



# ENERGY STORAGE AND SOLAR SCHEMES

YOUR GUIDE  
TO DEVELOPMENT



[ambersideenergy.com](http://ambersideenergy.com)



# GENERATE UP TO **50 YEARS** REVENUE

Solar and energy storage (battery) projects pay you a regular rental income, secured under a lease agreement for a minimum of 30 years, while allowing your farming activity to carry on around them.

Our installations create negligible levels of operational disturbance and allow local wildlife to thrive.

Amberside Energy has the grid and planning expertise to help you realise the enhanced potential of your land.

**“** *A benefit for me has been the long-lasting relationship I have with the senior team, we still speak from time-to-time despite the project being built many years ago.*

**SOLAR FARM LANDOWNER**  
GLOUCESTERSHIRE

# UNLOCK THE POTENTIAL

Where there is a suitable connection to the grid and the land profile is appropriate, we can develop and pay rent for a solar farm, battery system or both. The rent for solar farms is generally paid on a per acre basis and on a per megawatt basis for batteries. These are paid for a minimum term and are index-linked, so will rise over the life of the project(s). Prior to entering the lease, we pay Option fees to reserve the land.

We will design the solar and battery system with you to get the best fit for your land. Field boundaries, hedgerows, untouched corners as well as the ground under the panels and the drainage systems can all form part of a habitat and biodiversity improvement plan.

## POSITIVES FOR YOUR BUSINESS

### Increased revenue

- Increased returns per acre
- Early Option fees paid
- Index-linked rents
- Land value is increased
- Additional service contracts are available
- Existing tax reliefs (e.g. BPR) can, with careful planning, be kept

### De-risked revenue

- Regular and frequent payments
- Legal costs are covered
- Rent isn't subject to markets or climate
- Minimum term leases
- Electricity is always in demand

### Business continuity

- Easy to farm alongside the projects
- Diversity provides security to broader business
- Insurance comes as standard
- Limited visitors to the site
- Short construction periods
- Projects are secure
- At the end of the project the land, having rested, can quickly return to agricultural use
- Bond for removal is put in place



## POSITIVES FOR YOUR ENVIRONMENT

### Better local environment

- Supports the biodiversity of plants, insects, birds and mammals
- Increased wildlife connectivity across the landscape
- A full suite of environmental and design surveys are conducted
- Project enhancements dovetail with improvements made for farming subsidies

### Low impact development

- Shallow design fitted to the landscape
- No emissions to air or ground
- Constructed from partly recyclable materials
- No large or deep foundations
- Only few maintenance visits

### Better wider environment

- Projects help fight climate emergency
- Support local policy targets
- Contribute to local electricity supply
- Reduce energy imports
- Solar & battery schemes create the best combination for modern, transitioning grid



# THE NEXT STEPS

## DESIGN & PLANNING IN PARTNERSHIP

We look to establish partnerships with landowners that have the right locations for developing solar and battery schemes.

Foremost in assessing the suitability of a solar or solar and battery site, is the ability to connect to the electrical grid. Amberside Energy's proprietary in-house grid analysis models are continually assessing available capacity on the network and we use this as the starting point to locate potential projects.

Once we have located a section of the electrical grid that has good connection prospects, we search for parcels of land which we believe have strong potential to be granted planning permission. We scrutinise over 50 layers of data and couple it with the in-house experience of our developers, to achieve this.

Our planning applications consider the project's potential for interaction with the local environment including ecology, landscape, flooding and drainage, transport and access routes, ground conditions, archaeology, cultural heritage, utilities, trees and hedgerows and agricultural land grade.

### WE ARE LOOKING FOR LAND WHICH IS:

- 100 acres up to 250 acres for solar (either as a single plot or joint with a neighbour), or 3+ acres for standalone battery schemes.
- Level or with only a shallow slope
- Outside of designated protection areas
- Easily accessible from a road
- Preferably agricultural land grade of 3b or lower



#### DESKTOP SITE IDENTIFICATION

- Identification of grid capacity
- High level review of site against local planning policies
- Review of local planning activity

### 1 EARLY DISCUSSIONS & INITIAL VISIT

- We establish what each party wants to achieve, discuss the suitability of your land and headline project proposals.
- We look at the land and find out what design points we need to factor in.
- We discuss financial arrangements, timelines, uncertainties, local context and the prospect of working exclusively together.
- To formally confirm the status of the grid, and secure a position in the connection queue, we need your permission to apply to the electricity company for a connection.

Duration: up to 1 month

### 2 HEADS OF TERMS AND SITE SURVEY

- Whilst the grid application is being considered we discuss and agree the Heads of Terms for the Option and draft Lease.
- We start to build on the early desk-based site information already accumulated with a field-by-field site design survey and seek your inputs into the site layout.
- We also examine possible construction access routes and define connecting cable corridors, if applicable.

Duration: up to 1 month

### 3 AGREEING THE OPTION AND LEASE

- Solicitors are instructed on both sides to translate the agreed Heads of Terms into the formal Option document.
- We look to make this process as short and simple as possible so that we can enter the Option and trigger the first option payment.
- As the surveys progress we will continually feed back our findings and keep you posted of the anticipated application submission date.

Duration: up to 2 months

#### SITE CHECKS

- Apply for connection to the grid
- Carry out land title checks
- 2nd stage planning review
- Preliminary ecological survey
- Create concept project design

#### GRID APPLICATIONS AND SURVEYS

- Review the grid offer and negotiate with network operator
- Project designs are updated
- We assemble the planning & community engagement team
- Detailed environmental & engineering surveys begin

#### PLANNING APPLICATIONS

- The project will go public, the local community & stakeholders will be engaged
- The project design will be updated once more to allow the planning assessments to be completed
- The application will be submitted

# THE LONGER TERM...

## 6 - 10 MONTHS

### Survey & Design

All the necessary survey, design and local engagement works are managed and directed by Amberside Energy. We will be the point of contact for all questions and discussions.

We work to a semi-standardised process which allows us to progress quickly with the project essentials whilst recognising, and addressing, the needs of each project.

You will receive regular updates on the progress being made and can be as engaged in the design and approach taken as much as you want to be.

## 10 - 16 MONTHS

### Prepare & Build

The planning permission may have conditions which will need discharging such as requiring the approval of more detailed plans or carrying out additional surveys. Whilst we close out these last obligations, the necessary design and contracting work commences in readiness to begin construction.

It could be around 6 months from the award of consent to being ready to start on the ground works, which is the point we enter the lease and start paying rent. The construction period is generally between 6 and 10 months, after which all the construction material will be cleared, leaving the site in a clean and secure state.

## 3 - 12 MONTHS

### Planning Application

Once the application is submitted we will continue to monitor it and proactively address any questions or requests that arise.

When we feel that all matters are addressed, we will push for determination of the application, which will allow the project to progress.

## UP TO 50 YEARS

### Operate

The project will quietly provide clean energy and grid services whilst you continue farming around it. Sheep or chickens can easily be raised underneath a solar project and this is a great way to increase your utilisation of the land.

You can expect that the site will be visited once every one or two months to make sure it is in good order. There will also be annual panel cleaning and periodic grounds maintenance to keep the site tidy and fulfil the requirements of the biodiversity management plan.

Amberside Energy offers full asset management services for these projects and in many cases will continue to be your point of contact throughout the life of project.

## DECOMMISSIONING

### 6-10 months after lease term ends

The operational life of the solar and battery projects are limited by the lease length and the length of the planning permission. At the end of these terms we will be obligated to remove the equipment from your land and return it to the condition we started with.

Alternatively, if the parties agree, a new planning permission could be sought and a new lease negotiated allowing the site to continue operating.

# SOLAR FARM CASE STUDY

HEREFORDSHIRE | 6.1 MWp



*I know that I can call on Amberside if I have a problem or question, something which really makes me feel at ease working with them and I think is rare among energy project developers. That is why I have recommended Amberside to my land-owning friends.*

ANDREW BOWER, SOLAR FARM LANDOWNER, HEREFORDSHIRE

The senior team have been involved in developing hundreds of MW of solar farms across the UK, some of which we continue to work on today either as manager or consultant.

One such project is a 6.1MWp development on hillside in Herefordshire which was constructed in early 2013.

Developing the site established a strong relationship with the landowner such that he and the directors of Amberside Energy have continued working together for nearly ten years, both on this and other subsequent projects.



# ABOUT AMBERSIDE

The Amberside Energy team brings together a wealth of experience in all the essential skills required to establish renewable energy and battery projects. We operate in a number of ways intended to help landowners, project owners and investors get the most out of their projects.

Our team brings over 50 years of developing and building renewable energy projects and are able to insert, right at the beginning of the project, what we have seen work well and avoid what has not. This will increase the chances of securing planning permission and delivering a successful project in a timely fashion.

To date we have identified and secured over 1,000MW of potential connections for projects across the UK. In progressing these projects, we have developed a strong relationship with the grid operators, which improves our ability to provide detailed insight on an ever-changing grid landscape.

Amberside Energy develops on behalf of established global renewable investment firms from the outset, which ensures that each project has the financial backing that it requires to progress quickly.

## In addition to development, Amberside Energy also provide:

- **Asset and performance management** – we manage the accountancy, monitoring and contracting requirements of generating sites on behalf of project owners.
- **Technical consultancy** – our expertise allows us to dive into an energy generation asset, down to component level and then analyse the opportunities that exist to increase yield.
- **Investor support** – we support investors through the process of acquiring, managing and disposing of energy generation assets.



# MEET SOME MEMBERS OF THE TEAM YOU WILL WORK WITH



**JOHN KNIGHT**  
SENIOR DEVELOPMENT  
PROJECT MANAGER



**HENRY MCDONALD**  
SENIOR DEVELOPMENT  
PROJECT MANAGER



**MARK ATKINSON**  
DEVELOPMENT  
PROJECT MANAGER



**AMBER TILLEY**  
GIS SPECIALIST



**ELLIOTT LANE**  
GIS SPECIALIST



**LARISSA NARCISO**  
SENIOR PROGRAMME  
CONTROLLER



**SHEILA BUER**  
PROGRAMME  
CONTROLLER



**SARAH PORTER**  
PROGRAMME  
CONTROLLER

## SENIOR TEAM



**ANTHONY MIDDLETON**  
COMMERCIAL LEAD



**DAVID SCRIVENS**  
FINANCIAL LEAD



**MARC SCAMBLER**  
TECHNICAL LEAD



**KATE COVILL**  
DEVELOPMENT LEAD

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