lightsource bp

COMMUNITY INFORMATION PACK

NOVEMBER 2026



at land along Crowhurst Lane, Lingfield, Surrey

Speckled Wood Solar and Energy Storage Project

Lightsource bp is working on a proposal for a solar and energy storage project at land along Crowhurst Lane, Lingfield, Surrey. The project comprises a solar farm with an output power of up to 40MW (Megawatts) and 40 MW/ 80 MWh (2 - hour duration) battery connected into the local electricity network. The battery storage will store electricity generated when demand is low to be released back into the grid when demand is higher, helping to support low-cost electricity generation and the enhanced reliability of the electricity grid by matching supply and demand.

We've chosen this site after careful consideration of planning, environmental and physical constraints, and we're now undertaking a wide range of environmental assessments to help shape our plans to minimise its impacts. These include landscape and visual, heritage and archaeology, ecology and ornithology, flood risk and more.

A key part of developing plans for the solar and energy project is engaging with local communities. We are holding an information event to display our plans and gather feedback, and members of the Lightsource bp team will be on hand to answer questions. This is your opportunity to learn more about the project, ask questions and share your views. Your feedback can help to shape the project.

STATISTICS

41,584 MWh
(Megawatts hours) supplied per year

Equivalent to the energy needs of
15,401 households

8,733
tonnes of carbon emissions saved per year

Equivalent to taking over
2,771 cars off the road

This project will contribute towards the UK's 2050 targets for reaching net zero.

Community consultation

Get involved!

Consultation on this project runs from 25 November to 16 December 2026. If you have questions or would like to give your feedback, please get in touch.

Information Event

Tuesday 01 December 2026 at:

Head2Head Sensory Theatre, Drewshearne Barn, Crowhurst Lane End, Oxted, Surrey, RH8 9NT

Drop in any time between 3pm and 8pm

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We're still in the early stages, and our plans will evolve based on local input and the results of our environmental, landscape and heritage assessments. These are our current thoughts. For further details, please join us at our community info event on Tuesday 01 December . Drop in between 3pm and 8pm.

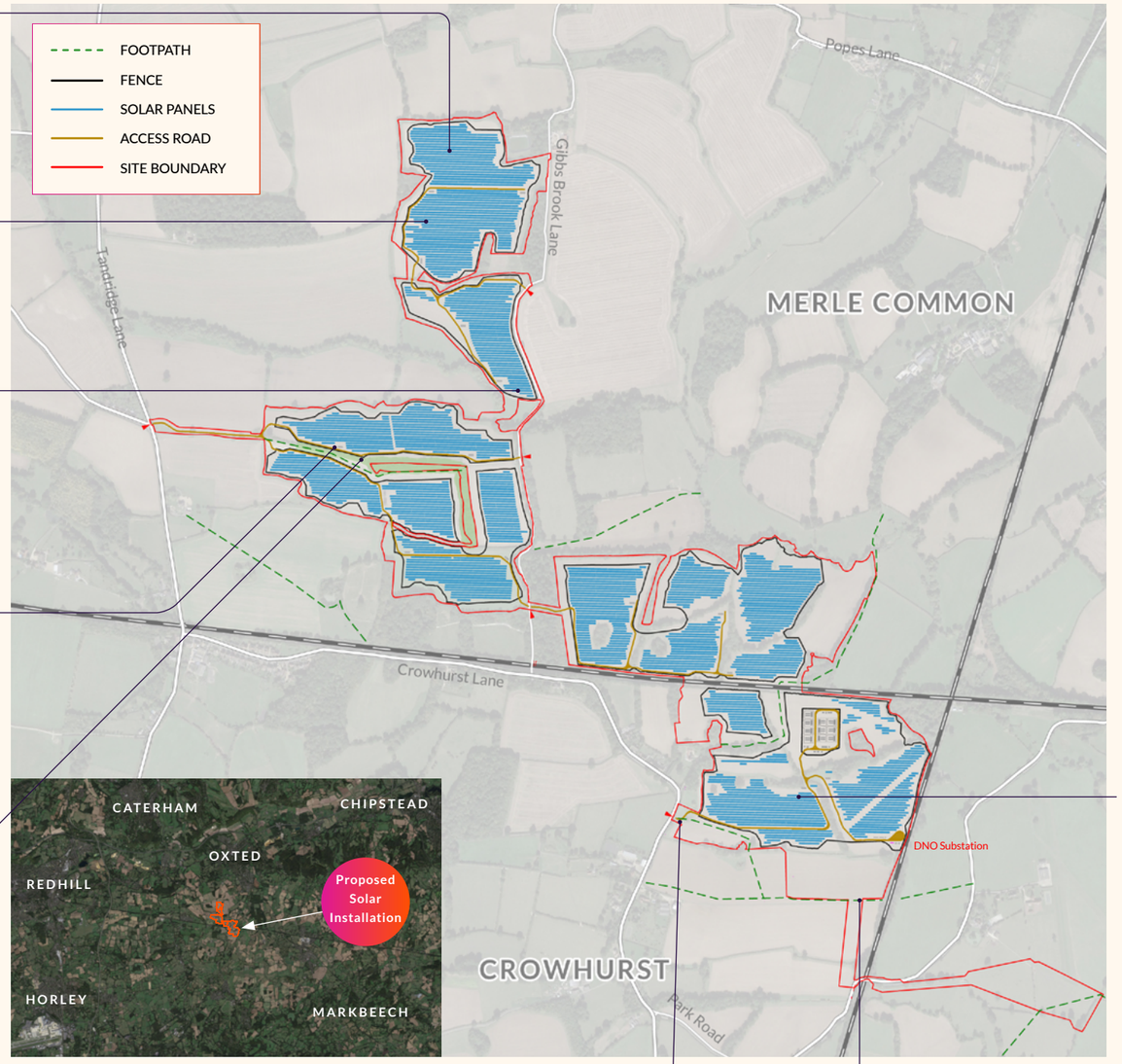
Heritage and Archaeological Impact
There are heritage assets within 2km of the project in the area, and we have commissioned independent surveys to make sure our proposals will fully assess the impact on those assets as well as the potential for aspects of archaeological interest within the site.

Flood Risk
Some parts of the site are within flood zones. We are currently undertaking a flood risk assessment, the results of which will be used to ensure our proposal does not increase flood risk across the site.

Boosting Biodiversity
A bespoke Biodiversity Management Plan will ensure that the existing and new habitats are enhanced or created to benefit local wildlife. As part of this initiative, our landscape planting, seeding and habitat creation plans will focus on native species.

Native Species
We have undertaken an Extended Phase 1 Habitat Survey to inform the layout design and construction mitigation measures. To prevent the security fencing from cutting off valuable foraging resources for badgers and other wildlife, gaps or gates will be fitted within the perimeter fencing to allow the free passage of mammals through the site.

Hedgerows and Trees
Existing hedgerows and trees will be retained wherever possible and will be supplemented with additional planting to screen the site from views and blend the site into the surroundings. Ancient and veteran trees within the site will be further protected by a buffer zone to ensure no equipment is located near them. We will submit a detailed planting plan as part of the planning application, which will focus on screening potential views and increasing biodiversity.



Site Access ( )
Proposed construction and operational access will be from Tandridge Lane and Gibbs Brook Lane for the northern parts of the site, and from Crowhurst Lane for the southern parts of the site. Deliveries would arrive at all construction accesses and be distributed across site via internal access tracks. Access off Gibbs Brook Lane will require traffic management arrangements that could involve temporary closures during the construction period. We are engaging with Surrey County Council's Highways Team to ensure any proposed traffic management arrangements minimise disruption to local roads and residents.

Landscape and Views
A detailed Landscape and Visual Assessment is being undertaken, the results of the assessment will be used to refine our proposal to ensure the site enhances local landscape character and distinctiveness. Where the site is visible from public viewpoints, we will use new planting to screen potential views as best possible, of the site and enhance biodiversity using a mixture of trees, shrubs and hedgerows, sympathetic to the existing planting in the area.

Cable Route
The project will provide energy into the Distribution network (UKPN), by connecting into a nearby 33KV overhead line via an underground cable. Underground cabling will be used to connect the fields within the development site to each other.

Community Benefits
We are committed to supporting the local communities around our solar projects, to create a positive impact on society and the environment that goes beyond generating renewable energy. As part of that commitment, we're proposing to create a community benefit fund that will benefit those living around the Speckled Wood solar and energy storage project. Our proposal comprises funding of up to £400 per MW installed per year for the first 20 years of operational life. We are evaluating the options on how and when that funding could be distributed and welcome your views on the types of local projects or initiatives that could be funded.

Agricultural Land Grading
We have conducted an Agricultural Land Classification Survey which has assessed the majority of the fields as Grade 3b, which is classed as non-Best and Most Versatile (BMV) land. The land is currently being used for grazing, arable farming as well as biodiversity. During operation of the solar farm, the land can still be used for grazing and biodiversity.

Public Rights of Way
The existing Public Rights of Way (PRoW) which run across the site will be retained and remain available for public use. Equipment will be set back from PRoWs boundaries, and landscaping will be used to improve screening and views for footpath users.

FREQUENTLY ASKED QUESTIONS

Why are you proposing a solar and energy storage project here?
Renewable energy and solar energy in particular are the lowest impact forms of electricity generation. As the UK moves away from dependence on fossil fuels to generate electricity, solar energy can provide a reliable local source of energy to the National Grid, which powers our homes and businesses. Energy storage helps to provide resilience to the National Grid, by storing excess energy generated when demand is low which can be released to the grid when demand is higher.

What are the timescales for the proposals?
The project is currently at the design stage. Following community consultation and completion of environmental surveys, a planning application will be submitted. If approved, construction will follow, and the site will then operate for around 40 years before being decommissioned and returned to its original state.

How long will construction take?
We estimate that construction would take approximately 18 months to complete, with activities phased across the site. Construction activities would be limited to Monday to Friday 08:00 – 18:00 and between 08:00 – 13:30 on Saturdays. No construction activities would occur on Sundays or on Public Holidays.

Will the project cause traffic disruption?
Once operational, the solar farm requires few maintenance visits, typically by car or small van approximately once a month, which would not cause traffic disruption. During construction, a Construction Traffic Management plan will be in place to minimise disruption to local roads and residents.

How will the site be protected?
The site boundary will be enclosed by a timber and wire agricultural fence approximately 2 metres in height, with CCTV cameras monitoring inside the boundary. Cameras will be carefully positioned inward facing to ensure privacy for nearby residents. Within the site, the BESS units will be enclosed with additional security fencing for safety reasons, comprised of metal poles and mesh fencing up to a maximum of 3.5m in height.

Are energy storage projects a fire or safety risk?
Safety is a core value at Lightsource bp and all our energy storage projects are developed with the highest standards of safety in mind. The fire risk for Lithium batteries such as these are extremely low, and incidences of Lithium battery fires are rare. The battery will come equipped with the latest technology and will be integrated with advanced safety measures. Each BESS container is equipped with its own fire suppression system and monitored 24/7. The project will be developed with a bespoke Battery Safety Management Plan, created in consultation with Surrey Fire and Rescue Service and Tandridge District Council.

What happens at the end of the project?
The Project is designed to operate for around 40 years. At the end of its life, all equipment will be removed, and the land will be returned to the landowners to its original condition.

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Community engagement

It's important to us that the local community are fully informed of the plans for the site and have the opportunity to comment and learn about the proposal. We will be holding an information event to provide details about our project ideas at this stage, and we welcome your feedback.

The information event will be held on

Tuesday 01 December 2026 at:

Head2Head Sensory Theatre, Drewshearne Barn, Crowhurst Lane End, Oxted, Surrey, RH8 9NT

Drop in any time between 3pm and 8pm

Consultation on this project runs from 25 November to 16 December 2026.

The deadline to share feedback is 23:59 on Wednesday 16 December.

Find out more

If you have queries in relation to this project, please contact the project team:

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WHO ARE WE?

Lightsource bp is a trusted global independent power producer (IPP) delivering end-to-end onshore renewable energy and battery storage solutions.

We work closely with local businesses and communities to supply clean, dependable and competitively priced energy. We're dedicated to securing a low-carbon future, and to meeting the dual challenge of an increased demand for energy alongside a need to reduce emissions, in the UK and worldwide.

Lightsource bp is a bp company.

