brockwell energy

Greenstead Solar
Bedfordshire

Welcome to our public consultation event

We are currently preparing a planning application for a new solar farm on land north east of Maulden and south east of Houghton Conquest and are inviting feedback on our proposals.

The views of the local community are important to Brockwell Energy as we shape our proposals for Greenstead Solar. All feedback from the consultation will be considered in the preparation of our planning application to Central Bedfordshire Council.

About Brockwell Energy

Brockwell Energy was formed in 2017 and is a leading developer of sustainable energy projects, across the UK.

We are focused on a range of technologies, including onshore wind, energy from waste, solar and battery storage.

As an experienced developer, we specialise in finding suitable, cost-effective grid connection points and engaging with landowners to deliver sustainable infrastructure.

We work alongside partners who share our commitment to sustainable growth. With a focus on delivering results, every one of our projects is realised through meaningful engagement with our stakeholders. The Brockwell Team are highly experienced and passionate about building infrastructure that is needed for a net zero future.

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A future worth powering

Share your thoughts with us at: **www.greensteadsolar.co.uk**

Greenstead Solar
Bedfordshire

The need for Solar Energy

Greenstead Solar will generate clean, renewable energy for export into the national electricity system – powering homes and businesses across Bedfordshire and the UK.

Reducing the UK electricity system's reliance on imported fossil fuels is a key aspect of the fight for energy security and will help to ensure our energy independence at a time of significant international uncertainty. Much of our electricity is generated using oil and gas imported from abroad, which is not only bad for the environment but also bad for keeping our household bills low and stable.

The Government has ambitious targets for solar energy development as part of the move towards clean power by 2030. This will require solar power to meet local and national targets, including solar panels on homes and the rooftops of large buildings; large, 'nationally significant' projects determined by the Planning Inspectorate; and mid-sized solar farms located close to existing grid infrastructure, such as Greenstead.

UK electricity generation by source
Share of total, 2024

Over a quarter of UK electrcity still comes from gas - and roughly half of that gas is imported from abroad.

Once operational, **Greenstead Solar will generate 40 megawatts of clean, renewable energy** for export into the national electricity system – powering over thirteen thousand homes and businesses across Bedfordshire and across the country.

40
megawatts of clean, renewable energy

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About the Site

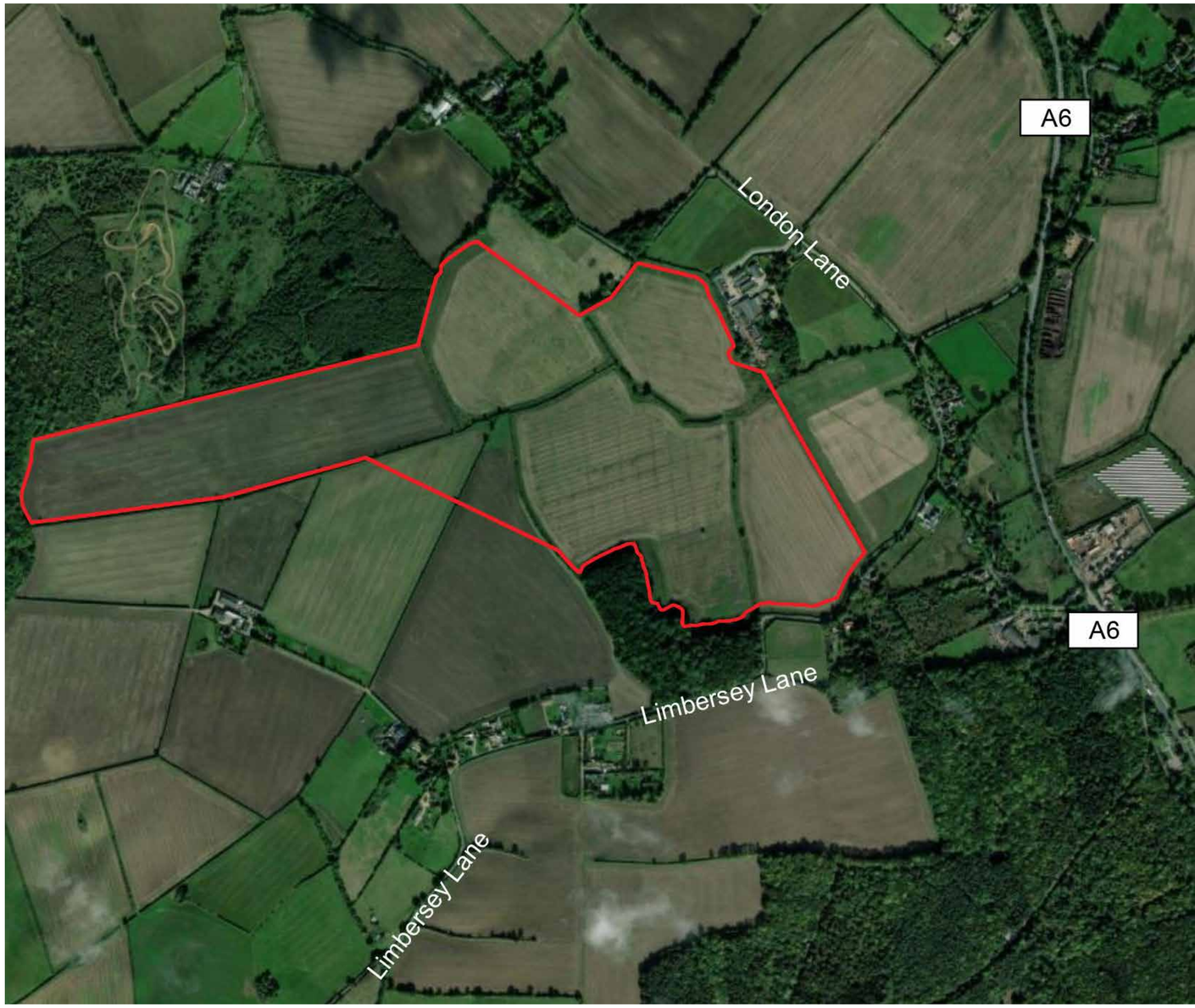
Brockwell Energy is preparing plans to construct a new 40 MW solar farm on land off Limbersey Lane near Maulden, Bedfordshire. The proposed development is to the north east of the village of Maulden and to the south east of the village of Houghton Conquest.

The site has been identified following an extensive selection process which considers environmental designations, local electricity network access and capacity, the physical characteristics of the site and the availability of land.

Proximity to the grid: It is planned that the proposed development will connect to the electricity transmission network via an underground cable connection to the Ampthill Flitwick Substation. The cable would run underneath the path of the public highway and forms part of the overall planning application.

Visual impact: The proposed site has been carefully chosen to limit its impact on the surrounding area, as the land is not clearly visible and is already naturally well screened. Our design includes extensive landscaping to enhance habitats and further reduce visual effects.

Access: Construction and maintenance traffic would access the proposed site from Limbersey Lane via the existing farm access point. The proposed development is unlikely to result in significant increased traffic on the public highway as traffic generated during construction would be modest, short term and temporary. Once operational, access would be for infrequent maintenance visits only.



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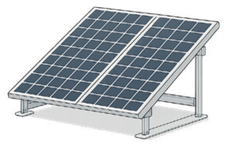
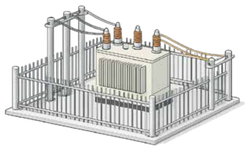
Our Proposals for Greenstead

Our plans for the Greenstead Solar include the following elements:

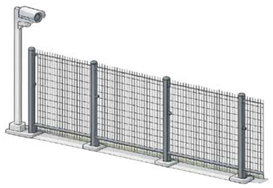


Solar panels and ancillary development spread across a site of approximately 75 hectares, capable of producing up to 40 megawatts (MW) of electricity

Inverters to convert the electricity from direct-current (DC) power toalternating-current (AC)

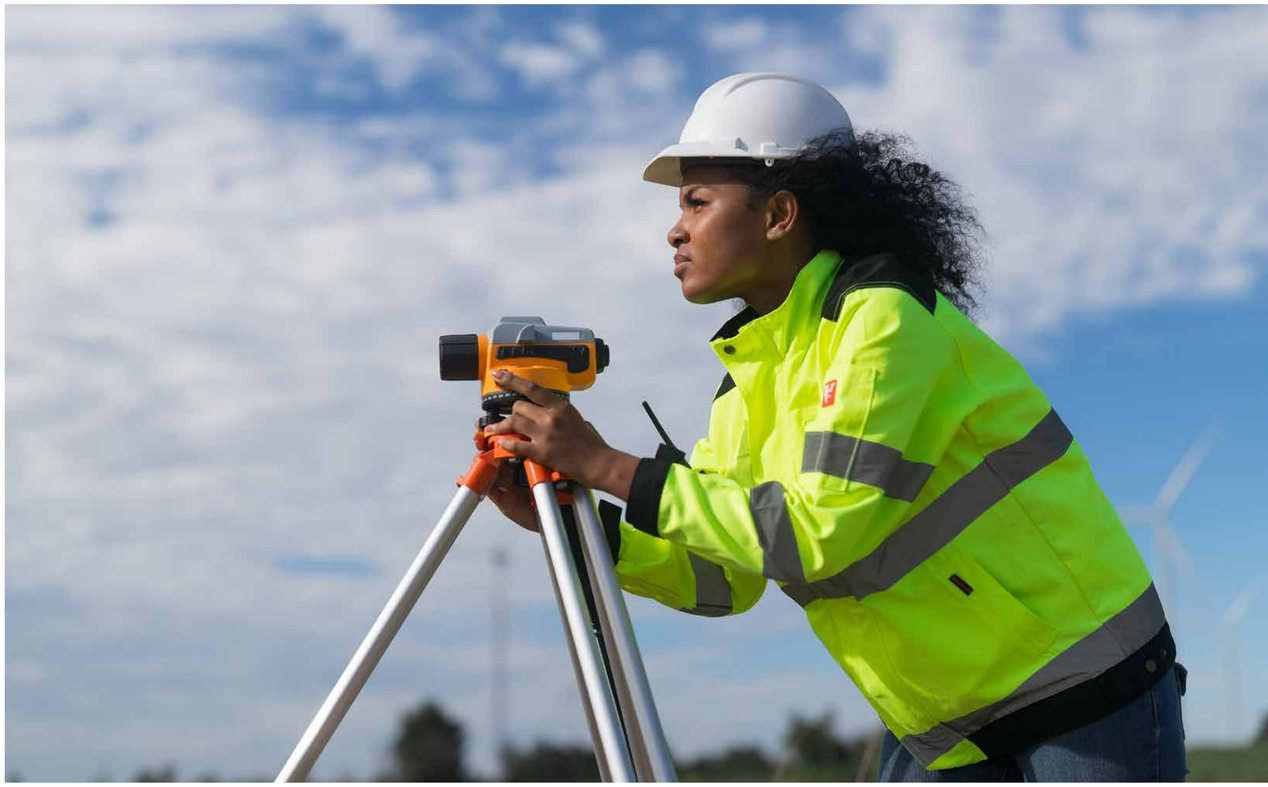


A connection to the grid via the existing Ampthill Flitwick Substation



Security fencing and CCTV

A landscaping and biodiversity enhancement scheme for new hedgerows and woodland planting, creation of species-rich grassland and pasture, and the management and retention of existing hedgerows



Construction and Operation

The construction phase of the proposed development will last for approximately 32 weeks. However, this does not mean that work will be taking place across the full site for the entire construction period.

A construction traffic management plan will be implemented to avoid disruption, enhance safety for workers and members of the public, and reduce environmental impact.

Once operational, the only vehicles required to attend the site would be those associated with security and maintenance. This is anticipated to be less than one vehicle per week, averaged across the year.

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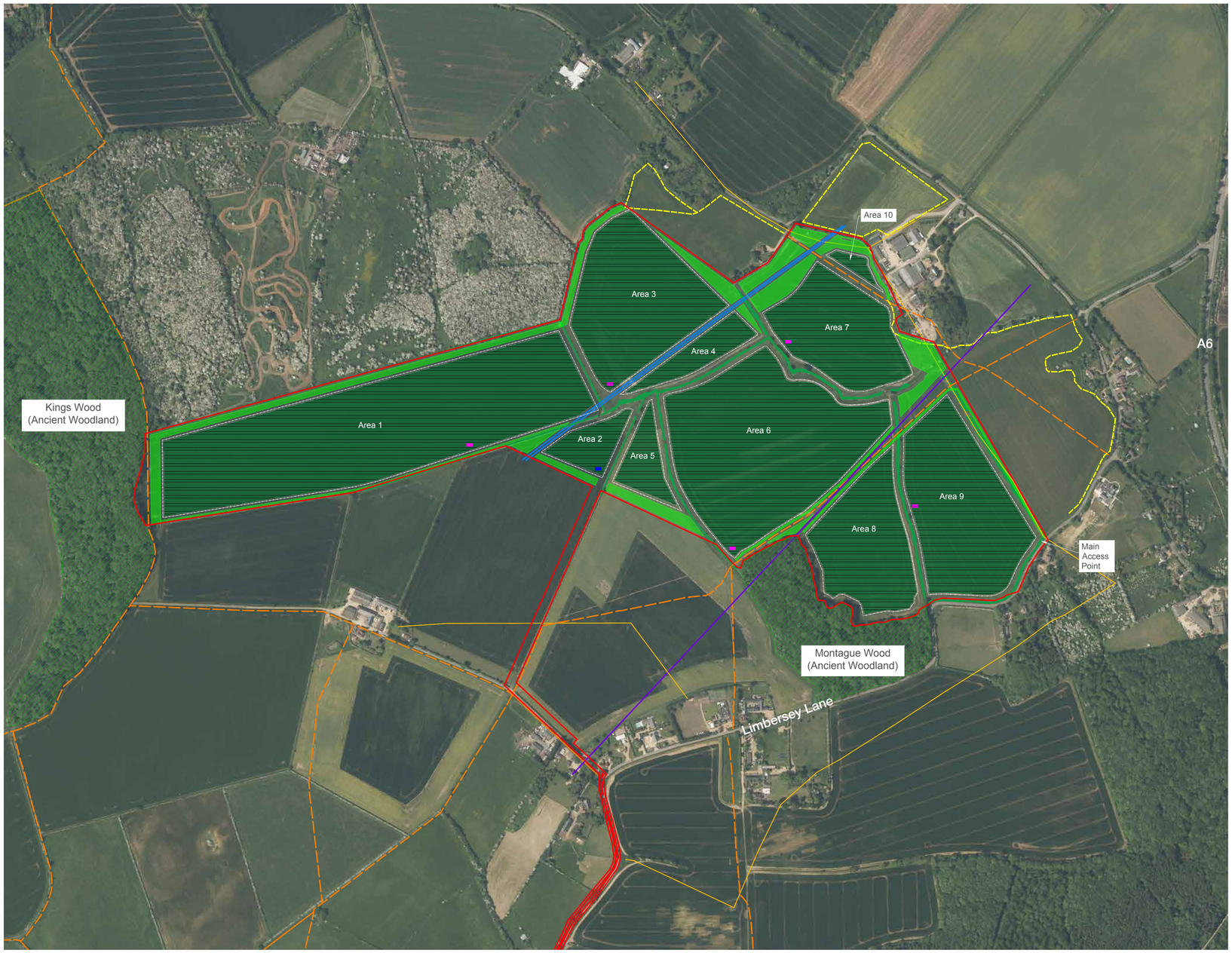

Proposed site layout

The site has been designed to maximise installed capacity while taking into account environmental and other constraints including; wildlife habitats, public rights of way, existing utilities and field boundaries, and proximity to residents and ancient woodland.

KEY:

Red line boundary

Existing:

Hedgerows

Public Right of Way (PRoW) Footpaths

Permissive Bridleways

UKPN HV Circuits

Water mains

Gas Pipeline

Proposed:

Indicative landscape framework and habitat corridors (including woodland, tree and hedgerow planting)

Species diverse grassland underneath solar panels. Opportunity for species diverse wildflower grassland along field margins.

Solar development area

Inverters

Substation

Indicative fenceline

Note:

1. Existing hedgerow and trees to be managed and enhanced with new planting.
2. Access tracks are not shown as these are still being confirmed. Access tracks will be provided to assist with maintenance and access for fire tenders.

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Considerations at Greenstead Solar

In advance of submitting a planning application to build and operate a solar farm, our consultants will be undertaking a range of detailed assessments on key issues. These assessments will consider many aspects.

Landscape & Visual Impact

- Greenstead Solar is being brought forward with a clear commitment to environmental responsibility.
- Brockwell Energy will carefully consider potential impact on the local landscape, wildlife, heritage features, noise levels, and traffic.
- The project will follow recognised best practices for sustainable development, with thoughtful landscaping to boost biodiversity and reduce visual impact.
- The site has limited visibility as a result of the underlying landform and vegetation patterns.
- The woodland along the western boundary and western extent of the northern boundary screens the site from the west and northwest. There are views into the site from the adjoining fields to the south and east. There are no views into the site from beyond approximately 500m to the south and beyond approximately 700m to the east.
- The highest point of the solar panels will be three metres from the ground. Where the site is visible, it would not be prominent in views.
- The existing landscape fabric would be retained as there would be no substantial changes to landform required, and existing vegetation would be protected during construction.
- It is anticipated that given the characteristics of the landscape, planted mitigation can be used in an effective way to provide landscape integration and visual screening, and that areas of visibility to the south and east can be reduced through planting of hedgerows and woodland belts to provide screening.

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Agricultural Land Classification

- Our proposals will maintain this site for the agricultural purpose of sheep grazing while enhancing the natural environment, delivering biodiversity gains by increasing the number of plants, animals, and habitats that are present.
- The proposed development would remain in place for a time limited period of 40 years, after which time the site would be decommissioned and restored back to full agricultural use.
- While we design our schemes to avoid Best and Most Versatile (BMV) Agricultural land wherever possible, Brockwell Energy recognises this is not always achievable, and meeting the government's clean energy ambitions means that some solar projects will need to come forward on BMV land in certain parts of the country.
- Installing a temporary solar development at the site means that soil quality will have time to recover, and the income provided by the solar development will support the ongoing viability of the farming operation.

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Impact on Public Rights of Way

- There is one existing public right of way (PRoW) which crosses the proposed site and two at the site boundary.
- We understand the importance of these routes to local people and have designed our proposals in such a way as to protect and enhance the PRoW network.
- Retention of existing trees and hedges, and new planting along the byways will screen the visual impact of the solar arrays from people out walking – in addition to enhancing the site's biodiversity and preserving local mobility.
- It may be necessary during construction to temporarily divert the PRoW which crosses the southern end of the site on a northeast/southwest axis.
- Local access to the PRoW network will not be impacted once Greenstead Solar is operational.
- The PRoWs to the west and to the north of the site will not be affected.

Ecology & Biodiversity

- During operation, the land under the solar panels would be managed for biodiversity gains and sheep grazing, enabling the land to remain in productive agricultural use.
- At present most of the site is used for agricultural purposes. Typically, arable farmland such as that currently found on the site presents a very low ecological / biodiversity value.
- There would be wide buffers to the existing vegetation around the site boundaries, which would be kept intact.
- A wildlife corridor is proposed through the site. This wildlife corridor is intended to reconnect King's Wood to the west, with Montague Wood to the south-east. The wildlife corridor will comprise hedgerows, woodland and scrub habitats with the potential for ditches and ponds to be included.

Noise Impact

- Noise during construction and decommissioning will be temporary and will be mitigated by limiting working hours, implementing an appropriate Construction Traffic Management Plan and implementing industry best practice.
- Any application would require a Noise Impact Assessment and there may be a mitigation requirement to protect the amenity of noise sensitive premises within close proximity.

Impact on adjacent woodland

- Development impacts on King's Wood & Glebe Meadows Site of Special Scientific Interest (SSSI), Houghton Conquest and Montague Wood County Wildlife Sites must be avoided due to their designated status and irreplaceable habitats.
- The ecological impact on these designated sites would be assessed in an Ecological Appraisal supporting a planning application.

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Community Benefits

Brockwell Energy is committed to working closely with the local community as it brings forward Greenstead Solar, including establishing a Community Benefit Fund.

The fund will be set up in line with industry guidelines and would aim to deliver a range of local benefits, including:

Community Investment: Funding to support local initiatives and projects that matter to residents.

Opportunities for Local Businesses: A focus on using local contractors and suppliers where possible during construction.

Environmental Gains: Enhancing biodiversity and supporting sustainability in the surrounding area through thoughtful site design.

Brockwell Energy has a proven track record of delivering meaningful community support throughout the lifespan of its projects.

We welcome suggestions for local projects, groups or initiatives that could benefit from the community fund once Greenstead Solar is established.

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Timeline

Spring 2026
Pre-application engagement

Summer 2026
Planning application submitted to Central Bedfordshire Council

Winter 2026
Planning decision

2029
Construction begins

2030
Greenstead Solar target operational date

Have Your Say

Your feedback is important to us as our plans for Greenstead Solar evolve.

We are keen to hear your thoughts on our proposals and would welcome your feedback. Please complete a feedback form, either in person or online, and let us know your thoughts.

Visiting our website:
greensteadsolar.co.uk

Feedback can be submitted by:
Emailing your completed form to:
info@greensteadsolar.co.uk

Filling in our form online at:
greensteadsolar.co.uk

Writing to:
FAO Greenstead Solar
FREEPOST SEC Newgate UK Local

Please provide your comments by **6 April 2026** when the consultation period ends.