

Claverdon Community Solar Site Visits - July 2025
Claverdon Parish Council Feedback

1. Will the wild area be accessible to the public?

Ans: strictly speaking public access is limited to the public footpath that runs across the site.

2. Will the panels be visible from Henley Road or from the 3 houses near the substation?

Ans: it shouldn't be at ground level as there would be a banking with a hedge on top to the right of the sewerage farm that provides screening, though they might be seen in the far distance from an upstairs room.

3. How many homes will the solar farm power?

Ans: There will be enough power for at least 1,150 homes.

4. Does the site flood?

Ans: Yes, up to 30cm deep but the panels are higher than this

5. How much disruption from the building will there be & how long will it take?

Ans: 6 months)

Will there be a limit on the hours they will work? Where will the site traffic go?

Ans: To and from Warwick direction only – not through the village.

6. What is the timeline / programme; what happens when, when will construction start and when will the solar farm be generating electricity?

Ans: If it all proceeds well, there would be a referendum in the summer of 2026 at the earliest, before potential completion in 2027.

7. Why are the Burnham's leasing more land than is required for the currently proposed solar panels.

Ans. It would have been unproductive for small adjacent areas not to be included as they can't be farmed effectively.

Could there for more solar panels, or other development in the white area within the red site boundary line? Are there any guarantees that the proposed solar farm will not be extended to the field adjacent to the electricity sub-station and closer to the properties off Station Road?

Ans: the substation capacity limits this, and a new planning application would be needed if this were to change. There is more than sufficient capacity on the whole 70 acre site.

8. In the future, say in 15 to 20 years when the panels will need to be replaced, and panels will be more efficient, so fewer panels, and even less land, will be required?

Ans: that might be the case, or more power could be generated from the existing space and more community benefit payment would be expected if that was the case.

9. What will the £4m pay away be used for after that used on community buildings? That alone won't satisfy people.

Ans: We would investigate how the money could be used more widely and consult our community on this.

- a. Why pay money to the school when that is funded from County Council

anyway? Ans: This project is about funding the transition of the community away

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from fossil fuels. This is not just about the school and public buildings; however, the school cannot afford to migrate away from burning fossil fuels as it stands. This is a contentious area though and will be considered further.

- b. Can some be distributed to individual households? Ans: There are restrictions on what a Community Interest Company can fund but we will be investigating further and how that this will be possible.
 - c. Could it be used for other environmental projects? e.g. to protect green space in the village. Ans: It could.
 - d. Have a community meeting to get ideas for this. Ans: Yes, we would consult the community.
10. Explain why the pay away is fixed for 40 years & is not Index Linked.
Ans: £100K pa fixed, rather than a much lower index linked figure, means we can make an impact more quickly.
11. Have we got figures to show it can give us £100K p.a.? – it seems an awful lot.
Ans: The feasibility confirmed this was possible, but we are seeking other assurances and security because the energy market has changed and solar energy prices have dropped.
12. Can the PC recover all the legal and engagement costs?
Ans: PC only has had legal costs which it cannot recover; however, it has had £48,000 of grants from Net Zero Hub and Locality.
13. What will the contracts say about that land, referred to as the white areas on the map circulated by Steve Burnham.?
Ans: The agreement only covers a land lease for solar, including areas that will be left for wildlife.
14. Will the electricity sub-station need to be expanded to facilitate the proposed 9.7MW solar farm?
Ans: No, this level has been agreed
15. How tall will the panels be?
Ans: 7ft
16. What landscaping schemes will be introduced to mitigate the visual presence of the farm from Station Road?
Ans: A banking will be created to the right of the sewerage farm and a hedge planted on top to the height of the panels
17. How will the grass be maintained
Ans: topped twice per year
18. People are worried about this being the thin end of a wedge i.e. setting precedents for using up green areas.

Ans: We understand that concern; however, you have the PC assurance that this is only about this land, (which is not good agricultural land).

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19. It's further away from the village than I thought.

Ans: Yes, it's about 15 mins walk and well out of sight for the main village.

20. I can see it would protect the site from potential housing development, which would be worse.

Ans: Although unlikely anyway, this would certainly prevent that.

21. I won't object this time (Station Road resident).

22. Reassure people that there will still be a working farm in the centre of the village (Park Farm).

Ans: This won't change the working status of Park Farm and it is only a small proportion of the Burman's land.

23. Have an open public meeting to explain the details to Parishioners. Present at the Monday Club (around 30 people meet once per month).

Ans: this is a good idea and we plan to do that if this project proceeds.