



The Landowner's Guide to Renewable Energy Developments



The smart **future** of green energy

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Introducing renewable energy developments for landowners

As a landowner, renewable energy developments have much to offer you.

Specifically, they can provide you with long-term, dependable, and diverse income, independent of existing agricultural practices. What's more, competitive rental incomes are typically in excess of agricultural rates, secured for up to 40 years, enabling you to future-proof your assets.

The process of developing a renewable project involves several different stages and considerations, from inception through to construction.

Our team of energy and consultant experts at Innova have therefore created the following guide to help you understand this process, including a breakdown of development timelines, frequently asked questions, and an overview of our current development portfolio.

If you would like to discuss anything you read in this guide in further detail, please do not hesitate to contact us at info@innova.co.uk.



Why are renewables good for the UK as a whole?

1

The Office for National Statistics estimated that in 2021, there were around 247,000 jobs in the UK linked to the Low Carbon and Renewable Technology Sector. As renewable deployment increases, it is likely that more jobs will be created in the UK in the future.

2

The UK has pledged to become Net Zero by 2050 and decarbonise all sectors of the UK economy, including the electricity network. To achieve this, low-carbon technology generation will have to increase, with solar, wind, and Energy Storage System (ESS) expected to be a part of this strategy.

3

Security of Supply is defined as a guarantee of supply of goods and services. Recently, Energy Security has been pushed into the forefront of the political agenda due to global events. The UK government has set out a plan to strengthen Britain's energy security, part of which will rely on "moving from fossil fuels to home-grown clean energy" and increasing low-carbon developments.

What are the benefits of a renewable development?

There are a multitude of benefits to a renewable energy development – not only for you as a landowner, but also for the community and the wider environment.

In short, having a renewable development on your land will:

1 Diversify your existing farm/estate's business

You'll be provided with an alternative revenue to your everyday farming practices. What's more, it can support you with succession planning.

2 Allow you to retain certain agricultural practices

With solar or wind developments, you'll have the option to continue many of your usual agricultural practices, such as the grazing of livestock.

3 Retain your land's original condition

Our developments are temporary in nature, which enables us to put provisions in place to ensure that at the end of the project, your land is returned to its original condition.

4 Provide you with a long-term sustainable income

Our projects at Innova enable us to offer you a long term, reliable annual income of up to 40 years, linked to inflation, at rates above standard agricultural lease.

5 Increase Biodiversity Net Gain

All our projects are required to enhance the natural capital of land through biodiversity net gain, such as additional planting of hedgerows for screening, or wildflower meadows to support pollinators and improve soil conditions.

6 Benefit your local community

All our projects at Innova are subject to business rates, which will be payable to the local authority for use in the community. We will also make charitable and community donations as part of every project to further benefit the local area.



Who is Innova?

Innova is a fast-growing renewable energy business, employing over 120 people across two offices in London and Cheltenham.

Innova's long-term mission is to create utility-scale renewable energy projects using multi-technologies, providing clean power where it's needed whilst positively improving the environment and benefitting local businesses and communities.

Innova will achieve this mission by continuing to develop, build, and operate a range of innovative, environmentally sustainable, long-term renewable energy solutions. To date, Innova has over 60 sites under development

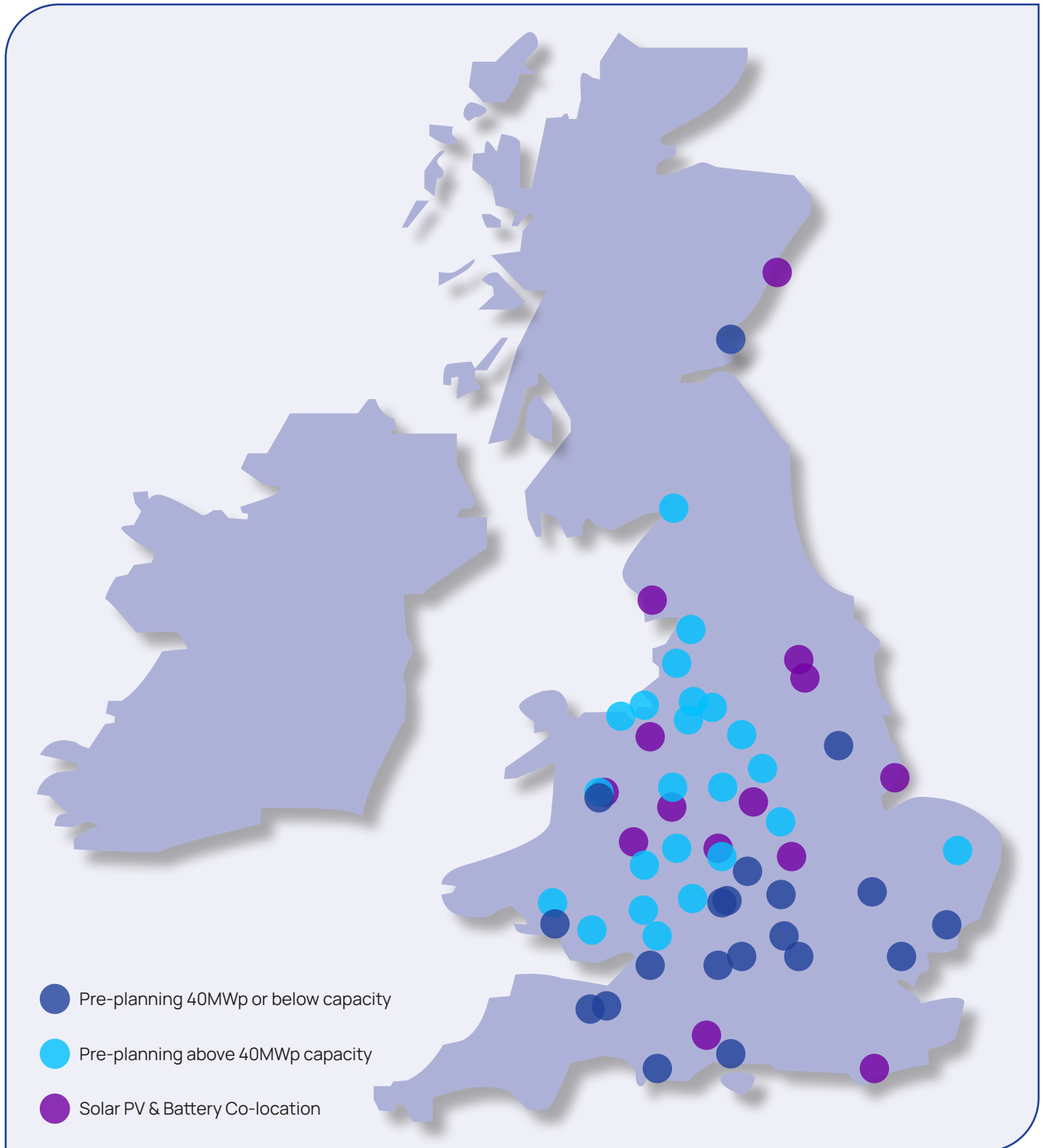
in the UK, with a combined solar and storage capacity in excess of 24GW.

Innova offer an integrated approach to renewable energy developments and operations, with an inhouse capability across the life cycle of any project. This includes planning, grid connections, project rights development, financing, construction and asset management, power purchase agreements, and long-term operations.

For more information about Innova's mission, projects, and services, please visit: www.innova.co.uk.

Explore our current projects

Innova is currently developing a portfolio in excess of 60 projects, comprising both distribution (DNO) and transmission (National Grid) connections*.



For more details visit: www.innova.co.uk/projects/

*As of Jan 2024



What's involved in the development process?

1 Site Identification

Before we approach a landowner, we will have completed a desktop assessment for the land suitability from a planning perspective as well as access to viable grid infrastructure.

1

2

2 Secure Grid Capacity

We will make an application to the local distribution network operator ('DNO') to secure the required network capacity to support the development.

3

3 Heads of Terms

We will work with you and your representatives to agree the outline commercial elements of the Option and Lease which will highlight each parties' responsibilities and obligations during the life of the development.

4

4 Planning Feasibility

Our in-house team of planners work with various 3rd party planning consultants to understand the land in more detail, and how this might shape the planning application to best ensure planning permission is received.

5

5 Option Agreement

An Option to Lease is signed between both parties, facilitated by your and our legal representatives which will enable us to conduct all the relevant planning surveys required to prepare the planning application.

6

6 Planning Submission and Consent

Once all the relevant planning works have been completed, a planning application will be submitted to the local authority and, all being well, planning permission will be granted thereafter.

7

7 Lease Agreement

Both parties will enter into the Lease on the terms previously agreed and we will take responsibility for the land included within the development area and start to pay rent.

8

8 Construction and Energisation

All equipment and infrastructure will be procured, and construction will start, typically 6-9 months before energisation when the first renewable, green electricity will be exported onto the network.

FAQs

Below is a list of questions we are regularly asked by landowners about renewable developments. If you have a question that isn't answered here, please feel free to ask us by sending us an email at info@innova.co.uk.

Q: How much land is required?

This depends on the type of green technology installed and how much power is to be produced.

For an energy storage site, typically 5-10 acres of land is required. For a solar site, we would need a minimum of 50 acres. The size of these can be larger if a higher power production was the objective.

Q: What are the costs to a landowner?

There are no costs to you as a landowner in the scheme. All development costs – such as planning, grid connections and construction costs – will be paid. This includes any reasonable third-party costs, such as solicitor and land agent fees.

However, it may be necessary for you to seek advice on inheritance tax and agricultural payments.

Q: Do solar farms produce noise?

Solar farms are very quiet. The only part which makes a slight noise are the inverters, and only during operational hours – i.e., when it is sunny.

At a 10m distance, this noise is comparable to an air conditioning unit, and usually dissipates entirely at around 100m.

Q: Will a solar farm cause an increase in flooding?

No. A flood risk assessment is carried out as part of our assessments. The panels have small gaps in between to allow the rainwater to drip through, dispersing the surface water and enabling it to run off more evenly.

A well-managed and healthy grass sward beneath the panels allows the water to be absorbed into the ground. Swales may also be included to help alleviate any existing surface water.

Q: Do the panels require maintenance?

The key maintenance for solar panels includes a regular check-up of its electrical equipment and the management of the land.

Encouraging wildflower meadows and sheep grazing is considered the most cost-effective method of land management for most solar farms.

Q: What happens at the end of the lease?

A typical lease will last 40 years. At the end of the lease the solar farm or battery development will be removed in its entirety, and the land will be put back into at least as good a state as it was when the lease began.

If a concrete pad was used during construction, this will be removed, alongside all cabling, frames, panels etc. You may even see some improvements to the site with increased biodiversity and enhanced hedges.

Q: What are the benefits to the local community?

As part of each development, both a community and charitable benefit scheme will be put in place to provide support to the local community where required, and we will engage proactively to understand the local needs.

There will also be environmental benefits to each project through biodiversity and ecological enhancements, as well as helping local authorities reduce their carbon footprints.

Q: How secure are the developments?

All developments will be secured with deer fencing around the site and monitored with CCTV to ensure that no unauthorized access is permitted. The fencing will be designed in a way to ensure the natural passage of small mammals is not obstructed.

Ready to take the next step?

Whether you'd like to learn more about renewable developments, how we can work with you on a solar, wind, or energy storage project, or you have any general questions about Innova, we'd be delighted to hear from you.

Simply get in touch using the contact details overleaf, or at www.innova.co.uk/contact/.

Further reading and references

1. [Low carbon and renewable energy economy, UK: 2021](#) – Office for National Statistics, 2023.
2. [Powering up Britain 2023 – Energy Security Plan](#) – GOV.UK, 2023.
3. [Net Zero Strategy: Build Back Greener](#) – GOV.UK, 2021.



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Partners with:

