

Welcome

Welcome and thank you for attending today's event

- Please have a look around our exhibition. Members of the project team are on hand to answer any questions you may have.
- If you are happy to share your views, please fill in a feedback form and leave it with the reception desk, or take it home and post it to our Freepost address.
- Going forward, Bluefield will be providing construction progress updates to Clyst Hydon Parish Council, on www.paytherdensolarfarm.co.uk and in the monthly Clyst Hydon village magazine.
- Should you have any questions or feedback in the coming weeks or months, please get in touch:
 - Email us at consultation@yfactory.co.uk
 - Ring the Freephone number **0808 169 8082**
 - Write to us using **Freepost The Y-Factory** (no stamps or further details required)

About Bluefield

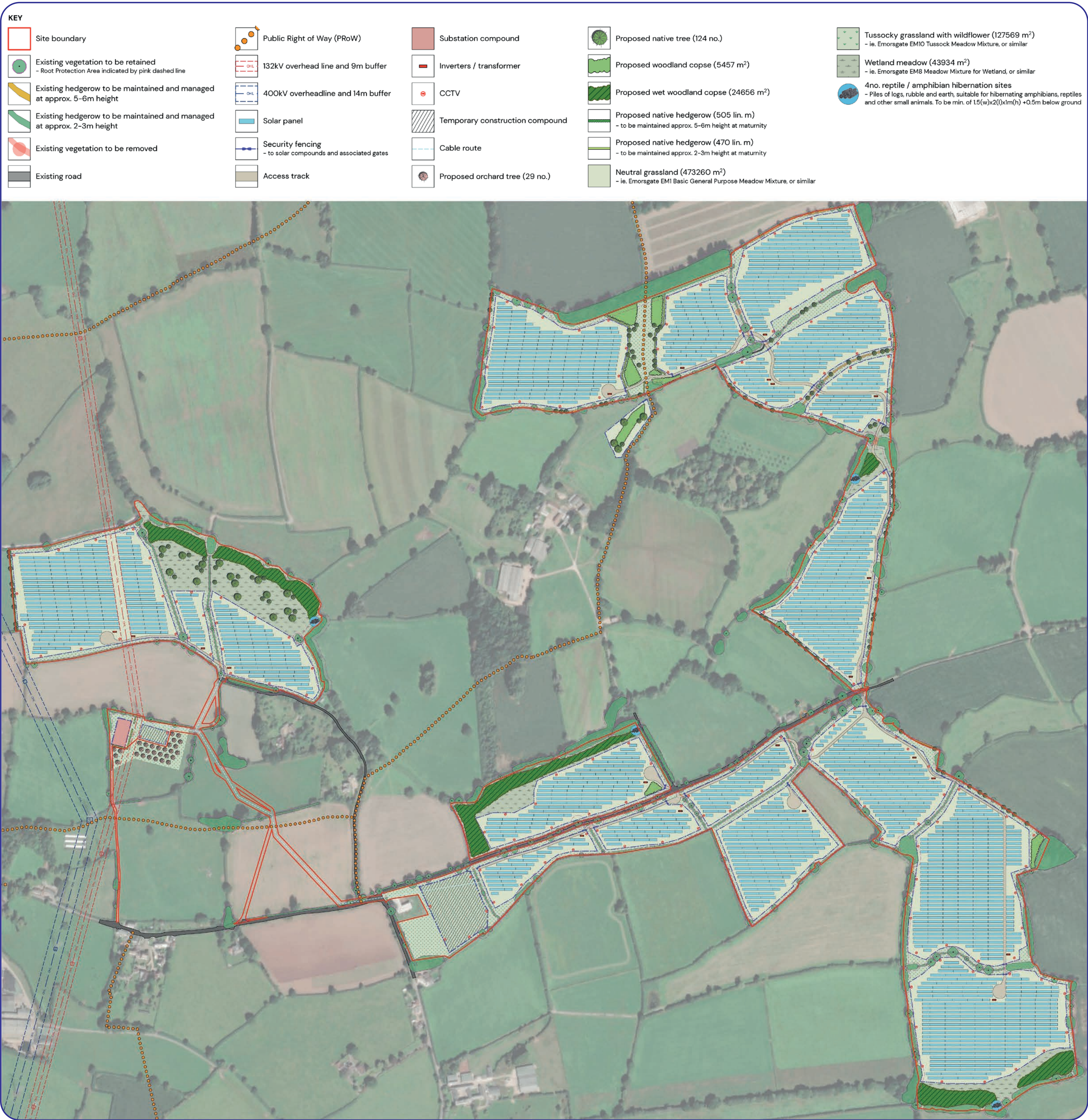
- The Bluefield Group is a well-established UK-based business which develops, builds, owns and operates renewable energy projects on behalf of the stock market-listed Bluefield Solar Income Fund (BSIF).
- BSIF has invested over £1bn in UK solar farms. The Bluefield Group currently owns and manages over 270 assets, mainly solar projects, with an aggregate installed capacity of over 1200 MWp.
- The Group has approximately 160 staff, mostly based in Bristol, with field teams operating from regional hubs around the country.
- We are committed to building long-term relationships with communities, landowners and local authorities.
- We strive to manage our sites sensitively for nature, whilst seeking out biodiversity enhancement opportunities as well.



Imagery used in this exhibition is for illustrative purposes only

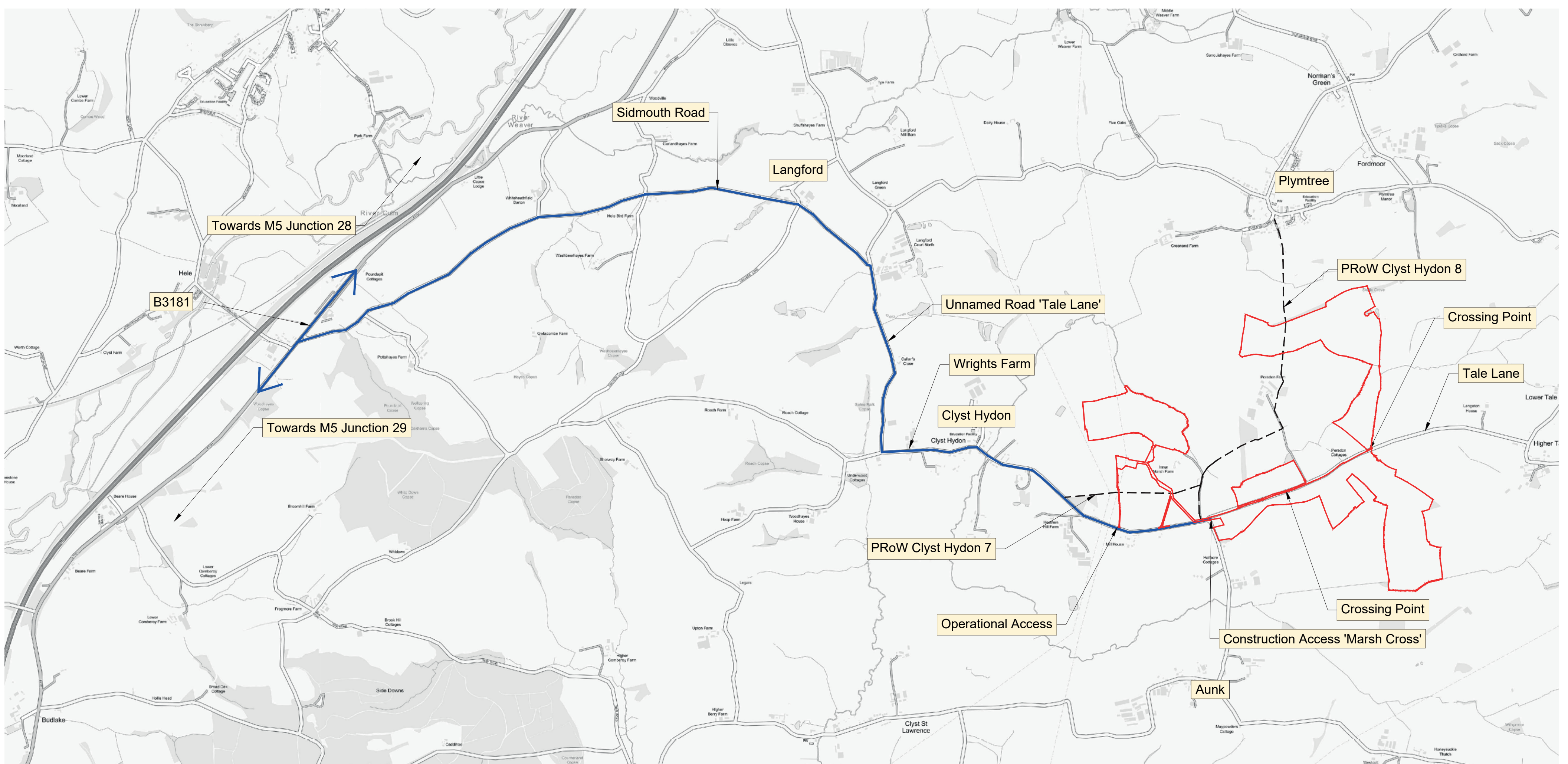
The Project

- Paytherden Solar Farm is a 49MW, ground-mounted solar PV array comprising solar panels on frames, a temporary construction compound, gravel access tracks, a substation, inverters, perimeter fencing and CCTV. The project was acquired from Lightrock Power Ltd.
- The solar panels are connected to inverters, converting DC electricity into AC current.
- Underground cabling connects to the transformer, stepping up AC voltage to a higher level.
- The power is then connected to the substation, where it is fed into the local electricity grid network.



Transport

- A Construction Environmental Management Plan (CEMP) has been submitted and approved by the local highway authority, Devon County Council.
- The CEMP sets out the agreed construction traffic route for large delivery vehicles, which is to and from the B3181 Poundapitt Cottages, east via Sidmouth Road going east and south at the junction to Clyst Hydon. Site contractors and delivery lorry drivers will be instructed to follow this route and not to follow their Sat-Nav. Signage will be in place to guide them.
- Access to the site is to the east of Clyst Hydon: the primary access will be from Marsh Cross (near the Tale Lane junction), and the secondary access, serving the substation, will be located 250m to the west of the main access.
- Site working and delivery hours will be Monday to Friday 08:00-18:00 and 08:00-13:00 on Saturdays. No work will take place on Sundays or Bank Holidays unless agreed with East Devon District Council.
- Deliveries will look to avoid the hours of 08:00-09:00 and 15:00-16:00 on School Days in order to avoid drop-off and pick-up times for Clyst Hydon Primary School. Bluefield has experience working with other schools along our transport routes and we aim to minimise any nuisance.
- To ensure any disruption is kept to a minimum, we will work closely with the appointed contractor, particularly in relation to safely manoeuvring vehicles past parked cars and oncoming traffic, especially by the school and the church.
- A Condition Survey has been completed in May 2025 to provide a photographic record of the construction traffic route prior to the commencement of the construction works. This will be submitted to the local highway authority and the existing state of the route will be agreed. Following completion of construction, a second Condition Survey will be submitted. Any damage to the construction traffic route that can be reasonably attributed to the construction works will be agreed with the Council. Any remedial works, or a sum for the Council to implement its own remedial works, will then be agreed.



Construction Overview

Preparation progress to date

- Soil sampling for stability and drainage is complete.
- Reports have been submitted to East Devon District Council to meet pre-commencement requirements.
- Site visits held with the Distribution Network Operator (grid connection) and with drainage/transport consultants and the Highways Authority (drainage review to assess site properties and options to improve existing drainage around Tale Lane).
- Bluefield is finalising an EPC contractor for the main build.

Indicative construction timeline

Bluefield is building in phases. While the full construction would take about 36 weeks if done all at once, the work starting in July will vary over 12–18 months, with some busy periods and some quieter ones. Weather may also affect timing.



Enabling Works

- **July 2025**
Construction of access and temporary compound
- **Summer 2025**
Archaeological survey: Strip mapping phases 1 & 2
- **Autumn 2025**
Construction of access to the DNO substation.
- **Late Autumn/winter 2025**
Culvert works under Tale Lane

Main Construction Period

- **Early 2026**
Site ancillary deliveries and civil works
- **Spring 2026**
Main equipment delivery. Infrastructure installation and cabling.

Testing and Commissioning Period

- **Summer/Autumn 2026**
Testing grid connection with District Network Operator and commissioning of solar farm. Grid connection is confirmed for 2026.
- **Late Autumn 2026**
Contractor demobilisation. Landscaping and ecological works.

Biodiversity and Education



Biodiversity

Our sites support biodiversity by creating grasslands and wildflower meadows that provide food, shelter, and habitat for various species. We implement environmental enhancements such as leaving land fallow, establishing species-rich grasslands, planting new hedgerows, and improving existing ones. Qualified ecologists conduct habitat surveys to guide long-term management plans.

These efforts have attracted a wide range of wildlife to our solar farms, including:

- Birds of conservation concern: **barn owls**, **kestrels**, **goshawks**, **skylarks**, **yellowhammer** and **linnets**.
- Mammals: **roe deer**, **badgers**, **brown hare** and **bats**.
- Pollinators: **small heath** and **skipper butterflies**, **red-tailed bumblebees** and **tree bees**.



West Raynham Solar Farm, Norfolk

West Raynham Solar Farm in Norfolk exemplifies our commitment. It was the first UK solar farm to earn the Wild Power Gold Certificate for biodiversity. The 40-acre site includes flowering herbs, 5 acres of tree planting, bird and bat boxes, and a maternity bat roost. Sustainable grazing is used to allow summer flowering, benefiting pollinators and wildlife. In 2023, surveys recorded 32 breeding bird species on-site, including 13 birds of conservation concern (4 red-listed, 9 amber-listed), such as skylarks, yellowhammers, linnets, and oystercatchers.



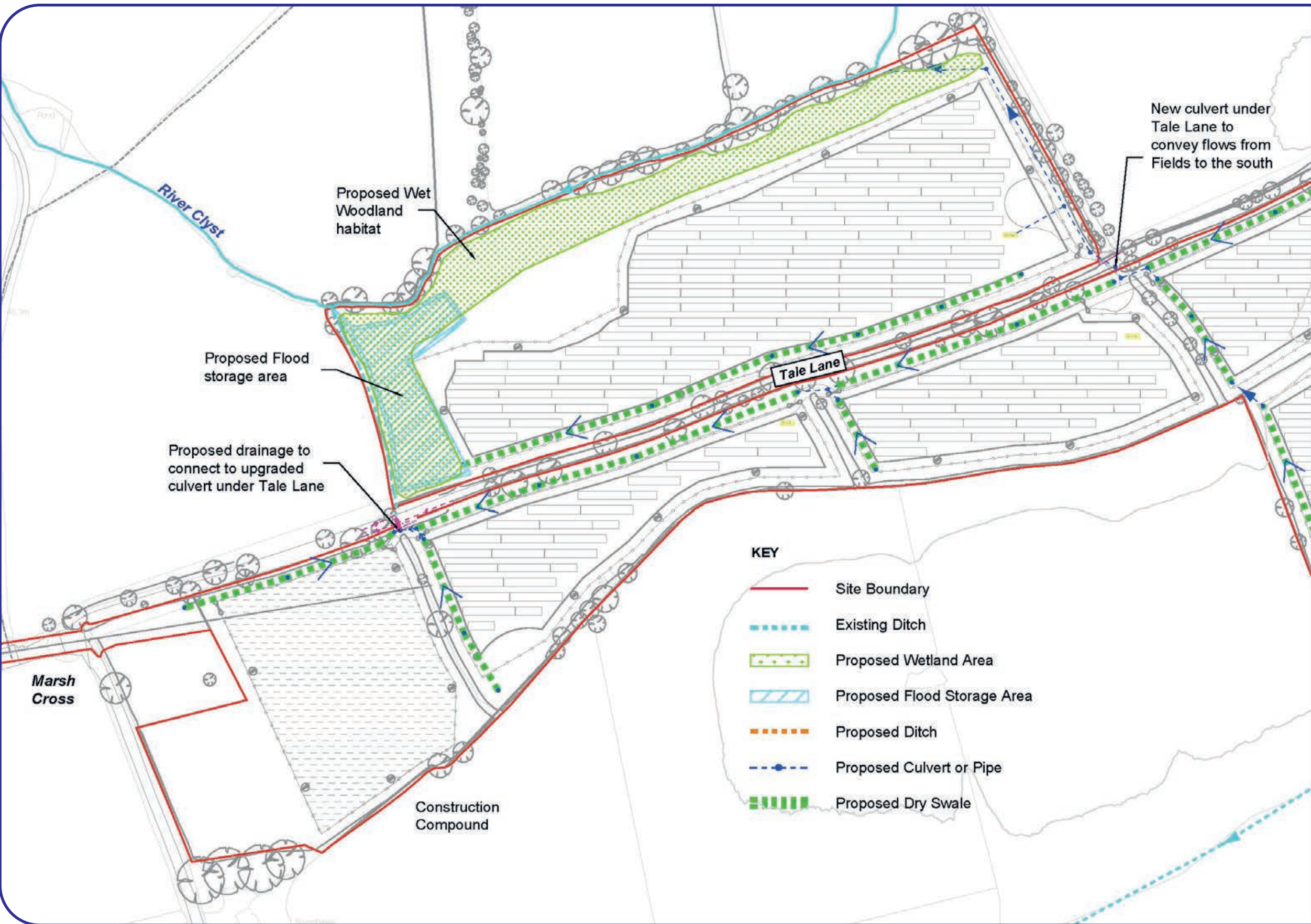
Education

- Bluefield works with Earth Energy Education (EEE), providing in-classroom solar power workshops for primary or secondary school pupils, followed by a site visit once the project has been constructed
- Other community groups have been hosted on site visits by Bluefield as well, facilitated by EEE, such as Environmental Groups and local Scouts

Archaeology and Drainage Works

Archaeology

In July, Bluefield’s appointed archaeologists will undertake a strip mapping exercise, in response to a request by Devon County Council’s archaeologist. This is an archaeological survey to understand what, if any, items of historical significance may be present on the site. A digger will be used in one of the southern fields, in order to reveal and map any archaeological features, followed by targeted excavation to preserve any items of interest for the future. This work is expected to take several days or even weeks, depending on weather conditions. The team will provide an update regarding the outcomes in the progress update in the monthly village magazine.



Drainage

In response to community consultation feedback, boundary infiltration trenches and ground reprofiling will be introduced to help mitigate an area of surface water flooding along Tale Lane. We will also be installing additional culverts underneath Tale Lane to convey flows towards the river and hopefully alleviate flooding on Tale Lane.



Community Benefit Fund

- In accordance with best practice in the renewables industry, Bluefield is committed to providing a voluntary Community Benefit Fund associated with Paytherden Solar Farm.
- Bluefield works with GrantScape, one of the biggest community fund management and administration providers in the UK.
- The fund amounts to £20,000 per year, inflation-linked, for 20 years.
- If you have any ideas for worthy community causes and projects, please feel free to write a post-it note and stick it onto the board or submit your suggestions in writing to a member of the team. All contributions will be considered.

Please put your suggestions on a post-it note and stick them here...