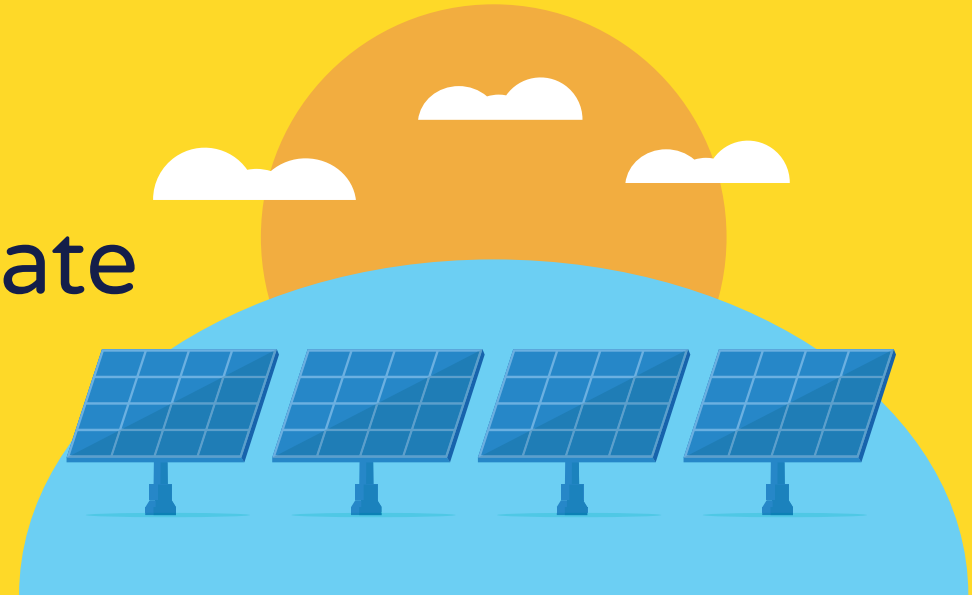
EAST PARK ENERGY

Project update

September 2025



Brockwell Storage and Solar is developing plans for a new solar farm and energy storage project to the northwest of St Neots, known as East Park Energy.

Last year, we held a statutory public consultation to seek your feedback on our developed plans. Following this, we are confirming some changes to our proposals as we prepare to submit our application for development consent in autumn 2025. These changes are the result of landowner engagement, environmental and technical surveys, and your feedback.

Some of the key changes we are making, which you can read about in this newsletter, include:

- Removing small areas of solar development from our proposals, including one location in Site A and various locations in Sites B and C.
- Confirming our intention to proceed with Option 2/Site D for the location of a battery energy storage system (BESS) and internal substation.
- Realignment of some site access points, including north west of Little Staughton and on Great Staughton Road.
- Increasing the value of our proposed Legacy Fund, which will ensure that those living in the area around our proposals benefit from its construction and operation.

We are also making a series of smaller refinements to our plans. These changes include consolidation and realignment of fencing, and minor changes to the alignment of underground cable corridors.

You can find an overview of the changes we are making to our plans in the adjacent map.

What hasn't changed?

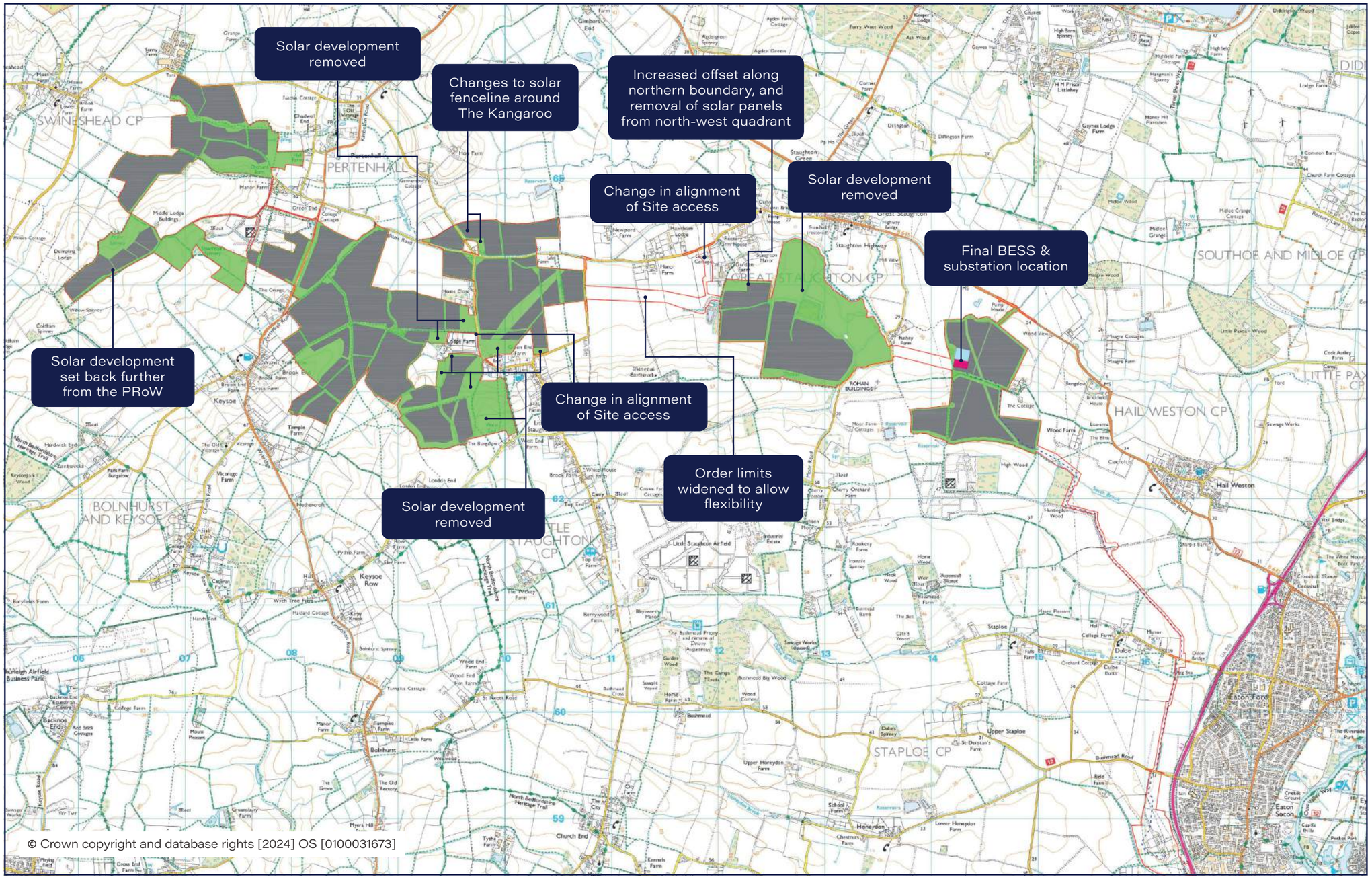
Despite the proposed changes and refinements, our overarching proposals for East Park Energy remain broadly unchanged. They include:

A solar farm capable of generating up to 400 MW of clean electricity – equivalent to more than enough power for every home in Bedford and St Neots

A battery energy storage facility capable of storing up to 100 MW of electricity until it's needed

A connection to the electricity network via underground cables at Eaton Socon substation

Works to enhance and maintain the natural environment.



Order Limits

Solar and Associated Infrastructure

Landscaping and Habitat Creation

East Park Substation

Battery Energy Storage Facility

400kV Grid Connection to Eaton Socon Substation

Removing areas of solar development

In response to consultation feedback, we have removed small parcels of solar development from various locations, with a particular focus on the area around Little Staughton (Site B). You can see the parcels of solar development that we have removed on the adjacent plan. In this area, we have also reintroduced a small area of solar development at a location north of The Kangaroo, along with new woodland planting and screening.

Elsewhere, we are increasing the set back of our proposals from the bridleway by an additional 10 metres near Bridleway 37 in Site A. This will allow for new woodland planting and screening.

In Site C, we have increased the distance between our proposals and the existing environment by removing small amounts of solar development near Garden Farm and Staughton Manor. We have also removed an area of solar development close to where our archaeology surveys previously identified the site of a probable Roman Small Town. We are now proposing new woodland planting at this location that would provide a buffer between our proposals and the archaeology findings, which we worked with Historic England to have designated as a Scheduled Monument last year.

Battery energy storage system (BESS) and internal substation location

At our statutory consultation in 2024, we presented two options for where a BESS and internal substation could be located – Site C (Option 1) and Site D (Option 2).

Of the two choices, Option 2 was the most popular in consultation feedback. It is also more accessible from the local road network. We are therefore confirming that the BESS and internal substation will be located in Site D, whilst at Option 1/Site C we are now showing solar development in place of BESS Option 1.

Site access changes

We have made small changes to two proposed site accesses:

- North west of Little Staughton, we have moved the alignment of the site access further north to increase the distance from a nearby residential property and reduce the impact on a nearby footpath
- Along Great Staughton Road, whilst we are still proposing to make use of an existing access point to enter Site C, we are now proposing to build a new access track rather than use an existing private track.

Legacy Fund

At last year's statutory consultation we sought your views on three different models for delivering a Legacy Fund that would provide financial contributions to local projects and initiatives. These options included suggested financial funding of £2 million (Option A – lump sum), £4 million (Option B – lump sum and annual fund) and £6 million (Option C – annual fund). Whilst we have not decided on which distribution model the Legacy Fund will use, we are confirming our intention to increase the amount of funding we would provide to £400 per megawatt of installed solar capacity per year. Across the lifetime of the project, this would give the Legacy Fund a total value of £6.4 million.

Other changes

Some of the smaller changes we are making to our plans include widening the draft order limits (which comprise the land we would need to build, operate, and decommission the project) around the underground cable corridor between Sites B and C. This is to allow for sufficient space to work around field drains. We have also undertaken further consolidation and realignment of proposed fence lines, particularly where we are removing solar development or increasing the buffer between our proposals and the existing environment.

For more information on the changes we have made to our plans, an updated Illustrative environmental masterplan is available on our website, eastparkenergy.co.uk. The changes we have made do not alter the conclusion of the Preliminary environmental information report published at our statutory consultation.

What happens now?

Alongside the changes to our plans set out in this newsletter, we are continuing to prepare our application for development consent. We expect to submit this application to the Planning Inspectorate, the government body responsible for reviewing planning applications for major infrastructure projects, in autumn 2025.

Once we've submitted our application and the Planning Inspectorate has confirmed it meets the standard required to be considered further, they will appoint an independent panel who will undertake a detailed examination of our plans. During the examination, there will be the opportunity for members of the public to register their views and take part in the process.

At the end of the examination, the independent panel will prepare a report with a recommendation on whether or not our application should be approved. The final decision then rests with the Secretary of State for Energy Security and Net Zero.

Indicative project timeline

Non-statutory consultation	**Oct - Nov 2023**
Reviewing feedback and developing proposals	**Winter 2023 – Summer 2024**
Statutory consultation	**Sept - Oct 2024**
Finalising our plans	**Now**
Application submission	**Autumn 2025**
Pre-examination	**Winter 2025**
Examination	**2026**
Recommendation	**Autumn 2026**
Decision	**Early 2027**
Construction	**2027 Onwards**

CONTACT US

To find out more about our proposals, visit our website at eastparkenergy.co.uk, or alternatively contact us via:

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