



Planning, Design & Access Statement

Tharros Ltd Park Farm

24 | October | 2023

ELECTRIFYING CHANGE

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Acknowledgement

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About RenEnergy

We are a boutique, knowledge-based, international renewable energy business, principally focused on the application of solar photovoltaics (PV), energy storage and electronic vehicle (EV) charging.

Our primary trading territories are the United Kingdom (UK) and South Africa (SA), from where we consult on, design and deliver innovative renewable energy solutions to clients around the world.

Since 2006, we have been passionate pioneers in renewable energy, and unwavering advocates for the environmental and value benefits that solar solutions can deliver. We believe that renewable energy can change the world on many levels, from protecting the natural environment to aiding food security. It is this passion that drives the single-minded focus of our brand: **"Electrifying Change"**.

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1. Introduction

- 1.1. RenEnergy Ltd has been commissioned by Tharros Ltd (the applicant) to prepare a planning application for the development of a solar photovoltaic (solar PV) ground array at Tharros Ltd, Park Farm, Wormegay, PE33 0SH.
- 1.2. The proposal is for a 130kWp ground mounted solar array which will generate electricity for the farm.
- 1.3. This Planning, Design and Access Statement has been written to accompany the Full Planning Application. The statement details the design concept, including the context of the proposal and how the proposal meets the design policies of the Local Planning Authority (LPA) and UK. It has been written to ensure the LPA has a full understanding of the proposal and the local community are accurately informed of the application.

Applicant details

- 1.4. This planning application is being made on behalf of:

Tharros Ltd
Park Farm
Wormegay
King's Lynn
PE33 0SH

- 1.5. The agent acting on behalf of the applicant is:

RenEnergy Ltd
Woodbastwick Road
Blofield Heath
Norwich
Norfolk
NR13 4RR

- 1.6. RenEnergy Ltd are a Norfolk based company specialising in the installation of PV panels, working with landowners, homeowners, contractors, consultants and architects in the private, public and construction sectors to deliver a range of system size. RenEnergy Ltd provides a full service from initial enquiry through to installation, commissioning and maintenance of the system.

2. Development Proposals

Site and Context

- 2.1. Tharros Ltd is located in the jurisdiction of King's Lynn and West Norfolk, approximately 1.2km to the northeast of the village Wormegay. The farm is located off the junction connecting Castle Road and New Road and can also be accessed via Church Lane to the south.
- 2.2. The site is in a remote location, surrounded almost exclusively by vast expanses of agricultural fields and small woodland blocks. Approximately 0.41km to the south of the farm is the Grade II* listed St Michael, All Angels & Holy Cross Church and a row of residential properties are located on the road approaching the farm to the west.
- 2.3. Tharros Ltd are an agricultural enterprise and their main site comprises several farm buildings including the main farmhouse, grain stores and silos. The site also comprises several acres of land which are used for growing and harvesting a variety of crops.
- 2.4. A ground mounted solar array is proposed at the land immediately south of the southernmost farm buildings, as shown in Figure 2.1. The PV array will connect back to the main meter at the site in order to provide a renewable source of electricity to the farm, with the overall aim of reducing the outgoing costs of running the business. Planning permission is required as the works are excluded from the definition of Permitted Development by virtue of paragraph K.1(c) of Class 14 to Schedule 2 of the General Permitted Development Order, which states;

Class K – installation or alteration etc of stand-alone solar equipment on non-domestic premises

Permitted development

K. The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a building other than a dwellinghouse or a block of flats.

Development not permitted

K.1. Development is not permitted by Class K if—

- (c) the surface area of the solar panels forming part of the stand-alone solar would exceed 9 square metres or any dimension of its array (including any housing) would exceed 3 metres.

- 2.5. The proposed development is shown in Figure 2.1.

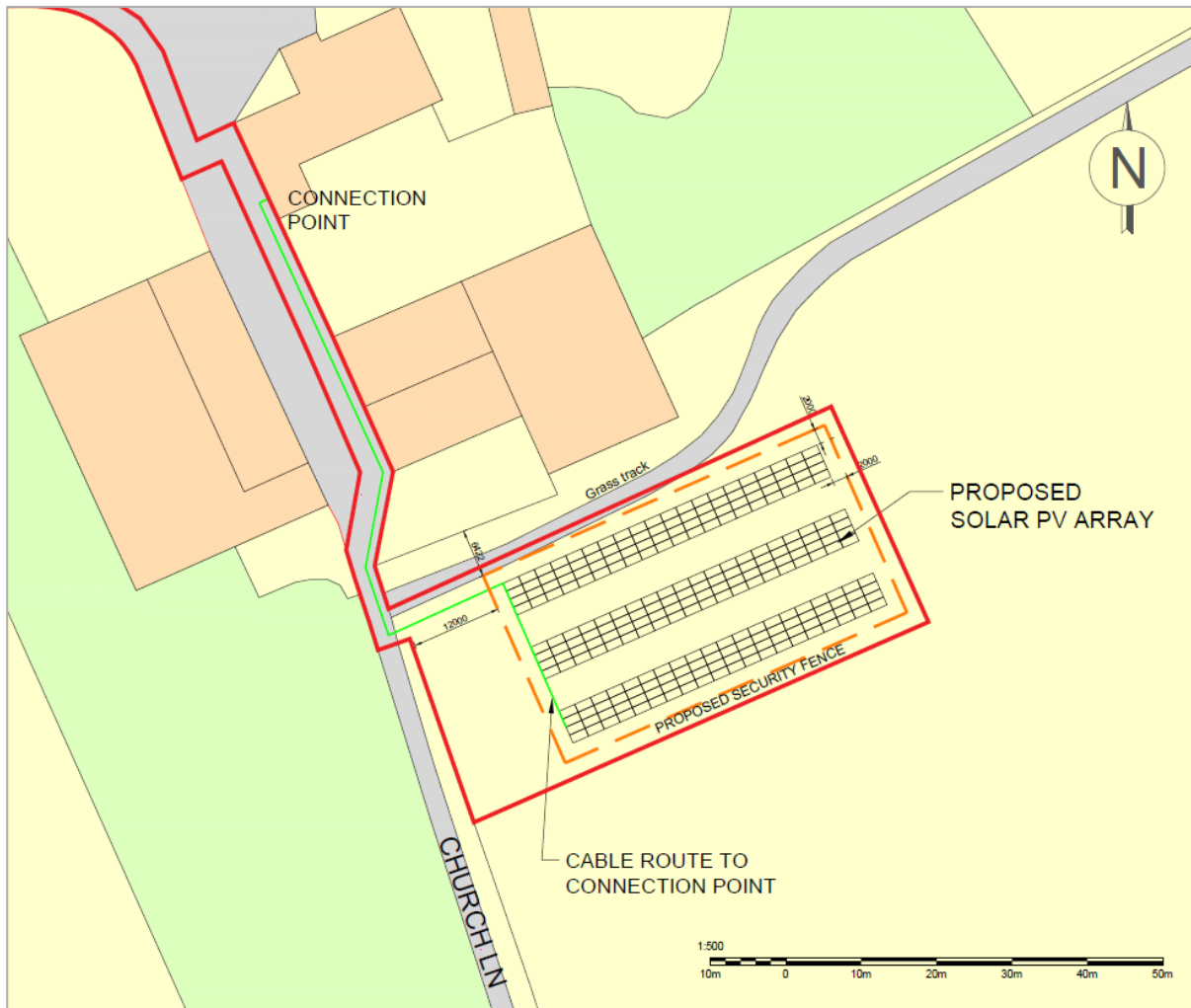


Figure 2.1 Site Plan

Development Proposals

- 2.6. The proposal is for the installation of a solar PV ground array which will comprise three rows of ground mounted modules with a total system capacity of 130.8kWp, covering an area of approximately 615m². The system will comprise 240 PV modules and 3 electrical inverters. It is estimated the system will generate approximately 140,828kWh/year, offsetting approximately 26,890kgCO₂/year.
- 2.7. The three rows of modules will be oriented to the southeast to align with the orientation of the adjacent farm buildings. Each row will comprise 20 columns of panels mounted four high in a landscape orientation, inclined at 25 degrees. Figure 2.2 shows an elevation drawing of the proposed system.
- 2.8. The PV modules would be mounted on a steel frame custom designed from recyclable galvanized steel. The frame is a single leg system with a support post pile driven into the ground to a depth of around 1.5m every 4.5m along the east/west axis. The frame stands 2.4m tall at its highest point with a 0.4m clearance from the ground.

2.9. As shown in Figure 2.1 a security fence is also proposed around the array. The security fence will be post and rail fencing and will be erected 6m from the farm complex to the north and 12m from the hedgerow to the west to enable sufficient access for machinery and vehicles. A 2m perimeter has been left between the solar array and the fence to ensure sufficient space for maintenance of the array.

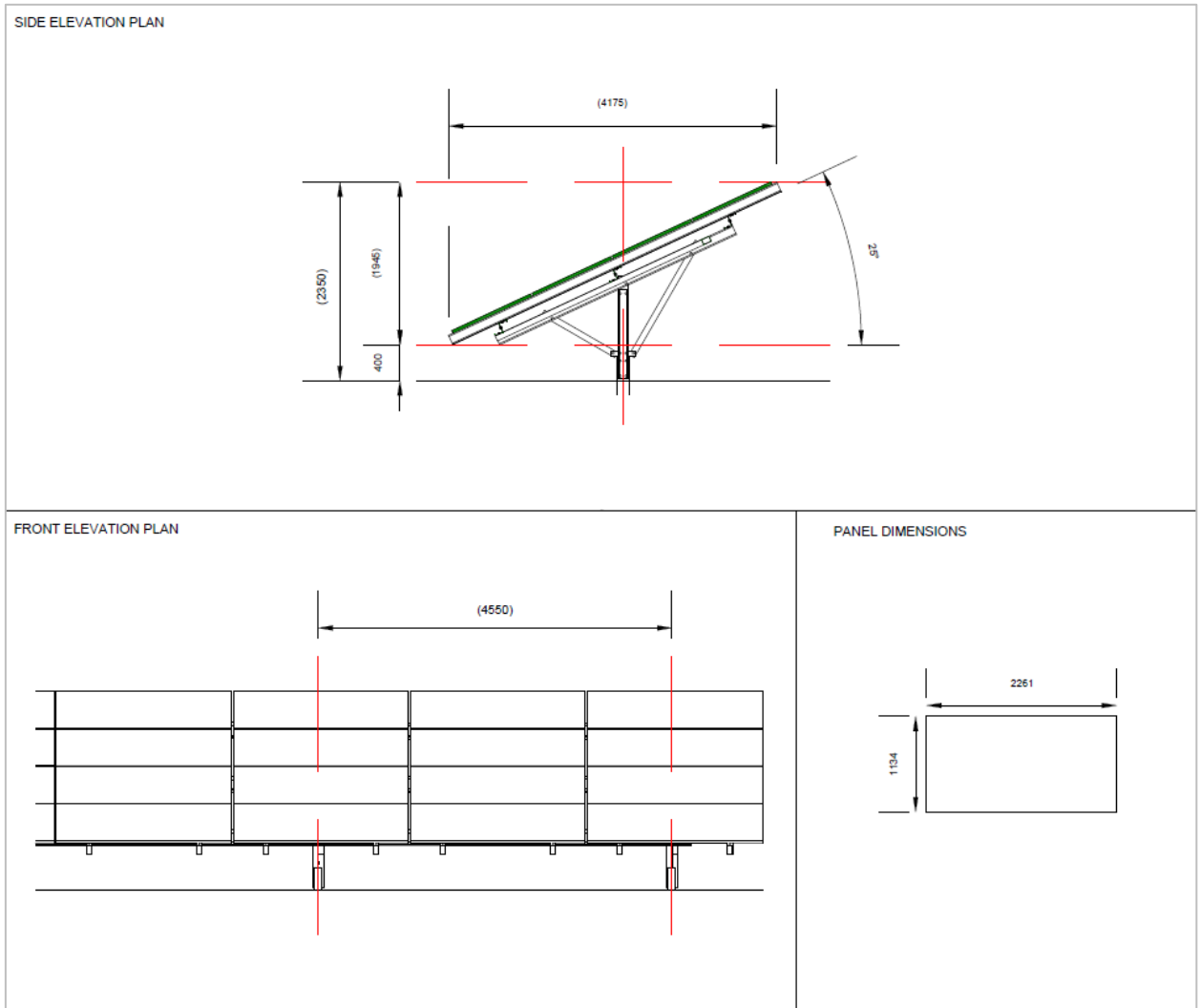


Figure 2.2 Elevation drawing

3. Planning Policy Context

- 3.1. The following section of the Design and Access Statement outlines the key policy drivers with reference to national planning policy and local development plan policies relevant to the development proposals.
- 3.2. The need for an increase in energy from renewable sources, thereby reducing carbon emissions is formally recognised across local, national and international contexts. Moves towards these targets must be taken into consideration by Local Planning Authorities (LPAs), businesses and homeowners alike.

National Planning Policy Framework

- 3.3. The following chapters from the National Planning Policy Framework (NPPF), revised July 2021, are relevant to the proposed development at Tharros main farm.
 - Chapter 2 – Achieving Sustainable Development
 - 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 env
- 3.4. Paragraph 152 of the NPPF, states “The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources including the conservation of existing buildings; and support renewable and low carbon energy and associated infrastructure.”
- 3.5. Paragraph 158 of the NPPF states “When determining planning applications for renewable and low carbon development, local planning authorities should:
 - Not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - Approve the application if its impacts are (or can be made) acceptable.”

Kings Lynn & West Norfolk Council Local Policies

- 3.6. The site is located within the jurisdiction of Kings Lynn & West Norfolk Council. In accordance with Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004, planning applications must be determined in accordance with local development plans unless material considerations indicate otherwise.
- 3.7. Kings Lynn & West Norfolk’s Local Development Plan guides development within the borough, sets out the long-term future for the borough, outlines how the council will ensure that growth is delivered in the right places and guides how the growth will take into account the needs of the local communities. It is made up of a Local Plan which comprises the Core Strategy and the Site Allocations and Development Management Policies Plan.

3.8. The Core Strategy was adopted in 2011 and guides development and use of land up to 2026. It contains numerous borough wide policies to help shape new development and provides the strategic direction of growth. The following policies from the Core Strategy have been identified as relevant to the proposals at Tharros main farm.

- Policy CS01 Spatial Strategy
- Policy CS02 Settlement Hierarchy
- Policy CS06 Development in Rural Areas
- Policy CS08 Sustainable Development
- Policy CS12 Environmental Assets

3.9. The following extracts from the above-listed policies are particularly relevant to the proposals.

3.10. Policy CS06 states that *"The strategy will be supportive of farm diversification schemes...providing any proposal:*

- *Meets sustainable development objectives and helps to sustain the agricultural enterprise".*

3.11. Policy CS08 states that *"The Council and its partners will support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits."*

3.12. King's Lynn & West Norfolk's Local Plan also incorporates a Site Allocation and Development Management Policies document which gives effect to and complements the adopted Core Strategy. It allocates land to deliver the requirements of the Core Strategy. It includes development management policies which apply across the borough and these will be used when determining planning applications.

3.13. The following policies from the Site Allocations and Development Management Policies document have been identified as relevant to the proposals.

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM 2 Development Boundaries
- Policy DM 15 Environment, Design and Amenity
- Policy DM 20 Renewable Energy
- Policy DM 22 Protection of Local Open Space

3.14. The following extracts from the above listed policies are particularly relevant.

3.15. Policy DM 2 states that *"The areas outside development boundaries will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including:*

- *renewable energy generation".*

- 3.16. Policy DM 20 states that "*Development may be permitted where any adverse impacts can be satisfactorily mitigated against and such mitigation can be secured either by planning condition or by legal agreement.*".
- 3.17. In summer 2021, King's Lynn & West Norfolk Borough Council declared a climate emergency and have brought their Net Zero target forward to 2035 from 2050. The council have developed a climate change strategy and action plan which was adopted in September 2021 and highlights their approach to tackling their own emissions as well as those from the district.
- 3.18. Whilst Phase 1 of the strategy primarily concerns reducing the council's own emissions, Phase 2 focuses on their role and scope of influence and therefore what power the council has as a local authority to influence district emissions reductions.

4. Planning Policy Assessment

Principle of Development

- 4.1. Chapter 14 of the NPPF sets out the government's policy position regarding planning for climate change and consideration of renewable energy proposals. The NPPF strongly supports the transition to a low carbon future in responding to climate change, helping places to contribute to radical reductions in greenhouse gas emissions as well as support proposals for renewable and low carbon energy and associated infrastructure.
- 4.2. Paragraph 158 sets out specifically proposals for renewable and low carbon development that applicants will not be required to demonstrate the need for renewable or low carbon energy, and that local planning authorities should approve the development if its impacts are (or can be made) acceptable.
- 4.3. Policy DM 20 of the Site Allocations and Development Management Policies and Plans document reflects the NPPF and supports renewable energy proposals where any adverse impacts can be satisfactorily mitigated against.
- 4.4. Phase 2 of the council's Climate Strategy and Action Plan specifically concerns reducing emission across the district of King's Lynn and West Norfolk. The proposed development is estimated to generate approximately 140,828kWh/year, offsetting approximately 26,890kgCO₂/year.
- 4.5. The solar array would cover 58.2% of the site's annual electricity demand and therefore contribute to enhancing the resilience of the enterprise. This is in line with Policy CS06 Development in Rural Areas of the Core Strategy which supports farm diversification provided that the proposal helps to sustain the agricultural enterprise.
- 4.6. The principle of the proposal is in accordance with both national and local climate change and development policies and guidance subject to no adverse impacts as detailed within the following assessment below.

Assessment of Impacts

- 4.7. The following section aims to address the concerns of national and local policies in relation to the potential impact of the development proposals during construction, operation and decommissioning.
- 4.8. Policy DM 20 Renewable Energy of the Site Allocations and Development Management Policies and Plans document states:

"Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of the energy generated are outweighed by the impacts, either individually or cumulatively, upon:

 - Sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSIs) and Ramsar Sites;

- The surrounding landscape and townscape;
- Designated and un-designated heritage assets, including the setting of assets;
- Ecological interests (species and habitats);
- Amenity (in terms of noise, overbearing relationship, air quality and light pollution);
- Contaminated land;
- Water courses (in terms of pollution);
- Public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); and
- Tourism and other economic activity.

4.9. In addition to the consideration of the above factors, the Borough Council will seek to resist proposals where: a) There is a significant loss of agricultural land; or b) Where land in the best and most versatile grades of agricultural land are proposed to be used. Development may be permitted where any adverse impacts can be satisfactorily mitigated against and such mitigation can be secured either by planning condition or by legal agreement."

Sites of international, national or local nature or landscape conservation importance

- 4.10. The proposed development is not located within any internationally, nationally or locally designated Special Areas of Conservation, Special Protected Areas, Ramsar Sites or Areas of Outstanding Natural Beauty as per MAGIC by DEFRA mapping tool.
- 4.11. The site is however located approximately 0.82km to the southwest of the River Nar Site of Special Scientific Interest (SSSI) and is therefore within the impact risk zone; as per the government's webpage titled "Construction near protected areas or wildlife" it is the responsibility of the council to notify Natural England when a proposal is near an SSSI.

Landscape Character and Natural Landscapes

4.12. Policy DM 20 is in line with Policy CS 12 Environmental Assets of the Core Strategy which states that:

"Proposals for development will be informed by, and seek opportunities to, reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment, the West Norfolk Econet Map and other character assessments.

Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks."

- 4.13. The King's Lynn & West Norfolk Landscape Character Assessment (LCA) (2007) classifies the proposed site within 'The Fens – Open Inland Marshes' Character Type and specifically the 'E2: Saddlebow and Wormegay' Character Area.
- 4.14. The overall strategy for the Fens – Open Inland Marshes, should be to conserve the large-scale, predominantly open strong geometric landscape pattern of arable fields, divided by the regular network of drainage ditches and strengthen the hedgerow network, where gappy and fragmented.

4.15. The document lists the inherent landscape sensitivities of E2: Saddlebow and Wormegay as the River Nar corridor, a strong sense of openness within views towards Open Inland Marshes, a patchwork of woodland patches and wet grassland, striking built character, distinctive combinations of traditional building materials within small village settlements, coherent and recognisable small-scale settlement density and pattern, a strong recognisable sense of place and a relatively strong sense of tranquility throughout the area.

4.16. Figures 4.1 – 4.4 show the surrounding landscape of the proposed site.



Figure 4.1 Propose site location and view to the north



Figure 4.2 View to the east from the proposed site location



Figure 4.3 View to the south from the proposed site location and location of St Michael, All Angels & Holy Cross Church (shown in red).



Figure 4.4 View to the west from the proposed site location

- 4.17. Figures 4.1-4.4 depict the character of the surrounding area which clearly illustrate some of the key features identified within the Landscape Character Assessment, particularly the strong sense of openness and the patchwork of woodland blocks. Despite the presence of these key features, it is considered that the small scale of the proposed development is such that it would not detract from these features to an extent which outweighs the benefits of the proposal. The solar array would only occupy an area of approximately 0.25ha and the location has been chosen in order to be positioned as close to the farm buildings as possible.
- 4.18. As shown in Figure 4.1, the array would be screened from visibility to the north by the farm buildings. To the east of the array the proposal would again largely be screened by the tall tree line located immediately adjacent to the site, as well as the dense woodland blocks located in the distance, as shown in Figure 4.2. The south of the site is slightly more exposed due to the expanse of the agricultural field, however there are no Public Rights of Way or public highways which run across the south of the field and therefore the number of visual receptors from this viewpoint would be very minimal. Church Lane is positioned to the west of the site, however access to the site from this road is restricted and therefore the number of road users here is also very minimal. Views from the west of the site are screened by the established hedgerow and small woodland area located on the other side of Church Lane.
- 4.19. Again, due to the relatively small scale of the proposal and its remote location, it is not considered the solar array would obtrude any views or significantly detract from the landscape. Furthermore, there are no residential properties within the immediate or wider

vicinity of the site from which views of the surrounding landscape would be impacted by the solar array.

- 4.20. The only building located within the vicinity of the site is the Grade II* listed St Michael, All Angels & Holy Cross Church which is approximately 0.4km to the south of the site. The impact of the proposal on this heritage asset is discussed below.

Designated and Undesignated Heritage Assets

- 4.21. There are no Scheduled Monuments or World Heritage Sites within the immediate or wider vicinity of the site and therefore the impact of the proposal on these assets is nil and has not been considered further.
- 4.22. However, the Grade II* listed St Michael, All Angels & Holy Cross Church is located approximately 0.4km to the south of the proposed location for the solar array.
- 4.23. The church can be seen in Figure 4.3. Whilst the church is in relatively close proximity to the site and can be seen from the proposed location for the solar array, views of the proposed development from the church are completely screened by the hedgerow which demarcates Church Lane. Figure 4.5 indicates this degree of screening and shows the view towards the site from immediately in front of the church.



Figure 4.5 View towards the site from St Michael, All Angels & Holy Cross church

- 4.24. As shown, the site for the solar array cannot be seen from the church at ground level and therefore the impact in this regard is nil. The church does have an upper floor window located at the top of the tower; however, it was not possible to gain access into the church to assess the visibility of the proposed site location. Despite not being able to determine whether the proposal would be visible from the tower, it is still considered that the setting of the church would not be compromised by the solar array, particularly given that most users of the church will either occupy the church's grounds or be within the church on the lower level, where there would be no detracting caused by the solar array. It is unlikely that the church tower is accessible to the majority of the public or is used frequently.
- 4.25. The overall impact of the proposed development on the church and its setting is therefore considered to be minor to nil.

Agricultural Land Classification

- 4.26. The NPPF (Chapter 15) Paragraph 174(b) requires that developments should contribute to and enhance the natural and local environments by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- 4.27. Policy DM 20 reflects the NPPF and states that 'the Borough Council will seek to resist proposals where: a) There is a significant loss of agricultural land; or b) Where land in the best and most versatile grades of agricultural land are proposed to be used.'
- 4.28. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed decisions to be made regarding the future use of the land within planning systems. The Provisional ALC (2019) is an Open Data Publication provided by Natural England which provides agricultural land classifications for all regions within England.
- 4.29. According to the Provisional ALC, the land on which the Proposed Development is to be situated is classified as Grade 3: Good to Moderate Quality Land.
- 4.30. The report recognises the economic benefits that can be afforded by Grade 3 agricultural land but considers that the Proposed Development has been designed to accommodate the smallest possible area of land whilst also generating sufficient energy to meet the demands of the applicant.
- 4.31. Given the vast expanse of Grade 3 agricultural land that surrounds the Proposed Development site, more than a sufficient amount remains for continued agricultural use. As such, despite the loss of Good to Moderate Quality Land as a result of the proposals, the benefits associated with the solar PV array in reducing the outgoing costs of running the farm and the contribution towards reducing carbon emissions are considered to outweigh the minor loss of land.
- 4.32. Furthermore, the temporary nature of the proposals and its relatively light disturbance of the ground in terms of construction would not lead to a detrimental effect on the site's future agricultural use potential once the solar PV array has reached the end of its life and appropriately decommissioned.

Ecological Interests

- 4.33. As shown in Figure 4.1, the proposed location for the solar array offers very little in terms of provision of wildlife habitats. The site is currently used for agriculture and is on a rotation of cereals and vegetable crops and therefore to some extent there is already existing disturbance to the local wildlife as a result of seasonal crop change and use of machinery. As such it is not considered that the addition of the solar array would negatively impact upon the ecological interests of the site to a degree that a) exceeds that which already occurs and b) outweighs the benefits of the proposal.
- 4.34. Furthermore, and as previously outlined, the site is not located within or near any European designated Special Areas of Conservation, Special Protection Areas or Ramsar Sites and therefore further assessment is not required.
- 4.35. As previously outlined, the site is located approximately 0.82km to the southwest of the River Nar Site of Special Scientific Interest (SSSI) and is therefore within the impact risk zone; however as per the government's webpage titled "Construction near protected areas or wildlife" it is the responsibility of the council to notify Natural England when a proposal is near an SSSI.
- 4.36. A minor and temporary noise disturbance may occur during the construction phase of the project whilst the steel frame is being piled into the ground; however, this phase of the installation is not expected to take longer than 1-2 days.

Amenity (noise, overbearing relationship, air quality and light pollution)

Noise generation

- 4.37. Noise generation for the majority of the construction phase will be limited to the movement of vehicles and the use of hand tools.
- 4.38. A minimal amount of noise will be generated whilst the frame is being mounted into the ground using a piling technique. This phase of installation is expected to take 1-2 days and is therefore considered a minor impact of the development.
- 4.39. Once construction is complete, the only part of the system which generates noise would be the inverters. Potential noise levels from the inverters are expected to be below the World Health Organisation's recommended noise level of 45 decibels. The relatively low level of noise and the separation distance from the nearest properties, located to the north along the entrance road to the farm, mean that any noise would not be detectable.

Glint & Glare

- 4.40. A common misconception about solar PV panels is that they inherently cause or create glare, posing a nuisance to the local amenity. While in certain situations the glass surfaces of solar PV modules can produce glint (a momentary flash of bright light) and glare (a reflection of bright light for a longer duration), light absorption, rather than reflection, is central to the function of a solar PV panel – to absorb solar radiation and convert it to electricity.

- 4.41. The impact of glint and glare is considered in the design of the panels. The panels specified are comprised of black tempered glass with anti-reflective coating (ARC) to maximise transmission of light and limit extent of reflection.
- 4.42. Receptors to glint and glare include residential properties and roads within the vicinity of the site. As previously outlined, there are no residential properties within the vicinity of the site and the only visual receptor to the solar array would likely be from the tower of St Michael, All Angels & Holy Cross church to the south, however as previously outlined the site is not visible from ground level and it is unlikely that regular use of this tower occurs; the impact would therefore be minimal.
- 4.43. There only public road near to the site is Church Lane to the west however access to the farm from this road is largely restricted and it is therefore unlikely that there would be frequent public use of this road, beyond use by the applicant. Furthermore, the road is demarcated by well-established hedgerows which prevent visibility of the field.

Public Safety

- 4.44. The site is not open to the public, nor are there Public Rights of Way adjacent to the proposed development. The site can only be accessed via the private entrance from New Road/Castle Road or via Church Lane however access to the farm is restricted at both of these entrances. As such there is very minimal risk to public safety from the proposed development.
- 4.45. Furthermore, as shown on the Site Plan (Figure 2.1), a security fence is proposed around the proposal to further prevent impermissible access to the array. The security fence will be post and rail fencing and will be erected 6m from the farm complex to the north and 12m from the hedgerow to the west to enable sufficient access for machinery and vehicles. A 2m perimeter has been left between the solar array and the fence to ensure sufficient space for maintenance of the array.

Flood Risk and Surface Water Drainage

- 4.46. The proposed location for the solar array is within Flood Zone 1 and given that the development area is less than 0.5ha, a Flood Risk Assessment is not required.

Highways Safety and Parking

- 4.47. Due to the considerable distance between the nearest main road and the proposed location for the solar array, there would be minimal disruption to the local highway network. Neither significant impact on traffic levels nor any impact on highway safety or satisfactory functioning of the highway network would occur.
- 4.48. No additional or new access is required or proposed for the installation of the solar PV array. For the duration of the construction period vehicles will be instructed to use the entrance via New Road/Castle Road, from which point they can access the site via the existing farm track.

4.49. Adequate space exists at the site for the installation team. Vehicles accessing the site will mostly comprise long wheeled based vans to transport operatives, tools and smaller equipment to the site.

5. Conclusion

- 5.1. Planning permission is sought to install a 130.8kWp solar PV ground array at Tharros Ltd farm to enhance the resilience of the agricultural enterprise by providing a renewable source of electricity which not only strengthens energy security but also reduces the outgoing costs of maintaining the site.
- 5.2. The need for an increase in energy generation from renewable energy sources, however small the contribution may be, is formally recognised by the National Planning Policy Framework (revised 2021) and encourages the approval of applications "if impacts are (or can be made) acceptable". In addition, King's Lynn & West Norfolk borough council have committed to Net Zero carbon emissions by 2035 and Phase 2 of their climate strategy and action plan primarily concerns reducing emissions across the district.
- 5.3. The proposed array would be remotely located and due to its scale would have very minimal impact on local amenity or the general setting of the surrounding landscape, and any impact is not considered to outweigh the benefits which are afforded from the proposal.
- 5.4. Whilst the development is to be located within proximity to the Grade II* Listed St Michael, All Angels & Holy Cross church, it is clear from visiting the church that the proposal would not be visible from the church grounds and therefore would not compromise the setting of the heritage asset.
- 5.5. An assessment of the impact on ecological interests concluded a negligible impact, particularly due to the existing use of the land for agriculture which offers minimal provision for wildlife habitats as well as there being no designated European sites at, or within proximity to, the site.
- 5.6. It is concluded that any impact of the proposed development would be minor, or can be satisfactorily mitigated against, and that no impact would outweigh the significant benefits which the solar array offers both in terms of enhancing the resilience of Tharros Ltd enterprise as well as the reduction in carbon emissions. As such, permission should be granted.