

Appendix 2 – Note prepared by Otterpool Park Team

SOLAR PARK OPPORTUNITY

LYMPNE Kent

The opportunity to deliver a solar park on Folkestone and Hythe District Council (FHDC) land on the boundary of Otterpool Park presents an effective solution to lower electrical demand and demonstrate an exemplary approach to community power generation and use. The site covers 20 hectares of agricultural land and is owned by Folkestone and Hythe District Council (FHDC).

Showcasing better practice demonstrates sustainable leadership at a local and national level and accelerates the transition towards cleaner, more secure and affordable supplies of home-grown energy. This reflects a world where the **economics have changed, and renewable options are increasingly the cost-effective choice**¹. This opportunity will inspire local authorities to deploy similar solutions on strategic land projects across the UK where they share the responsibility to encourage the increase of green energy supplies locally.

Renewable Benefits

1. Within the Carbon Action Plan dated February 2021², **the Council have set out their commitment to take opportunities to be an influencer of change and support measures to reduce carbon emissions** within the district.
2. The **Council's commitment follows the approach established within The National Planning Policy Framework (NPPF)** that explains that all communities have a responsibility to help increase the use and supply of green energy.
3. Potential suppliers have assessed the generating capacity of the site. **Between 30% to 40% of power demand from Otterpool Park could be met by on-site power generation and storage from**

¹ Ofgem discussion paper, Net Zero Britain: developing an energy system fit for the future, July 2022

² Folkestone & Hythe District Council, 2021, Carbon Action Plan, ([F&HDC Carbon Action Plan](https://www.folkestone-hythe.gov.uk) ([folkestone-hythe.gov.uk](https://www.folkestone-hythe.gov.uk)) (February 2021)

solar.

4. The availability of this land adjacent to the **Otterpook Park Development brings together an efficient land use scenario** by offering three essential elements in one place:
 - a. power generation,
 - b. power demand (in the form of housing), and
 - c. availability of a new modern distribution network delivered as part of the Otterpool Park Development.
5. In Spring 2022, **85% of people said that they supported the use of renewable energy³**, such as wind power, solar energy and biomass to provide electricity, fuel and heat. Public perception is on the side of green energy making this a great **opportunity to promote the Council's carbon commitment and delivery of practical measures that raise public awareness.**
6. The **opportunity to showcase better practice demonstrates sustainable leadership at local and national levels** and would lead the industry on similar sites across the UK.

Commercial

1. Organisations will design, build, finance and operate the solar farm and set out financial modelling that demonstrates commitment and governance over the lifetime of the facility (this is a normal industry requirement). **There is no planning, build or operational cost to FHDC.**
2. External advice by BNP Paribas projects that land values associated with this solar park will increase significantly.
3. **If a lease were offered there would be a net improvement of income** from a solar farm operation compared with agricultural use.
4. Traditionally the total power demand at Otterpool Park is met by the area-wide distribution network operator via a new grid connection.

³ Department of Business, Energy & Industrial Strategy, 2022, BEIS Public Attitudes Tracker: Energy Infrastructure and Energy (16 June 2022).

On-site power **generation and storage will reduce the size of this connection and decrease costs paid to UKPN**. This could significantly improve the cashflow of the LLP.

Soft Market Testing

1. **Market testing is currently underway to explore options and improve the opportunity scope** with industry leaders. This is planned for completion at the beginning of July 2023.
2. Opportunities have been invited from Eon Energy, SNRG (backed by Centrica), EDF Energy and Private Energy Partners.