SOUTH RAYNHAM - PF/25/0091 – Installation of 2.408MW of ground-mounted solar PV and 2.392MW of battery energy storage solution (BESS) on land known as Sandpits. Land At Uphouse Farm, Swaffham Road, South Raynham

Major Development
Target Date: 29th May 2025
Extension of Time: 30th May 2025
Case Officer: Ana Nash
Full Planning Permission

RELEVANT SITE CONSTRAINTS

- The site lies within the Countryside for the purposes of the spatial strategy for the District
- The site lies within Rolling Open Farmland Landscape Type as defined in the North Norfolk Landscape Character Assessment
- The site lies within and areas Susceptible to groundwater flooding
- The site is agricultural land graded 2 for the purposes of the agricultural land classification

RELEVANT PLANNING HISTORY

DE21/24/0423: Proposed solar array and battery storage for the use of Uphouse Farm to offset their energy and become energy sufficient. - Advice Given (for pre-apps)

THE SITE

The site is located south of the A1065, designated as a 'Principal Route' and 'Corridor of Movement'. Uphouse Farm and its farm structures lie west of the proposed site separated by an agricultural field and the large access track corridor. Along the main A1065 (Swaffham Road), a cluster of residential properties can be found at the junction with the local access track.. The terrain in the area is generally flat, with Raby's woodland situated to the northeast and two ponds north of the site.

The site is approximately 3.55 hectares in size and is bordered on three sides (north, east, and south) by agricultural land.

THE APPLICATION

The proposed scheme involves installing a 2.408MW ground-mounted Solar PV system (comprising approximately 5,600 ground-mount solar photovoltaic panel arrays) on 3.55 hectares of agricultural farmland. In addition, a battery energy storage solution (BESS) of approximately 2.392MW is proposed. The project would include any associated infrastructure, including fencing, cabling, and access tracks.

The panels would be orientated to face approximately south, at a fixed angle (typically between 20-25º), with a maximum height above ground of roughly 3 metres, and sited in rows between 2 m and 6 m apart – depending on the topography. They would be arranged in three groups of rows from north to south to maximise solar gain. The extent of the site is clearly delineated by the red line boundary on the Solar PV Battery Storage Layout Plan.

Two additional access tracks will branch off this existing route to serve the site, minimising the need for new infrastructure. The tracks constructed using Type 2 hardcore and are required solely to provide access to the battery units. The system will not require any additional inverters on site, as Uphouse Farm already benefits from a smaller solar scheme approved in 2012 (Breckland Council, Ref: 3PL/2012/1333/F). As part of that earlier permission, four inverters were installed, which will also serve the current proposal. Therefore, the DC cables will feed directly into four busbars located at the battery inverters.

The electricity generated will be stored within the four battery storage units and be solely used by the Uphouse Farm. The proposal would generate 1,581,182 kilowatt-hours (kWh) of electricity each year with a proposed operational period of 40 years, after which the site would be returned to its current condition.

The proposed development would be enclosed by a 2m high deer stock fence using wooden posts. No CCTV cameras or lighting within the site are proposed. A landscaping scheme is proposed.

REASON FOR REFERRAL TO COMMITTEE

Because the proposal is for ground mounted solar panels in excess of 250kW capacity or with a site area of 0.5 hectares or greater a committee decision is required in accordance with Section 6.2 (Determination of Planning and Listed Building Applications) *Note (4) (b)* of the Council's Constitution.

REPRESENTATIONS

None received.

CONSULTATIONS

Raynham Parish Council - No comments submitted.

Conservation & Design (NNDC) – No objection

Landscape (NNDC) – No objection following submission of further information. Conditions requested

County Council Highways – **No objection,** following submission of a Construction Traffic Management Plan. Conditions requested.

County Council Historic Environment Service – **No objection**, conditions requested

Breckland District Council - **No comment** submitted

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to:

- Article 8: The Right to respect for private and family life.
- Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17
The application raises no significant crime and disorder issues

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES

North Norfolk Core Strategy (September 2008):
Policy SS 1: Spatial Strategy for North Norfolk
Policy SS 2: Development in the Countryside
Policy SS 4: Environment
Policy SS 6: Access and Infrastructure
Policy EN 2: Protection and Enhancement of Landscape and Settlement Character
Policy EN 4: Design
Policy EN 7: Renewable Energy
Policy EN 9: Biodiversity & Geology
Policy EN 10: Development and Flood Risk
Policy EN 13: Pollution and Hazard Prevention and Minimisation
Policy CT 5: The Transport Impact of New Development
Policy CT 6: Parking Provision

Material Considerations

National Planning Policy Framework (NPPF):
Chapter 2 – Achieving sustainable development
Chapter 4 – Decision-making
Chapter 6 – Building a strong, competitive economy
Chapter 8 – Promoting healthy and safe communities
Chapter 11 – Making efficient use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Documents and Guidance:
North Norfolk Landscape Character Assessment (2021)
North Norfolk Landscape Sensitivity Assessment SPD (2021)

OFFICER ASSESSMENT

Main issues for consideration:

1. Principle of Development

2. **Effect on landscape**
3. **Loss of grade 2 agricultural land**
4. **Effect on residential amenity**
5. **Flood risk and drainage considerations**
6. **Highways**
7. **Biodiversity Net Gain**

1. Principle of development

Section 38 (6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area includes the North Norfolk Core Strategy.

The site is located within the area designated as Countryside under Core Strategy (CS) Policy SS 1 for planning purposes. Within land designated as countryside, Policy SS2 seeks to limit development other than that in accordance with a list of exceptions. Such exceptions include development for renewable energy projects.

CS Policy EN 7 indicates that renewable energy proposals will be supported and considered in the context of sustainable development and climate change, considering the wide environmental, social, and economic benefits of renewable energy. It states that: "*Proposals for renewable energy technology, associated infrastructure and integration of renewable technology on existing or proposed structures will be permitted where individually, or cumulatively, there are no significant adverse effects on:*

- *the surrounding landscape, townscape and historical features/areas, or;*
- *residential amenities (noise, fumes, odour, shadow flicker, traffic, broadcast interference), and*
- *specific highway safety and designated nature conservation or biodiversity considerations".*

CS Policy SS 4 requires that *"all developments to contribute to the delivery of sustainable development, ensure protection and enhancement of natural and built environmental assets and geodiversity, and be located and designed so as to reduce carbon emissions and mitigate and adapt to future climate change".*

The National Planning Policy Framework (NPPF) indicates that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts. It should support renewable and low carbon energy and associated infrastructure.

NPPF paragraph 168 states that when determining planning applications for all forms of renewable and low-carbon development, local planning authorities should, amongst other things, "*not require applicants to demonstrate the overall need for renewable and low-carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future"*.

The Planning Practice Guidance (paragraph 013 (Reference ID: 5-013-20150327)) on renewable and low carbon energy refers to the fact that large schemes can *"have a negative impact on the rural environment, particularly in a very undulating landscape. However, the visual impact of a well-planted and well-screened scheme can be properly addressed within the landscape if planned sensitively."*

Although this proposal is modest compared to large-scale solar farms, the underlying principle remains to ensure that any adverse impacts on the local landscape are minimised and appropriately mitigated. Under the same PPG Paragraph 013 (Reference ID: 5-013-20150327), the Local Planning Authority is required to consider a range of factors, including the need for biodiversity enhancements around the solar arrays through appropriate landscape planting, the assessment of glint and glare, the visual and environmental impact of security measures, potential effects on heritage assets, opportunities for mitigation through landscaping, and the overall energy-generating potential of the site.

For the reasons stated the proposed development is acceptable in principle in terms of CS policies SS 1, SS 2 and EN 7 and, is supported by national planning guidance in the NPPF.

Whilst not adopted planning policy or guidance weight also be attached to the fact that the proposed development would align with the aims of the North Norfolk Net Zero 2030 Strategy & Climate Action Plan, which is directly linked to the UK's commitment to reducing the impact of climate change. The direction of both international and national policy is to increase the amount of energy produced from renewable sources.

2. Effect on landscape

One of the criteria in CS policy EN 7 is the effect of a renewable energy proposal on the surrounding landscape.

CS policy EN 2 states:

> "*proposals for development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in the relevant settlement character areas".*

Proposals should demonstrate that their location, scale, design, and materials will amongst other things, protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area, settlement character and setting of and views from, Conservation Areas.

The site is located within the Rolling Open Farmland landscape type in the North Norfolk Landscape Character Assessment (LCA). Key characteristics of this landscape include its open, exposed nature, shaped by extensive arable land, limited woodland, large field parcels, low-managed hedgerows, and gently sloping elevated plateau landforms. The lack of visual screening or containment increases its susceptibility to many types of new development.

While the gently rolling landform, large-scale pattern of regular arable fields, and relatively low density of ecological or cultural designations reduce sensitivity to field-scale solar PV development, several factors contribute to increased sensitivity. These include the strongly rural character, visually prominent slopes and undeveloped skylines, limited opportunities for localised screening, and the area's relatively high scenic quality. Overall, sensitivity to the type of development proposed considered moderate to high, and careful siting is therefore considered to be essential to avoid negative impacts.

Localised areas of lower sensitivity include those where flatter landforms, in combination with existing mature linear shelter belts, woodland blocks, and higher hedgerows, may afford greater visual screening and containment of solar panels.

The Landscape Sensitivity Assessment (2021) (LSA) supports the LCA and aims to inform appropriate locations for different types of renewable energy development based on an

assessment of landscape character types. It is noted that renewable energy developments are a potential detractor of landscape character, with elements such as solar PV developments on farmland and the introduction of permanent structures such as sub-stations. The LCA highlights the need to ensure that any new development conserves the sense of rurality in such locations, with limited capacity to visually contain development within this context.

A Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the application. This appraises and addresses the potential landscape and visual impacts of the proposed development in a locally quite open location. The LVIA identifies a number of viewpoints considered as being representative of potential effects at a range of receptors, not only those actually located at each viewpoint but also those nearby, at a similar distance and/or direction.

The LVIA indicates that the closest visual receptor, people passing by on the nearby section of Wellingham Road, would be affected moderately in the short term, reducing to a minor adverse visual effect with the successful establishment of boundary hedging. Minor or minor-negligible initial levels of visual effect harm have also been predicted for people travelling along three other rural lanes within 1 or 2km from the proposed development. Again, these effects would also be lessened with the establishment of the proposed boundary hedging. The LVIA concludes that, once the hedgerow reaches an established height of approximately 2.5 metres, the development would be in keeping with the character of the local landscape. It would also contribute positively by breaking up the expansive open arable fields and partially restoring the historic field structure, with smaller parcels defined by hedgerows and scattered trees.

A condition is recommended to secure and formalise the proposed landscaping/planting. In addition a condition requiring the submission and approval of a Landscape and Ecological Management Plan (LEMP) is recommended. This will ensure the effective delivery of landscape and also ecological enhancements by requiring comprehensive details on the implementation, establishment, and ongoing management of the soft landscaping.

Existing landscape features

Arboricultural information has been submitted in support of the application. This assessment confirms that no trees will be removed. Directional drilling will be used to create two cable routes, connecting the solar array and battery storage to the existing buildings at Uphouse Farm. The creation of these routes will, in parts, encroach upon tree Root Protection Areas (RPAs), resulting in potential conflict with established trees. Tree protection measures are required in order to prevent damage to retained trees while the construction work takes place. A condition is recommended to secure them.

The revised Landscape Proposals Plan includes the planting of a number of trees (oak and field maple) on the northern site boundary.

Subject to the imposition of conditions, the proposal is considered to be acceptable in terms of CS policies EN 2, EN 4 and EN 7 with regards to landscape impacts.

3. Loss of grade 2 agricultural land

The proposed site is classified as arable and horticulture (grade 2) as per UK Soil Observatory guidance. Grade 2 land is defined as ‘very good quality’ agricultural land. The Planning Practice Guidance guides development away from the ‘best and most versatile land’ i.e. that graded between the best (Grade 1) and Grade 3.There was however, no requirement to

consult Natural England in this case as the area of land affected would be less than 20 hectares.

Schemes such as that proposed are “temporary” albeit for a duration of many years, comprising installations designed for easy disassembly and removal. Once the solar infrastructure is no longer in use, the land can be reinstated to its former condition and previous use with minimal long-term impact.

The site will however continue to be used for agricultural purposes as, under the solar panels, sheep will graze at appropriate times of the year, and wildflower and pollinator-friendly seed mixes will be sown beneath and around the PV arrays. This would enable an optimal use of the land by fulfilling both energy generation and agricultural functions.

The development is not considered to result in a permanent change of land use, as the land retains the potential to return to full agricultural arable use in the future, assuming the soil is properly maintained during the operational period of the solar installation.

It is therefore considered that the proposal, on balance, complies with the aims of CS policies SS 4 and EN 9.

4. Effect on residential amenity

CS Policy EN 4 requires that proposals do not significantly detrimentally affect the residential amenity of nearby occupiers. Policy EN 7 states that renewable energy proposals will be permitted provided there is no significant impact on residential amenities.

CS Policy EN 13 sets out the requirements for all development to minimise and, where possible, reduce all emissions and other forms of pollution, including light and noise pollution. Proposals will only be permitted where, individually or cumulatively, there are no unacceptable impacts on the natural environment and general amenities, health and safety of the public, and air quality if they cannot be suitably mitigated.

Paragraph 135 f) of the NPPF emphasises the importance of securing a high standard of amenities for both current and future users Planning should aim to prevent development from being adversely affected by or contributing to unacceptable levels of air or noise pollution..

Paragraph 198 of the NPPF highlights the importance of ensuring that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions, and the natural environment. This involves assessing the sensitivity of the site or wider area to potential impacts arising from a proposed development.

With regards to the potential effects from glare, the nearest dwellings are situated along the A1065 north of the site and around 480 metres away. Some of these properties benefit from good levels of screening from the dispersed mature vegetation (such as trees, large shrubs and evergreen species). However, several properties on the south side of the A1065 lack any meaningful screening from the proposed site and have clear views across the adjacent fields.

The glare assessment provided with the application does not account for this area, having instead focused primarily on the south and southwest of the site. Uphouse Farmhouse is the closest property to the west, Manor Farm is to the southwest and Manorhouse Farm is to the south. The site lies approximately 400 metres from Uphouse Farmhouse, around 1,260 metres from Manor Farm (in Wellingham) and 2,280 metres from Manorhouse Farm (in Tittleshall). The glare analysis indicates that Uphouse Farmhouse is likely to be the most affected receptor, with the greatest impact occurring during the April and August. During these periods,

the assessment suggests a more pronounced glare duration on the west side of the property, with approximately 66 minutes/day of green glare' and 44 minutes/day of 'yellow glare' respectively. In a Glint and Glare Assessment, yellow and green glare typically refer to levels of visual impact caused by reflected sunlight from solar panels. Green glare usually indicates low intensity or short duration and is considered non-hazardous. In contrast, yellow glare represents moderate intensity or duration and may result in a noticeable visual impact, potentially causing some discomfort or distraction.

Mitigation measures proposed to reduce or compensate for otherwise potentially harmful and visual effects primarily include installing the solar panels at a 35-degree angle with a matt black finish to minimise visual prominence, enclosing the site with 2.5m high security/deer fencing, and implementing landscape treatments such as hedgerow and tree planting to further soften and screen the development. With these and given the separation distance between the site and Uphouse Farmhouse, the south-facing orientation of the solar panels, it is considered that the development would not give rise to any materially harmful effects in respect of glare.

Most noise generation would occur during the construction and installation phases for a short period and largely be from site traffic. It is considered that the noise level is likely to be relatively low which, in combination with the separation distance from the nearest neighbouring properties, would not result in any significant negative amenity impacts.

Given the nature of the solar array, it is considered there would be no significant detrimental impacts on the residential amenities of neighbouring occupiers in terms of overbearing, overshadowing, overlooking or loss of outlook, The proposal is therefore considered to be in accordance with CS Policies EN 4, EN 7 and EN 13.

5. Flood risk and drainage considerations

CS policy EN 10 seeks to protect the district from flooding and to ensure developments are not adversely affected by flooding or increase flood risk in the surrounding area.

The application is supported by a Flood Risk Assessment which found the following:

- The site is located within the Flood Zone 1 therefore all uses of land are appropriate in this zone.
- It is considered that there is a low risk of groundwater flooding and a low risk of flooding from other sources.
- There is a very low surface water flood risk.
- Safe access/egress can be achieved at all times.

Given the above findings the proposal is considered to be acceptable in terms of flood risk and complies with CS Policy EN 10.

6. Highways

CS Policy CT 5 relates to the transport impact of new development and indicates development proposals will be considered against a number of criteria including whether the proposal is capable of being served by a safe access to the highway and; that the expected nature and volume of traffic generated by the proposal could be accommodated on the existing road network without detriment to the amenity or character of surrounding area or highway safety.

Paragraph 116 of the NPPF states that *"developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network, following mitigation would be severe taking into account all reasonable future scenarios".*

The application is supported by a Highway and Access Assessment (March 2025), which sets out information on the anticipated traffic movements, access arrangements associated with the proposed development, along with measures to ensure the safety and efficiency of the local road network during the development's construction and operational phases (see **Table 1** below).

Week Number	Delivery Type	Vehicle Type	Vehicle Number
1	Plant Delivery	Articulated Lorry	1
1	Welfare	Pickup/Van	4
1	Compound	7.5 Tonne Lorry	3
1	Skip Delivery	7.5 Tonne Lorry	4
2	Framework	Articulated Lorry	3
4	Solar Panels	Articulated Lorry	6
6	Cable Delivery	Articulated Lorry	2
6	Plant Delivery	Articulated Lorry	2
10	Concrete Delivery	Concrete Mix Lorry	2
11	Skip Pick Up/delivery	7.5 Tonne Lorry	4
11	Battery and GRP	Articulated Lorry	2
11	Battery Equipment	Articulated Lorry	2
11	Ancillaries	Van	6
14	HV Panel Delivery	Articulated Lorry	2
20	Fencing	7.5 Tonne Lorry	4
23	Welfare Pick Up	Pickup/Van	4
23	Skip Pick Up/delivery	7.5 Tonne Lorry	2
24	Compound Pick Up	7.5 Tonne Lorry	3
24	Plant Pick Up	Articulated Lorry	2
1 to 24	Contractors	Van	135

Table 1 *- Estimated Vehicle Movements During Construction*

Traffic impacts would mainly occur during the construction phase of the development. Access to the site will be taken from the main entrance to Uphouse Farm, which connects directly to the A1065 (Swaffham Road), a designated 'Principal Route' and 'Corridor of Movement'. This established access is well-suited for construction traffic, including the delivery of solar panels, batteries, and associated plant and equipment. The agent informed the officer that the main entrance to Uphouse Farm has a generous visibility splay of over 20 metres in width, providing safe and efficient access for all vehicle types expected during the development process.

The access tracks located to the south and west of the site are considered wide enough to accommodate the movement of HGVs delivering all required equipment, including solar panels, batteries, and construction machinery, without the need for significant upgrades or alterations. To ensure safe and efficient vehicle movements on site, particularly in areas with restricted visibility, a qualified banksman would be employed to manage and guide all manoeuvres.

During the operation of the development of the completed development, the traffic impact on the local highway network would be negligible, generating only a modest number of vehicular trips to ensure inspection, monitoring and general site upkeep.

The Highway Authority have raised no objection to the proposal subject to conditions regarding construction traffic. Overall, the proposal is considered to comply with Policies SS 6 and CT5.

7. Biodiversity Net Gain

This application includes a BNG calculation on the total area to be used for the proposed development. The Landscape Officer has assessed the calculation finding some errors within the metric. Therefore, the baseline and habitat plan will need to be amended and this can be resolved post-determination at the point where the mandatory Net Gain Plan is submitted for approval.

Biodiversity Net Gain would be achieved on-site through the reinforcement of existing hedgerows and the planting of new hedgerows where required, as well as through the planting of native grass species within the solar farm itself and wildflower grass meadows around the perimeter edges of the solar farm.

Other considerations

Effect on protected species

Solar PV arrays will have implications for habitat loss, fragmentation, modification and the displacement of species. However, habitats can be created of undisturbed grassland for a number of years, wildflower meadows, planting of hedgerows and trees.

The Ecological Assessment supporting the application identifies That most of the site is covered with elephant grass, which has limited ecological value. To the west side of the site, there is a mature hedgerow and a number of scattered trees bordering the long access road. Opposite the hedgerow and access road stands a group of mature hybrid black poplars, which form a prominent feature in the landscape and contribute to the area's established character.

The hedgerow at the site boundary provides a suitable habitat for foraging and commuting bats. The linear group of poplars located outside the site boundary was assessed from the ground level as having negligible potential for roosting bats. One tree featured a knothole approximately 6 metres up the stem that could offer a suitable roosting habitat, warranting further investigation. However, this will not be affected by the proposal.

The remainder of the site lacked vegetation and was unsuitable for roosting bats. However, generalist bat species may commute over the site between adjacent habitats. The planned landscape enhancements and habitat creation would help to make the site suitable for foraging and commuting bats following the completion of the proposed development.

The site will be managed through seasonal sheep grazing, with temporary electric fencing to protect and maintain the field margins (7-10m). A 2 metre high site security and deer fence will be installed around the perimeter, incorporating a 10 cm gap at the base to allow for small mammal movement and maintain ecological connectivity.

It is therefore considered that the proposal complies with CS policy EN 9.

Effect on heritage assets

The site is situated southwest of the grade II-listed Uphouse Farmhouse, which features a courtyard arrangement of traditional farm buildings, including traditional and early modern structures. Within the farm complex, five cottages serve as employee accommodations along the access road from the A1065.

The immediate setting of the farmhouse has already been significantly altered by the construction of modern agricultural buildings nearby, which has somewhat diminished the significance of the listed building and its surroundings.

Given the relatively low profile of the solar panels within the landscape and the distance between the listed building and the application site, it is considered that there would be negligible additional harm to the setting of the listed building and therefore its significance as a designated heritage asset.

Even if it were to be concluded that some, albeit limited, harm would arise to heritage assets, this harm would be regarded as “less than substantial” and any harm would be outweighed by the public benefits associated with renewable energy generation.

On that basis it is considered that the proposal complies with CS Policy EN 8 and the Local Planning Authority would comply with its obligations under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Planning Balance and Conclusion

This application proposes the erection of a ground-mounted solar photovoltaic array with associated infrastructure. The proposal will help support an existing farm enterprise by providing a secure and sustainable energy source, offering resilience against volatile energy prices, and reducing operational costs through on-site generation. This would significantly reduce the emissions and greenhouse gasses the business generates and ensure a more sustainable business. No significant adverse impacts would arise from the proposal on amenity, the landscape, ecology, the historic environment or highway safety.

Subject to the imposition of conditions, the proposal is considered to be in accordance with the relevant CS policies listed above.

RECOMMENDATION

APPROVAL subject to conditions to cover the following matters:

- Time limit for implementation
- Approved plans:
- Archaeological written scheme of investigation
- Landscape and ecological management plan (LEMP)
- Construction Management Traffic Plan and construction parking
- Tree protection
- Landscape scheme

- Replacement planting
- Ecological mitigation and enhancement
- Biodiversity Net Gain
- No removal of trees/hedges during bird breeding season
- External lighting
- Fencing to be in accordance with submitted details
- Removal and panels and equipment after 40 years.
- Removal of panels if no longer required for the generation of electricity.

Final wording of conditions and any other considered necessary to be delegated to the Assistant Director – Planning