accompanies this public consultation brochure.**

Please read through the leaflet and provide feedback to us by way of the free post feedback form that came with the brochure.

3

**Visit the dedicated public consultation website [www.thriftsolarfarm.co.uk](http://www.thriftsolarfarm.co.uk)**

We have set up a dedicated public consultation website, where you can find information about our draft proposals and provide feedback.

## Indicative timeline

**April 2025**

Pre-submission Consultation



**April/May 2025**

Finalised proposed design



**May 2025**

Submit planning application



**End of 2025**

Planning Decision

# Frequently asked questions

## Why Solar?

There is an urgent need to generate energy from new, and environmentally friendly sources, and solar power emerges as the most cost-effective and rapidly deployable among all energy sources. Solar power is already yielding tangible results. For instance, during the period from June to August in 2022, solar power frequently contributed up to 25% of the UK's daytime electricity (according to the National Grid ESO carbon app). Even in winter, solar panel technology is still effective; at one point in February 2022, solar was providing more than 20% of the UK's electricity (According to the National Grid).

Solar power is a core part of the Governments' Net Zero target, and it intends to more than triple solar power capacity by 2030. Achieving this objective requires the deployment of larger scale solar farms as well as on the rooftops of industrial and residential buildings

## Why Here?

For our solar farm projects we require a nearby grid connection, a well-screened site that is consistent with planning policy and supportive landowners. Thrift Solar Farm offers all of these features.

## Will the proposal change the land classification?

The solar farm & accompanying BESS is a temporary development and will not change the land classification.

## Are solar farms noisy?

No, solar panels have no moving parts and emit no sound. Inverters and transformers can emit very low level sound, but these are sited away from houses and cannot be heard from more than a few metres away. Battery energy storage sites are not usually audible above ambient noise-levels. A full noise assessment has been conducted for the site and the project design will include mitigation, if necessary.

## Are solar farms a threat to food security?

The UK Food Security Report (2021) found that "the biggest medium to long term risk to the UK's domestic production comes from climate change and other environmental pressures such as soil degradation, water quality and biodiversity".

Solar farms currently account for 0.08% of total land use in the UK (Solar Energy UK 2022). The Government targets for a fivefold increase in solar would result in 0.3% of the UK land area being used by solar (Carbon Brief, 2022). This is the equivalent to around half of the space used by golf courses.

## Is battery energy storage safe?

The battery enclosures are specifically engineered to guarantee secure operation throughout the project's lifespan. Advanced safety measures, including continuous monitoring of individual battery cells, are in place to promptly address any potential concerns and manage operations for utmost safety.

Battery energy storage systems are designed to adhere to stringent safety standards established by international regulatory bodies like the International Electrotechnical Commission (IEC).

## Will the solar farm harm wildlife?

There is no evidence that solar farms have a negative impact on wildlife. In fact, wildlife thrives within the sites when managed sensitively. The proposal will include biodiversity enhancements including an enhanced wildlife corridor through the centre of the site.

## How will this development directly benefit my community?

Ib vogt UK Ltd will contribute funds to local community projects or directly provide specific community projects as part of our solar farm investment. We are keen to hear from locals about potential projects which would be compatible with our values.

## How long will this project take to build?

It typically takes 6-9 months to build a solar farm of this size. Site working would typically be Monday to Friday and Saturday mornings only.

A construction traffic management plan will be conditioned and subject to detailed liaison with the highways department post planning. Once the solar farm is constructed, monitoring will be carried out remotely by Ib vogt, minimising visits by maintenance staff.

## Biodiversity Net-Gain

We are committed to significant net biodiversity gain through the creation of new habitats to support local wildlife. Existing hedgerows will be strengthened, and new hedgerows will be planted to improve habitat connectivity across the site. We will set aside a significant proportion of the land for Biodiversity Enhancement Areas which will provide wildflower meadows for pollinators and grassland habitats to support mammals, birds, and invertebrates. Further ecological enhancement measures such as bird boxes and bat boxes will be placed within the site to encourage those populations to prosper.



# Have your say

Please take your time to consider the information within this brochure and don't hesitate to contact a member of our team should you have any questions or matters you need to be clarified. Comments provided by the local community will be considered in shaping the final planning application submission. Please provide any comments you have on the proposal by email or via the feedback form on the website. We would be grateful if you could answer the feedback form and let us have your contact details for the purpose of informing the project design and providing feedback to the council.

For further information, please do not hesitate to email:  
**[feedback@alpacacommunications.com](mailto:feedback@alpacacommunications.com)**

## Register for Updates

Please visit **[www.thriftsolarfarm.co.uk](http://www.thriftsolarfarm.co.uk)** where information about our proposals will be updated, and where you can register to receive updates.



# Feedback form

To return your completed feedback form please tear it from the brochure and pop it in the post by **Wednesday 14th May 2025**. Alternatively, you can return your form via email to **[feedback@alpacacommunications.com](mailto:feedback@alpacacommunications.com)**

Title:	<input type="text"/>	Name:	<input type="text"/>
Address:	<input type="text"/>	Postcode:	<input type="text"/>
Email:	<input type="text"/>	Telephone:	<input type="text"/>

1. Has this brochure been helpful in understanding our proposal?  
☐ Yes ☐ No ☐ Not sure
2. With regards to the proposals you have read about within this leaflet, are you:  
☐ In favour ☐ In objection ☐ Of no opinion
3. Please use this space to provide any comments on the proposal. We would welcome your feedback on all aspects of the emerging design shown in the brochure.

**Please provide your contact details if you wish to get a response. Any information provided will only be used for the purpose of the planning application to the Local Planning Authority and will not be disclosed with any third parties. Your contact details will not be listed on the planning application documentation.**

# Freepost ALPACA COMMUNICATIONS LIMITED

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## **Instructions**

To return your feedback form, please fold and put it in the post to us.

If you'd like more space to share your thoughts, send us an email, or just write your comments down and pop them in an envelope with 'FREEPOST ALPACA COMMUNICATIONS LIMITED' written on the front. You don't need any further address or stamp.

Any queries or problems? Get in touch via [feedback@alpacacommunications.com](mailto:alpacacommunications.com).