

**Application Reference: PF/25/0091**

**LOCATION: Land At Uphouse Farm, Swaffham Road,  
South Raynham**

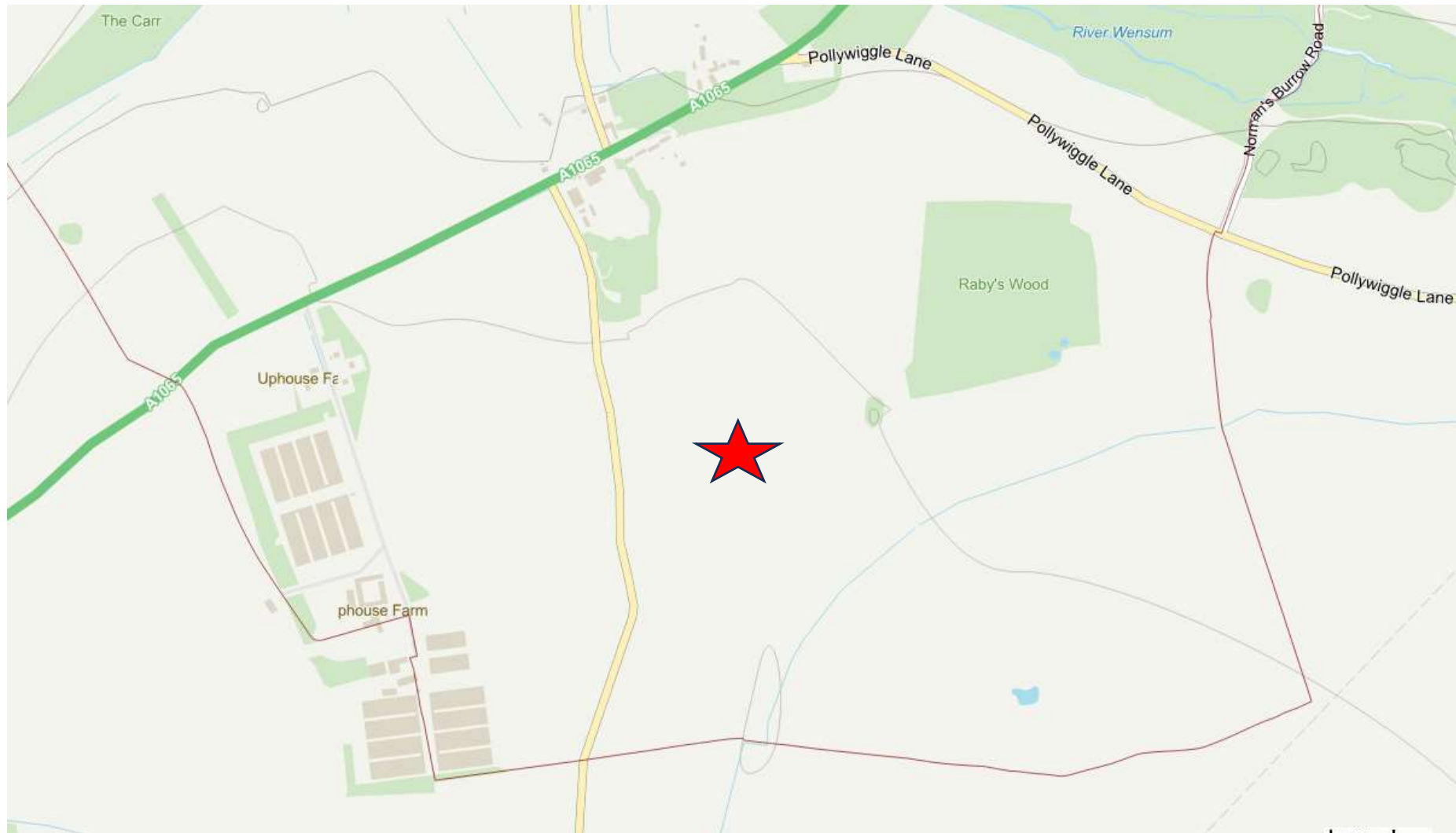
**PROPOSAL: Installation of 2.408MW of ground-mounted solar PV and 2.392MW of battery energy storage solution (BESS) on land known as Sandpits.**



**NORTH  
NORFOLK  
DISTRICT  
COUNCIL**

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

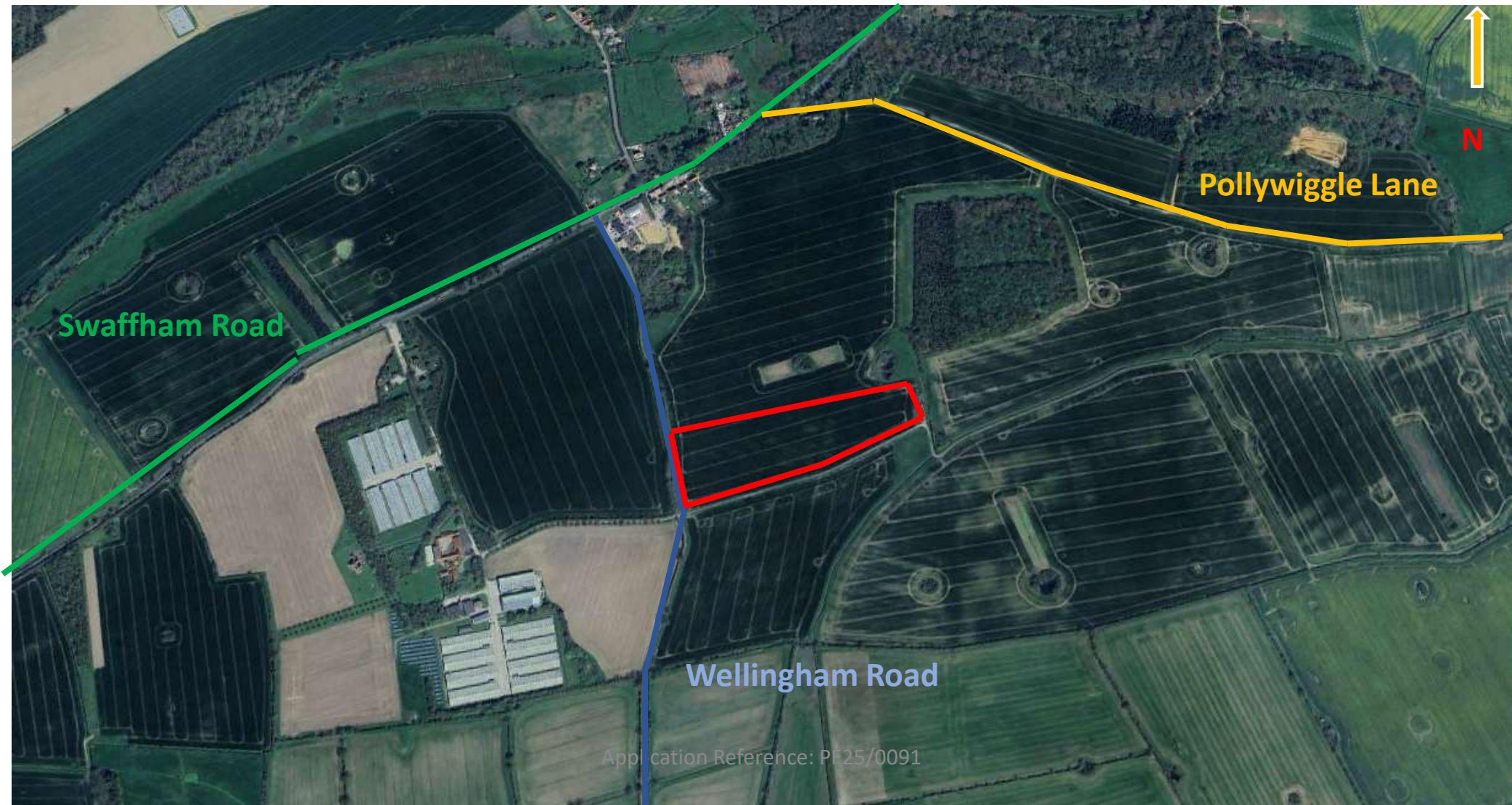
# GENERAL SITE LOCATION



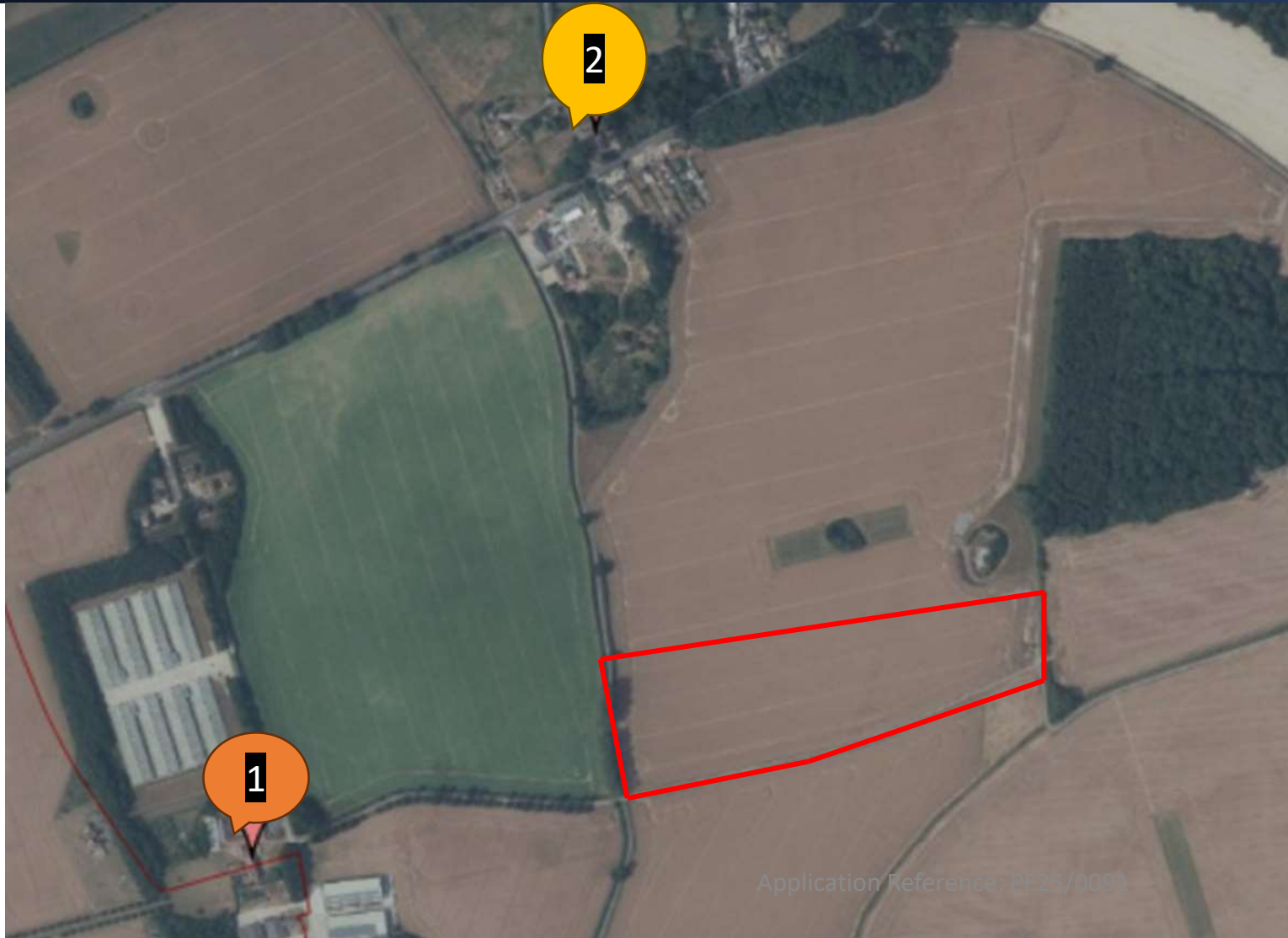
★ Site



# Site Location Aerial Image



# Grade II Listed Buildings



1- Uphouse Farmhouse Wellingham Road  
South Raynham

2- 9 West Raynham Road South Raynham  
Fakenham NR21 7HG

☒ Listed Buildings Grade II

☐ Listed Building Grade II



# Natural Risk Zones- Flood Risk



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## Natural Risk Zones ▲

- ☐ EA Flood Zone 2
- ☐ EA Flood Zone 3
- ☒ EA Flood Risk Surface Water 0.1% AEP
- ☐ EA Flood Risk Surface Water 0.1% AEP
- ☐ EA Flood Risk Surface Water 1% AEP
- ☒ EA Flood Risk Surface Water 3.3% AEP
- ☐ EA Flood Risk Surface Water 3.3% AEP

# Ancient Woodland



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- ☒ Ancient Woodland
- ☒ Ancient & Semi-Natural Woodland
- ☒ Ancient Replanted Woodland



# Site Location Aerial Image



Agricultural Buildings



Uphouse Farm



Wensum Pools Ltd



Wensum Retreat - Holiday apartment rental

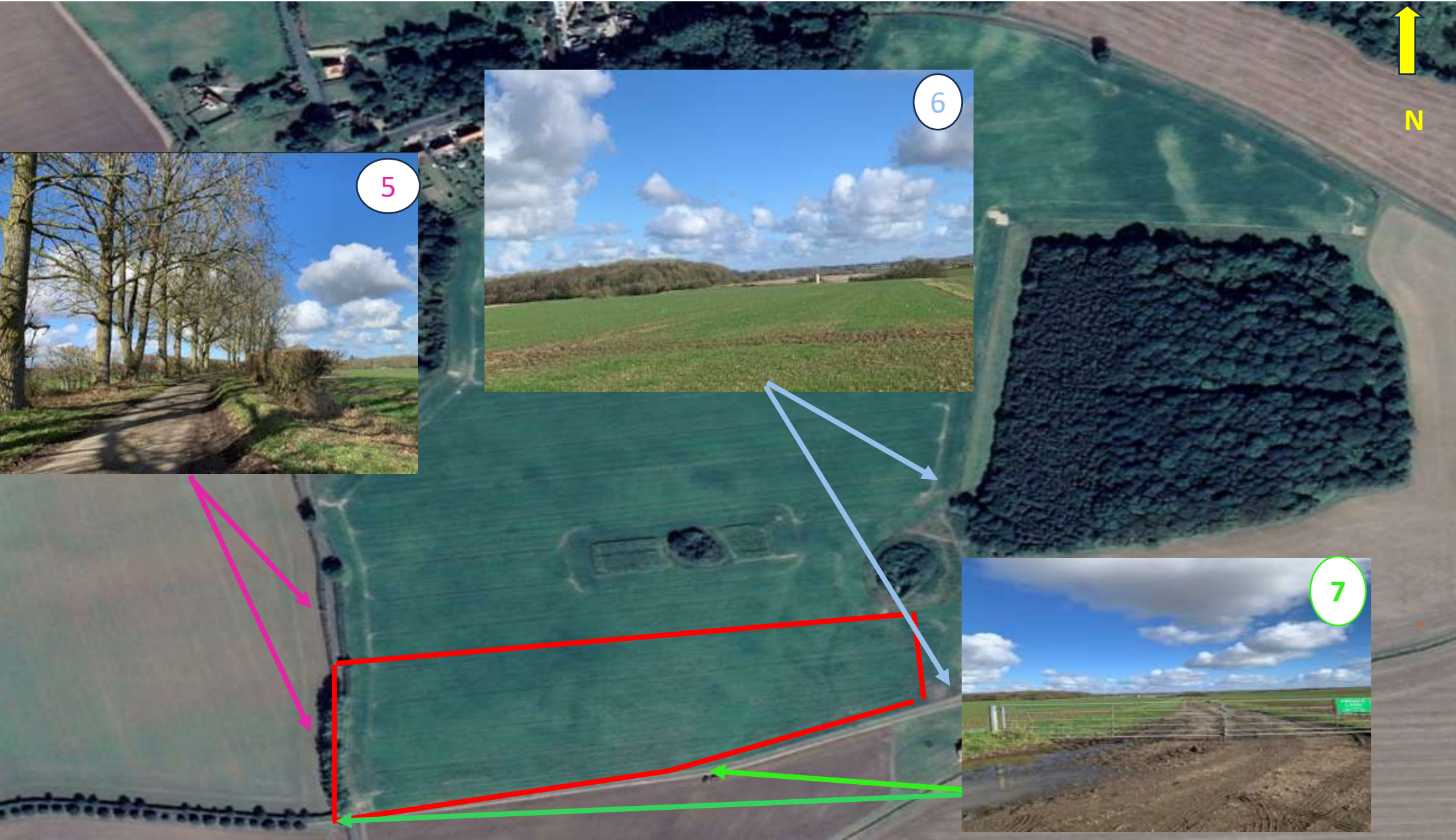


# SITE PHOTOS



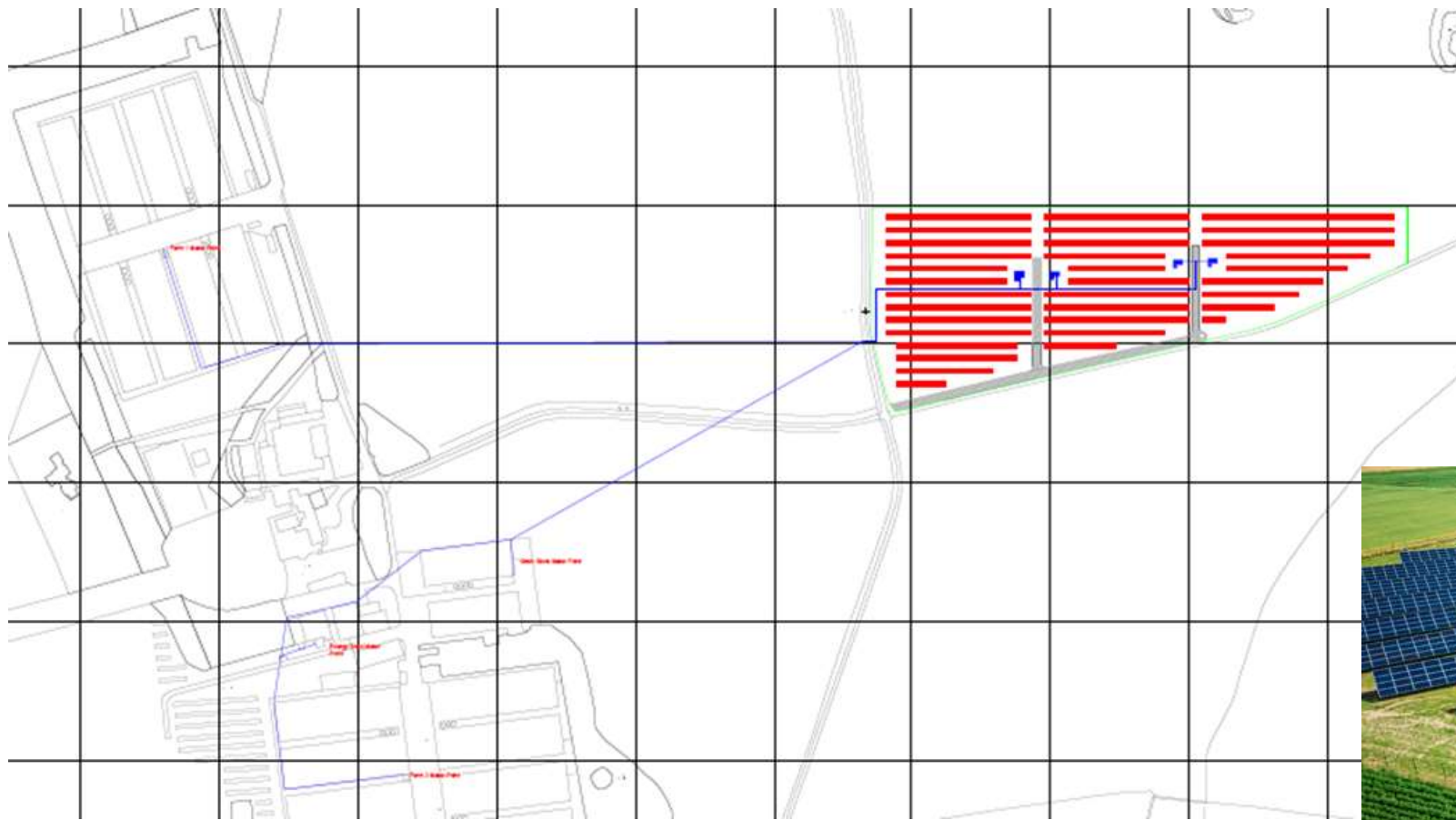


# SITE PHOTOS



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# Solar PV Battery Storage Layout





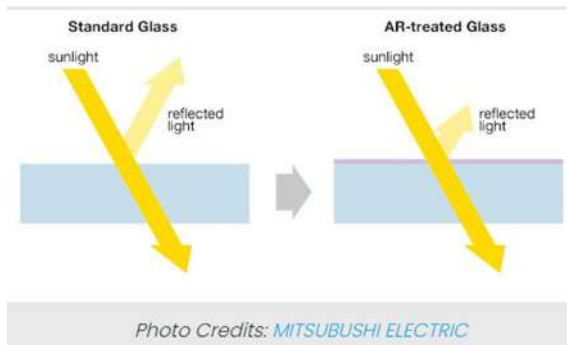
# Ground Mounted Solar Panels Details

Standard 14 rows (1<sup>st</sup> column) , 11 rows (2<sup>nd</sup> column) and 3 rows (3<sup>rd</sup> columns) of – 1.5 m between each row

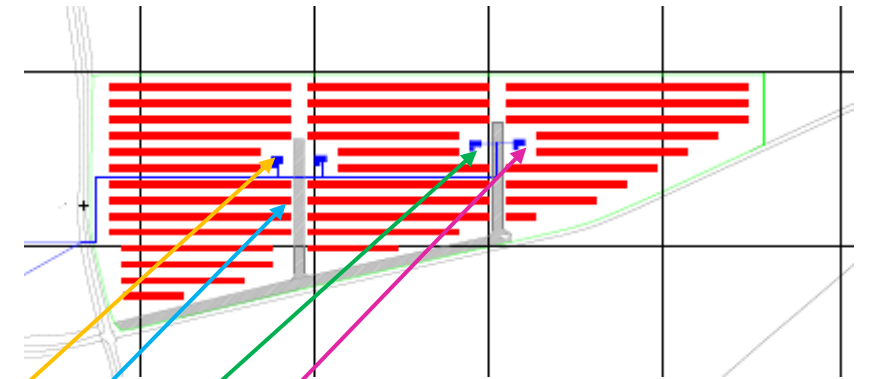
The modules are attached onto a functional solar panel mounting system



The solar panels have an anti-reflective coating to maximise light transmission and limit solar glare

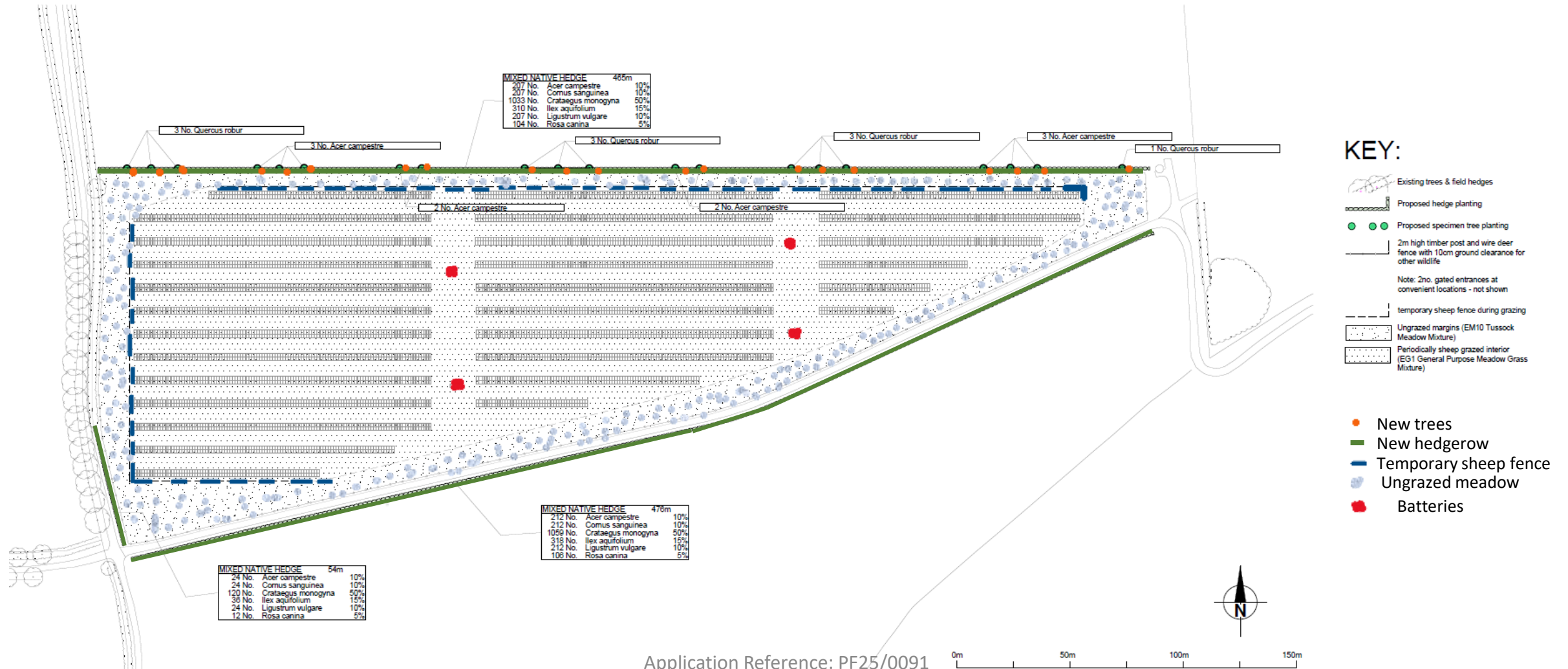


The panels will not be visible from the A1065



GRP units made up of the battery inverter and batteries

# Landscaping Plan





# MAIN ISSUES

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- Principle
- Effect on Landscape
- Loss of grade 2 agricultural land
- Effect on residential amenity
- Flood risk and drainage considerations
- Highways
- Biodiversity Net Gain
- Habitats Regulations Assessment (GIRAMS and Nutrient Neutrality)

# RECOMMENDATION

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**APPROVAL** subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

1. Time limit to three years
2. To accord with the approved plans
3. 40 year permission
4. Decommissioning Traffic Plan
5. Revert back to current state
6. Archaeological written scheme
7. Noise dust and smoke management plan
8. LEMP
9. Complaints procedure- undue noise
10. Construction Management Plan condition
11. Advance warning signage condition
12. Construction workers parking provision
13. Existing tree protection condition
14. Construction workers parking provision
15. Existing tree protection condition
16. Drip Irrigation condition
17. Measures in the ecological assessment
18. External lighting condition
19. Construction Access and parking
20. Mounting solutions (brackets) condition
21. Replanting condition
22. Protection of breeding birds condition
23. Fencing details
24. Details on storing obsolete solar panels condition

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