

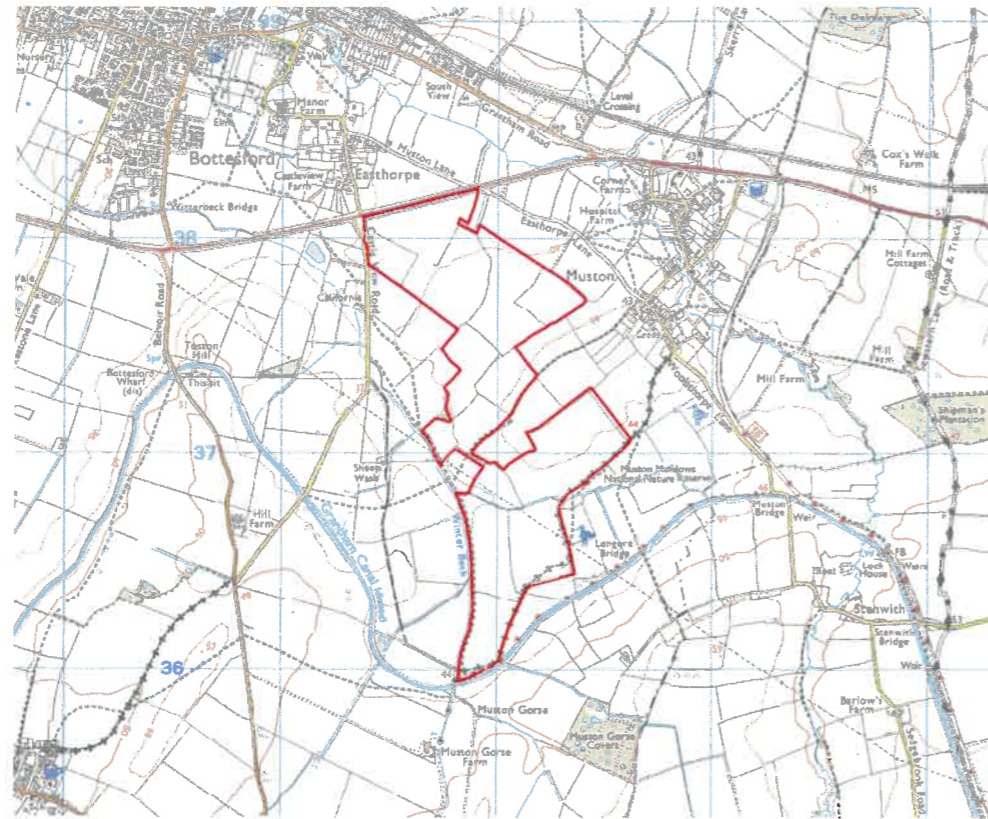
We have listened

JBM Solar instructed Instinctif to undertake a door-to-door survey in the area in winter 2022, with over 100 residents from the local area taking part. The survey found that **86% of local residents surveyed supported renewable energy from solar farms.**

Since submitting the original planning application, JBM Solar has worked closely with Melton Borough Council and key stakeholders in order to understand the concerns of the local community. JBM Solar has listened to feedback and has made a number of sign changes to the proposals as a result.

These include:

- + The removal of 7.5 acres of panels to increase screening from Muston.
- + Additional planting of trees and hedgerows to increase screening and improve biodiversity.
- + An increase to the community benefit fund from £50,000 to £180,000 which will help fund projects locally such as the Grantham Canal tow path, rooftop solar on community buildings and other sustainable initiatives.



"I support the application of Belvoir Estate for a solar farm because it will help delay the effects of climate change. This sort of scheme is vital to our survival."

Mr Thomas, Melton Mowbray

Proposals to deliver green energy

Belvoir Solar Farm

Land within the Belvoir Estate, Fields OS 6700 and 5200, Muston Lane, Easthorpe

22/00537/FUL
Planning Committee
31 August 2023
Recommended for approval

JBM
SOLAR

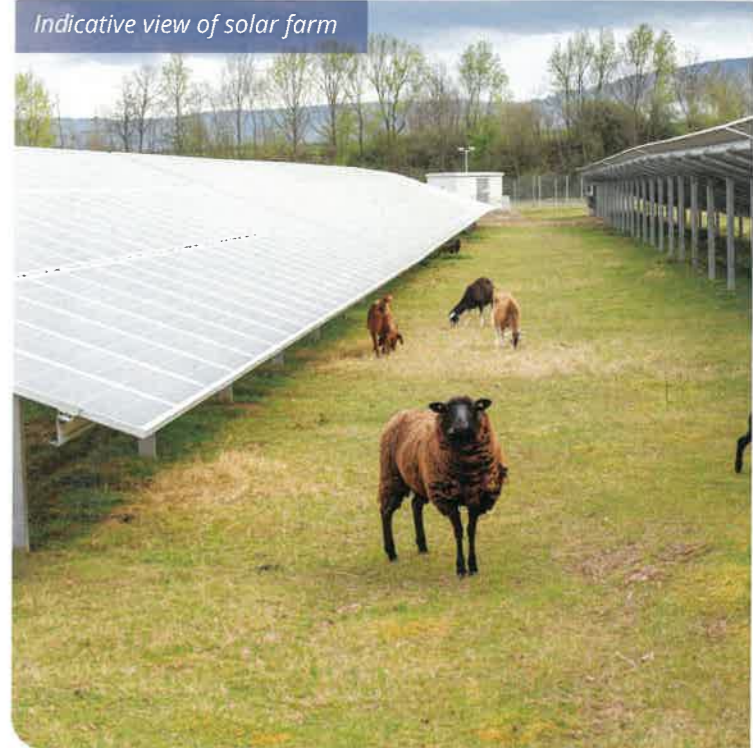
Dear Councillor,

JBM Solar is proposing to deliver green energy within the grounds of Belvoir Estate. This important renewable energy project will help to decarbonise the energy supply in Leicestershire. JBM Solar is pleased to have created these proposals which align with local and national net zero carbon emissions targets and will support in tackling the climate emergency. These proposals also provide an opportunity to help reinstate the UK's energy security, provide significant investment in the local area and reduce energy bills for the winters ahead.

We have worked closely with statutory consultees, officers at Melton Borough Council and the community to bring forward this application. As a result, we are **delighted to see 117 letters of support** submitted to the planning file in favour of the proposals.

"We all have to do our bit to ensure a secure low carbon future. This is a great step forward locally and presented in a way sympathetic to the environment."

Mr Metcalfe, Bottesford



Who is JBM Solar

Since 2012, our team has secured planning permission in the UK and Ireland for more than 1GW of solar projects, ranging from 30 to 150 megawatts. This is the equivalent of providing energy to over 265,000 homes.

Working in partnership with local communities to unlock a project's full potential and delivering significant biodiversity net gains is at the heart of what we do.

Our vision is to power the UK with reliable, affordable, clean solar energy, and to add value through innovation and investment. We're bringing the benefits of solar energy to communities and the planet – at the scale and pace that is needed to help the country meet its net zero ambitions.



Our proposals at a glance



Sustainable, renewable energy to meet the equivalent electricity needs of over **19,000 homes each year.**



The displacement of over **1.6m tonnes of CO2** from equivalent fossil fuel energy.



Significant **biodiversity net gain of 142%** - including:

- **27 acres of wildflower meadows**
- **61 acres of species diverse grassland**
- **147 acres of grazing pasture**
- ponds, owl/bird nesting boxes and beehives.



£6.6m generated in business rates over the lifetime of the project.



Provision of landscape enhancements including:

- **improved public access**
- **2.5 acre recreational area beside the Grantham Canal**
- **1.18km of additional hedgerows and trees** to frame and screen the existing field pattern.



Meaningful benefits for local residents including a **£180,000 community fund.**



The ability for **95%** of the site to be used for agricultural practices, such as sheep grazing, once the site is operational.

JBM
SOLAR

Produced by JBM Solar with reference to application 22/00537/FUL. A copy of this document has been passed to your planning officers. For more information, please contact Megan Pritchard on 07375 599056 or meganpritchard@meeting-place.uk.

Landscape and Visual (including Arboriculture)



10.24% net gain in tree and hedgerow Planting

Major beneficial long term effect on landscape character

Substantial positive weight (as per Cotmoor Solar* appeal)



Significant adverse temporary effect on landscape character, limited visual impact on road / PROW / residential receptors (highly localised)

Limited adverse weight (as per Cotmoor Solar* appeal, limited adverse weight applied by Inspector to localised harm in open Countryside)

Ecology



142.3% net gain in habitat units

Major beneficial long term effect

Substantial positive weight (as per Cotmoor Solar* appeal)



Economic



70-80 construction jobs and supply chain jobs, £40m+ capital expenditure in renewable energy infrastructure, c.£165,000 per annum in business rates (£6.6m total)

Major beneficial effect

Substantial positive weight (evidence presented at Langford Solar** Inquiry (appeal allowed) – LPA agreed there would be economic benefits in Statement of Common Ground)

Flood Risk Betterment



Sustainable Drainage Systems (SuDs) betterment

Moderate beneficial long term effect

Moderate positive weight (evidence presented at Langford Solar** Inquiry (appeal allowed) – LPA agreed proposals would improve drainage capacity on site and both sequential and exception test were passed in line with the NPPF)

Agricultural Land Quality



Soil Resource

Moderate beneficial long term Effect

Moderate positive weight (evidence recently presented at Langford Solar** Inquiry – LPA agreed there would be continued agricultural use on site during the 40 year operational period, no permanent loss of agricultural land except substation and planting of grassland)

Site Selection



Sequential approach applied. 93% Grade 3b land (not BMV), no suitable alternative brownfield site to accommodate the scale of development. 95% of site still available for pastoral farming. Minor harm to BMV land.

A viable grid connection can be achieved infield. Making use of the spare grid capacity at this location amid the limited opportunities for grid connections nationally is a significant benefit.

Significant positive weight (similar conclusion drawn by Inspector on Scruton Solar*** appeal)

Archaeology



No harm to any archaeological heritage assets on this scheme (subject to appropriate conditions)

No weight

Noise



Neutral (subject to appropriate conditions)

No weight

Glint and Glare



Neutral - No impacts requiring mitigation are predicted for the surrounding road users, dwellings, public rights of way, or bridleways. (subject to appropriate conditions)

No weight

Heritage



Less than substantial harm to heritage assets which would be outweighed by the public benefits of the proposal.

Limited adverse weight

Highways and Transport



Neutral (subject to appropriate conditions)

No weight

Fire Safety & Hazards



Neutral (subject to appropriate conditions)

No weight

Planning balance



*Cotmoor Solar, APP/B3030/W/21/3279533, JBM Solar Projects 6 Ltd, Cotmoor Solar Farm, Land North of Halloughton, Southwell

**Langford Solar, APP/Y1138/W/22/3293104, JBM Solar Projects 2 Ltd, Langford Solar Farm, Land at NG 303437 103555 East of Langford Mill and Tye Farm, Langford, Devon

***Land south of Leeming Substation, west of the village of Scruton, bordering Fence Dike Lane, part of Low Street and Feltham Lane, DL7 0RG APP/G2713/W/23/3315877 ("Scruton"), allowed 27th June 2023.