

Minutes of the Keswick and Intwood Parish Council Meeting held on the 27th of August 2025, at the Reading Room, Keswick at 19:00.

Present: Councillors Janet Hill (JH) - Chair; Alex Gordon (AG); Monica Warmerdam (MW); and Marguerite Russell (MR).

Also present: Lolly Dawson (Locum Parish Clerk); David Bills (County Councillor); Daniel Elmer (District Councillor); Olivia Plaistow-Trapaud (Project Developer, Greenfield Group) Hayden Kreetzer (Senior Town Planner, Greenfield Group); 21 members of the public and the land owners were in attendance.

The Chair welcomed all to the meeting and outlined correct meeting etiquette.

The Chair welcomed a local landowner to present to the meeting, they spoke on the history of the land relating to the planning application 2025/2275, and the nationwide move towards renewable energy. They stated that Norfolk finds itself on the front line for the nation in terms of windfarms, and Hornsea 3 offshore windfarm will generate a huge amount of electricity, the electricity will be moved from the coast to Dunston where the national grid substation is located. The solution to prevent wasted electricity generated by windfarms is to create battery storage sites, and therefore is supportive of planning application 2025/2275. The Landowner raised concerns that if this Application was considered unfavourable by Keswick residents, there may be the potential for other schemes more detrimental e.g. solar farms and wind to be proposed for the site in the future.

Apologies were received from: Councillors Suzannah Billington (SB) & Mike Pilgrim (MB).

2025/53. Apologies for absence

Apologies were received and agreed for Councillors Suzannah Billington & Mike Pilgrim. District Councillor Sacks had also advised that she would not be able to attend the meeting.

2025/54. Declarations of Interest

- a) in accordance with s.31 of the Localism Act 2011, Members to declare any Disclosable Pecuniary Interests in items on this Agenda; none
- b) the Clerk to report any written requests for dispensation in respect of items on this Agenda: N/A.

2025/55. Greenfield Group presentation on planning application 2025/2275

Cllr J Hill, Chair, welcomed representatives from Greenfield and their presentation regarding the proposed construction and operation of a Battery Storage System on the land east of Mulbarton Road in Keswick.

Overview of the presentation

Nationally the UK is committed to Net Zero by 2050, the renewable sector is driving jobs and growth, and the Greater Norwich Vision promotes clean energy.

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The site will consist of a 400MW battery storage project, the planning application has been submitted, and the consultation is open until 4th September 2025, the permission being sought is for a temporary period of 45 years, after which the land will be restored to agricultural use.

BESS stores and discharges electrical energy as required by the main network. It is needed to accommodate intermittent nature of renewable energy resources.

Greenfield commented that the Keswick location provides good access to the grid, it is close to the A47 therefore a good point of connection, and it is a low flood risk location, the site is not within the green belt, large trees and landscaping will be including in the planning, it will be 200m [130m to Brooks Green Travellers site/300m to 189 dwellings at Keswick Hall] from any nearby residents and acoustic fences to prevent noise impact will be installed. To minimise views into the site, native hedgerows and trees will be planted, providing an increase in biodiversity and habitat.

Fire risk, the site is designed using national fire chiefs' guidance, all BESS units are monitored 24/7, and irregularities are monitored and can be shut off remotely, following a battery safety management plan.

Flood Risks, flood zone 1, 0.1% probability of annual fluvial flooding. Greenfield Group have been advised that the B1113 has experienced flooding, however the attenuation basin, at a natural low-point, has been included to prevent this in future.

Transport, proposed route to access site will be via existing road from Short Road to the north. At its peak, the development will see a worst-case of up to 10 daily HGV's lasting for 2-3 weeks.

All information and assessments are available on the South Norfolk and Broadland Planning Portal.

<https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZYSYIOQM2000>

Open Forum & Discussion regarding planning application 2025/2275, between Greenfield Group, Parish Council members & the public.

- Maximum heights of buildings were queried.
It was noted that the substation and the storage containers are approx. 4 metres tall and are the highest points of the development. This is incorrect. The highest element of the proposal are the transformers which are approximately 6.77m high.
- Visual impact on residents was questioned.
It was noted that base line views have been assessed, including winter views, from

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the village and further information is available in the Landscape and visual appraisal documents on the planning application.

- It was noted by the Parish Council that the species proposed in the outline landscape design were deciduous and would result in clear views of the site during the winter months.

- The visual impact from Keswick Hall was queried as the landscape visual assessment carried out has 7 sites included, and Keswick Hall was not included in the visual or noise impact assessments.

Greenfield Group representatives noted that this work can be looked into further, due to time constraints the Greenfield Group was unable to carry out a full public consultation prior to submitted the application, and they would chase why residents had not been informed by the planning authority.

- The impact of noise was queried.

A noise impact assessment has been carried out and is available on the planning application documents. The battery units cause the majority of noise being a "hum" caused by the cooling units, which is predicted to be intermittent, on demand, on a windy or sunny days.

The noise impact assessment is based on manufacturers figures, and worst-case scenario, and calculated remotely, not on site.

The Noise Impact Assessment concluded that only one location, College Lane, at night, worst-case scenario could be 1 decibel above current back-ground noise, after mitigation is taken into consideration.

- A member of the public noted that the topography of the site and neighbouring grounds of Keswick Hall would result in the 4m tall acoustic fencing design being an inadequate solution to control the noise generated from the scheme.
- It was noted by a member of the public that the proposed worst case dB rating within the Application (41bB) would exceed the dB threshold set by South Norfolk Council within Condition 10 for recently approved Planning Application 2024/1832. (29bB noise limit after 23:00.)
- Another member of the public who noted they specialised in acoustics commented that the nighttime dB rating outlined within the noise impact assessment would be the equivalent to the noise generated from a working office.
- A member of the public commented that if windows were left open the noise generated from the site would be at 'nuisance levels'.
- The choice of location was queried.
The slope of the ground facing Keswick Hall, was noted as a concern, and may

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require further mitigation for noise and visual impact for resident of the Hall, given the heights of the Keswick Hall residential properties. Greenfield Group to look into further.

- A member of the public raised the topography of the site highlighting that the impact of the proposal will be far greater than shown within the Application. It was highlighted that the site slopes significantly toward Keswick Hall with the Hall being located on a Hill. This would result in high intervisibility between both areas
- Also, the land being proposed for use is grade 2 agricultural land. There was an Alternative Sites assessment carried out which explains in details the developers justification for the location choice, and is available in the planning application documents.
- The Parish Council highlighted that several of the sites within the Alternative Sites assessment were rejected on grounds of being too near to residential properties and Grade II listed buildings. These factors remain applicable to the current site. Hayden Kreetzer (Senior Town Planner, Greenfield Group) commented that other factors were applicable and requested that attendees refer to the Alternative Site Assessments document.
- A member of the public, flagged if the nearby gravel pit site had been considered due to its lesser impact on neighbouring residences. Hayden Kreetzer (Greenfield Group) noted that the uneven site topography would not lend itself to this.
- Olivia Plaistow-Trapaud (Project Developer, Greenfield Group) noted that an alternative site at Intwood had been under consideration however the scheme would have negatively affected several residences. A member of the public queried why this would bear more weight than the Keswick site.
- Please note no sites within the Parish of Keswick and Intwood appear to be included within the Alternative Sites assessment document.
- Fire Safety concerns were queried. Greenfield Group reported they had worked closed with the Norfolk Fire Service, and planned two directional accesses within the application for emergency vehicles, however the technology used has systems in place to put out any fires internally, before they start. All legal guidelines are being followed and working with the fire service to ensure their recommendations are being followed and all regulations are being met.
- Greenfield advised that in their discussions with the NFS that they had advised on additional access directly off the B1113. This will result in a clear view of the

proposal from Keswick Hall. Please note this suggested amendment by the NFS has not yet been captured within the Planning Drawings.

- It was flagged by the Parish Council that lithium batteries are classified as hazardous materials due to their flammability and potential for fires or explosions if damaged, overcharged or improperly handled. In the event of a fire on site there is a risk that certain chemicals in a gaseous form can be released. Chemicals from a BESS fire include Carbon Monoxide, Hydrogen Fluoride and Hydrogen. . Hayden Kreetzer (Greenfield Group) agreed but noted that fires associated with BESS systems are not a common occurrence.
- The Parish Council noted that Lithium-ion batteries can catch fire due to 'thermal runaway and that BESS storage fires aren't successfully managed with water. Hayden Kreetzer (Greenfield Group) agreed.
- Access to the site and flooding on the B1113 was queried.
Greenfield Group has met with the Borough Council and National Highways has been carried out, options include additional drainage, or to include an underground water pipe on the allocated land. Orsted plans regarding flooding are not known, and not related to the Greenfield Group site or application.
Low Road is proposed for construction traffic, however residents reported that the lanes are not suitable for this kind of traffic. Short Road was also noted to be part of the cycle route and access to the Park & Ride, and access was reported by residents as a concern and in need of improvements, especially with increased usage. Greenfield agreed to consult with highways on the access and road usage.
- The impact of light pollution was questioned.
Greenfield Group stated that there is no permanent lighting proposed on the site, there will be infrared CCTV on site, and localised light at night if work is being carried out. There will also be some light during the construction period of 14 to 20 months. Greenfield advised that further details are within the construction traffic management plan the details of times and lighting impact can be found on that document.
- It was noted that the application is not complete, and some assessments or designs are not finalised, so it is difficult to comment on it. It was noted that there is insufficient evidence within the Planning Application showing that due consideration has been given to the residents of Keswick Hall. It was also noted that the LLFA are recommending refusal of the application on the grounds that there is 'currently insufficient information.'



- The South Norfolk Council planning document for landscape and infrastructure projects (Landscape Susceptibility in relation to energy generation, storage and transmission SPD) is currently out for consultation. It was queried if Greenfield have taken this into consideration within their Planning Application. The Greenfield Group stated they would be happy to include the guidance within the proposal, if requested to do so.
- It was queried the experience Greenfield have in BESS storage in terms of operational sites and scale. Greenfield Group have no current functioning sites, there are others in construction phase. It was noted that the Greenfield project under construction was 50MW-8 times smaller than what is proposed for the Keswick Site.
- The scale of the proposal was noted-400MW. This is substantially larger than the currently approved BESS storage schemes in South Norfolk. The smallest being 50MW and the largest 130 MW.

2025/56. Public Participation, all public comments and questions were included within the Public Forum relating to planning application 2025/2275.

2025/57. Planning:

- Comments for planning applications received for comment:
 - 2025/2275: Location: Land East of Mulbarton Road, Keswick, Norfolk. Proposal: Construction and operation of a Battery Energy Storage System (BESS) and associated infrastructure.
It was RESOLVED to OBJECT to the application on a number of factors including noise, location, size, flood risk, visual impact & fire risk. Cllr J Hill circulated a draft response, it was agreed for Councillors to send all additional comments to the Clerk to collate and send final response on behalf of the Council.
- Planning applications responded to since the last meeting due to the deadline date were noted and ratified:
 - 2025/2385: Location: Land East of Mulbarton Road, Keswick, Norfolk. Proposal: Request for EIA screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed 400MW/800MW battery energy storage system (BESS) and associated infrastructure.
The response outlining the Parish Councils areas of concerns, and requirement to read the EIA in tandem with the main application, was RATIFIED.
- Planning applications received since distribution of the agenda:
 - 2025/2529: Location: 5 Eaton Gate Mill Lane, Keswick, Norfolk. Proposal: Proposed alterations to external walls to include French Doors and windows and replacement

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roof lights.

It was RESOLVED to respond with NO OBJECTION to the application.

The meeting closed at 20:55.

Signed: S. Hill

