

The Horizon Centre, Broadland Business Park, Peachman Way,  
Norwich, NR7 0WF  
Tel 01508 533633 / 01603 430509 Text phone 01508 533622  
Freephone 0800 3896109  
Email [planning@southnorfolkandbroadland.gov.uk](mailto:planning@southnorfolkandbroadland.gov.uk)  
Website [www.southnorfolkandbroadland.gov.uk](http://www.southnorfolkandbroadland.gov.uk)



Cawston/BD0730

## **Town and Country Planning Act 1990**

### **The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0730**

#### **Citation**

1. This Order may be cited as the **The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0730**

#### **Interpretation**

2.—(1) In this Order “the authority” means the Broadland District Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

#### **Effect**

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

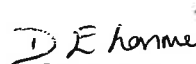
#### **Application to trees to be planted pursuant to a condition**

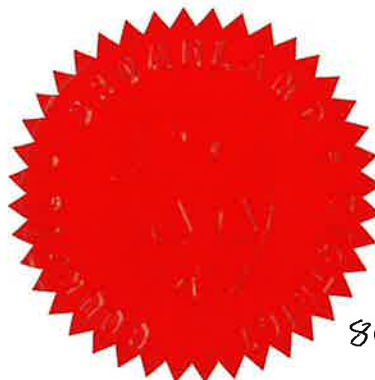
4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 29th day of January 2025

The Common Seal of Broadland District Council

was affixed to this Order in the presence of—

  
.....  
Director of Resources



8666

## SCHEDULE

### Specification of trees

#### Trees specified individually - (encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T 1	Oak	Land East of Flambirds adjacent to the Highway, Buxton Road, Cawston, Norfolk, NR10 4HN
T 2	Oak	Land East of Flambirds adjacent to the rear garden, Buxton Road, Cawston, Norfolk, NR10 4HN

#### Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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#### Groups of trees (within a broken black line on the map)

<i>Reference on map</i>	<i>Description including number of trees of each species in the group</i>	<i>Situation</i>
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#### Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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# THE BROADLAND DISTRICT COUNCIL

Cawston Tree Preservation Order 2025 No. BD0730



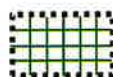
8616

*D. E. Henne*  
Director of Resources

## KEY



Individual trees (T1 etc.)



Areas (A1 etc.)

Inner edge of dots denotes boundary



Groups (G1 etc.)

Inner edge of broken line denotes boundary



Woodland (W1 etc.)

Inner edge of line denotes boundary





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Broadland Business Park  
Peachman Way  
Norwich  
NR7 0WF

District Member

Mr Dave Thomas

Tel 01508 533813 / 01603 430509  
Planning@southnorfolkandbroadland.gov.uk

Our Ref 2025/0444

18 February 2025

Dear Councillor,

**Proposal: Request for EIA screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for erection of a Solar Photovoltaic Installation of 30 MW output and all associated supporting infrastructure including, cable routing, inverters and transformers, fencing, CCTV, and landscaping for temporary period of 42 years**

**Location: Land East Of Heydon Road Heydon Norfolk**

**Applicant: Mr Jonathan Gentry**

**Application Type: Environmental Impact Assessment - Screening Opinion**

Details of the application and the Case Officer can be viewed on-line in the near future at <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRMOGFOQ0QI00> by using the "further information" tab.

If you have any comments on the proposal, please submit these by 4 March 2025 :-

If you consider that the application should be reported to the Planning Committee, please contact the Case Officer to discuss any concerns at the earliest opportunity and set out your request stating your reasons.

If you are a Member or substitute Member of the Planning Committee you should not declare support for or objection to the proposal until such time as the application is considered by the Committee. To do so may mean you have to declare an interest and withdraw from the committee discussion.

Yours sincerely  
**Development Management**





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Peachman Way  
Norwich  
NR7 0WF

Ms Sarah Vergette  
Cawston

Tel 01508 533780 / 01603 430509  
Planning@southnorfolkandbroadland.gov.uk

Our ref BD0730

29 January 2025

Dear Sir/Madam,

**The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0730**  
**Tree(s) at : Land East Of Flambirds Buxton Road Cawston Norfolk NR10 4HN**  
**Easting : 614793 Northing : 323055**

Broadland District Council has served a new Tree Preservation Order (TPO) to protect tree(s) at the location detailed above. A copy of the TPO is enclosed. The Council has served this TPO because These trees have scored a significant TEMPO (Tree Evaluation Method for Preservation Orders) score which indicates that they are suitable for a TPO. The trees not only provides amenity value to the setting, but also provides a wealth of benefit to many birds, mammals and insects.. Should you wish to comment or object to the TPO, details of how to do so are set out on the Notice; you can use the enclosed reply form for your comments.

Further information is set out on the back of this letter. If you have any other questions or concerns, please do not hesitate to contact us.

Yours faithfully

**Mark Symonds**  
**Conservation & Tree Officer**

## **New TPO (Tree Preservation Order) - Frequently Asked Questions**

### **Why has the TPO been served on me?**

You have been sent this TPO because you are an owner and/or occupier of land on which the tree(s) is/are growing, or that is next to where the tree(s) is/are growing. Alternatively, we may have needed to send it to you as you are in some other way formally connected with the site. We need to tell you about the TPO in order you are aware of the legal restrictions that it imposes, also so you can object or make other comments should you wish to do so.

### **The tree(s) is/are on my neighbour's land, so why have I received the TPO?**

We are required to tell you about the TPO as the tree(s) may overhang or grow to overhang your land. If they do, you will be subject to the restrictions that the TPO imposes. It may also be the case that the roots encroach your land; the TPO protects the tree roots in addition to the rest of the tree, so you must take care not to do any damage to these either.

### **I am a tenant of the property, so why have I been contacted?**

Wherever possible we contact both the owner of the property and any other interested parties such as tenants. Sometimes it is not easy to know who these are, so if you think that we have not contacted someone who should be told about the TPO, please let us know. If you are a tenant, please tell us and also let your landlord know that you have been sent this TPO.

### **What if my name and/or other details is/are not correct on the TPO documents?**

Please let us know as soon as possible and we will resolve this. If necessary, we will re-issue the documents and adjust the consultation period if necessary.

### **Who else has been informed about the TPO?**

In addition to the tree owners and their neighbours, we let the relevant Parish/Town Council, District Councillor(s) and the Parish Tree Warden(s) know about the TPO. If the tree is close to the highway, we will also inform Norfolk County Council.

### **Why was the TPO sent by recorded delivery or delivered by hand?**

As the TPO and the Notice are legal documents, we need to be sure that they have been received safely. We endeavour to time the posting of TPOs so that they arrive at residential properties on Saturdays, which is a day that more households will have at least one person at home to receive them, but sometimes this is not possible. We apologise if the need to sign for the TPO caused you any inconvenience.

### **How do I make objections to the TPO, or provide other comments?**

The Notice that accompanies the TPO sets out the date by which comments should be received; it is usually at least one month from the date the TPO is served. We have provided a standard form on which you can make comments, but you are not obliged to use it. In order to be sure that they are considered all comments must be made in writing by the deadline stated. If for any reason you need longer to make comments, please let us know why and we will do our best to help.

### **Must I make comments to South Norfolk Council regarding the TPO?**

No, you do not need to make an objection or other comment if you do not wish to. If you are supportive of the TPO it would be good, though not essential, to know this as well.

### **Who do I contact if I have any other questions not covered by this?**

General information about TPOs can be found via the Planning Practice Guidance website at [planningguidance.planningportal.gov.uk](https://www.planningguidance.planningportal.gov.uk). If this does not provide the information you require please email the Council at [Planning@southnorfolkandbroadland.gov.uk](mailto:Planning@southnorfolkandbroadland.gov.uk) or call 01508 533780 / 01603 430509



**The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0730**

**Tree(s) at : Land East Of Flambirds Buxton Road Cawston Norfolk NR10 4HN**

The Tree Preservation Order (TPO) is valid from 29 January 2025. However, by 29 July 2025 Broadland District Council must decide whether to make the Order permanent. In order to help make this decision, you are invited to provide comments on whether you support or object to the TPO. If you object you must state your reasons for doing so.

All comments must be received by: 28 February 2025

**Please note:** Any comments that you do provide will be held on file which is available for public inspection. You should therefore ensure that any comments are relevant and not defamatory or offensive, as you will remain personally and legally responsible for them. Your comments may also be published on our website, along with your name and address. If you are concerned about publishing your signature, e-mail address, telephone number or any other personal contact details (other than your name and address which must be available) then send these as a separate attachment so they are not published with the main comments.

**Please tick one box only:**

<input type="checkbox"/>	<b>Support</b>	<input type="checkbox"/>	<b>Object (you must explain your reasons)</b>	<input type="checkbox"/>	<b>No comment</b>
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**Reasons / comments (continue on further sheets if necessary):**

<b>Print Name: Parish Clerk</b>	<b>Date:</b>

Ms Sarah Vergette  
Clerk, Cawston Parish Council  
3 Rosebery Road  
Great Plumstead  
Norwich  
NR13 5EA

**Please return to:**  
**Planning**  
**Broadland District Council**  
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Ms Sarah Vergette  
Clerk, Cawston Parish Council  
3 Rosebery Road  
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**Planning@southnorfolkandbroadland.gov.uk**





# Warren Wood Energy Park

Public consultation  
February / March 2025





## Introduction

Dear occupant, we want to introduce you to Exagen and our new proposed project, Warren Wood Energy Park. The project is situated on fields 1.5km to the northeast of Cawston. As a local resident, we would like to take this early opportunity to understand your views and feedback on our evolving plans.

At Exagen, we are creating the next generation of renewable energy projects to support the UK's energy future. We do this in partnership with the local community.

The site is a single parcel of land on the edge of Warren Wood. The project will be comprised of a 25MW solar farm and 10MW battery energy storage system (BESS). The site will not be visible from Cawston and given topography and existing trees and vegetation is generally well screened from nearby properties.

Warren Wood Energy Park will connect into the existing UKPN Salle substation to the west of Cawston via an underground cable installed beneath the B1145, utilising existing electrical infrastructure and available capacity in the area.

The yearly output of the solar farm is predicted to equate to the electricity use of approximately 11,300 average UK homes per year. In addition the BESS will help stabilise the UK grid network and renewable energy.

We are seeking your views on this proposal ahead of submitting a formal planning application to Broadland District Council. We seek to take a collaborative approach with the local community, building feedback into our project design. We have already been in contact with the planning team at the county council gathering valuable insight with this same goal.

Through this public consultation, discussions with the council, and through conducting surveys and assessments, we will look to create a project which is sensitively designed and helps accelerate us towards achieving the UK's climate goals. This is your opportunity to influence our design.

We want you and your community to be involved and stay informed, that's why we've created:

### A dedicated website.

[exagen.co.uk/projects/warren-wood-energy-park](https://exagen.co.uk/projects/warren-wood-energy-park)

An online survey for you to provide feedback and stay updated on the project.

[bit.ly/WarrenWood-Survey](https://bit.ly/WarrenWood-Survey)

### In-person drop-in sessions

The drop in event is hosted by our project team to discuss the project design, key information and to answer any questions.

### Cawston Village Hall

NR10 4BY

19th March

12:00 - 15:00 and 16:00 - 19:00

Should you not be able to attend in-person, the project team will host an online webinar, a recording of which will be available on the website.



### Webinar Presentation

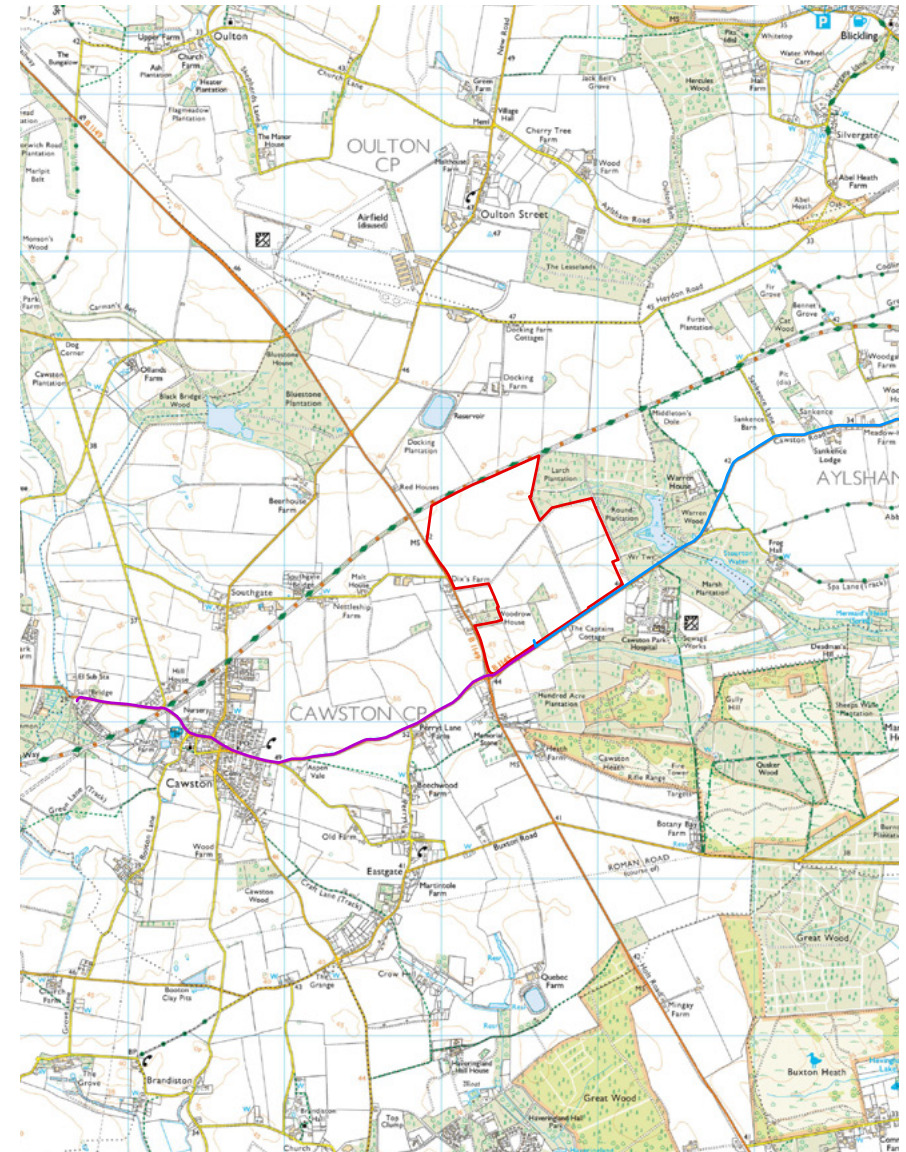
Sign up with this QR code or link below.

6:30pm

25th March

[bit.ly/WarrenWood-Webinar](https://bit.ly/WarrenWood-Webinar)

## Site Location Plan



The maximum site extent shows the total area available for development, the concept design, using some of this land is shown on page 6



Cable route installation along the road to Salle substation



Construction access route from the east, from the A40 via the B1145



## Cheap, clean power

Ground-mounted solar energy is one of the cheapest power sources in the UK, and is significantly cheaper and cleaner than gas which often delivers a significant amount of our daytime supply.

Whilst the electricity generated from Warren Wood Energy Park will feed into the national electricity grid, as solar is deployed across the country, bills for everyone should become more consistently cheaper and less reliant on expensive fossil fuel imports.

## Sensible land use

Large-scale ground-mounted solar such as at Warren Wood Energy Park does take up farmland, however Exagen are committed to using lower-quality land where available. The fields are currently used largely for pig farming and some arable.

In the UK, solar farms currently occupy 0.1% of land. Should enough solar be deployed to meet our legally-binding climate targets, this would increase to just 0.3% of all land, or 0.5% of farm land, roughly the same as golf courses.

## Robust energy system

The amount of electricity we generate in the UK is projected to increase which helps boost our energy security in an international context, and enables the electrification of key industries such as transport, heat, and technology.



## Meet our climate targets

The UK has a legally binding obligation to meet our climate targets, and government policy highlights the urgent need to deploy renewables to enable this. Under the Government's Clean Power 2030 Action Plan, 47GW of solar capacity is needed as soon as 2030; as of the end of 2024 around 16GW has been deployed.

## Great for biodiversity

Solar farms, including Warren Wood, can be managed for biodiversity and on similar sites, wildflowers and grassland quality and biodiversity has increased substantially compared with a monoculture of arable crops.

## Community Benefit

Local contractors and businesses will be engaged as far as possible during the construction and operational phases, where services offerings are not specialist.

When the project is operational we will provide a community benefit fund which will be tied to the project for its lifetime, this can provide funding for local amenities and support for organisations.

We welcome suggestions on where and how this money should be used. More details will be shared as the project progresses.

## Construction and Access

The traffic routing strategy ensures no construction traffic needs to pass through Cawston village. The current proposed route exits the A140 onto the B1145 for approximately 5km to the site entrance situated on the southern boundary of the site.

Construction of the energy park is anticipated to last roughly 6 months, with the majority of equipment and material deliveries expected in the first 2-3 months.

A Transport Statement and Construction Traffic Management Plan will accompany our application and will detail the numbers of vehicles needed to access the site during construction and operation, and design any junction improvements required to ensure access is safe and suitable.

During operation, the site would be remotely operated and would require a few visits per month by van or car.

## Cable Route

Our proposed cable route to the UKPN substation would pass through Cawston, this was identified as the shortest route to the substation along the road. The advice from our transport consultants confirms that the installation of the cable will require rolling temporary lane closures whilst roadworks are undertaken. The time taken to undertake works will be confirmed by the installer.

All road works will be undertaken in accordance with traffic safety measures and all the required highways permissions would be sought in advance. This will also be part of the Construction Traffic Management Plan and mitigation measures submitted as part of our application.

## Pre-Planning Process

Exagen are currently undertaking numerous environmental surveys and assessments to establish any effects of the solar and BESS on the site and surrounding areas.

The final design will be informed by ongoing consultation and environmental assessments, including:

- Landscape and Visual Appraisal
- Ecological Impact Assessment
- Ecology species surveys for great crested newt, bats, breeding and wintering birds.
- Biodiversity Net Gain Assessment
- Heritage Assessment
- Archaeological Geophysical Survey and Topographic Survey
- Arboricultural Impact Assessment
- Agricultural Land Classification
- Transport Statement and Construction Traffic Management Plan
- Flood Risk Assessment
- Noise Assessment
- Glint and Glare Assessment
- Battery Safety Management Plan

The findings of these assessments, alongside your comments, will be used to refine the final design ahead of a full planning application submission.



You can provide feedback on our plans using our **online survey** using the QR code above. ([bit.ly/WarrenWood-Survey](https://bit.ly/WarrenWood-Survey))



## Public Consultation Concept Map

The plan on this page shows the initial design for the project within the land available for renewable energy development.

Existing hedgerows and trees will be retained where possible and enhanced and new areas of planting are also included. Specific areas are proposed as grassland to provide greater biodiversity net gain.

The substation and battery storage compound area is outlined on the layout with the final design still to be confirmed.

The final design will be informed by ongoing consultation and environmental assessments, including; landscape and visual appraisal, heritage assessment, ecology surveys, agricultural land classification survey, noise assessment, transport assessment and a flood risk assessment.

Biodiversity enhancements will include:

- Wildflower meadow planted outside of fence line including plant species for pollinators
- New woodland and scrub planting and addition of hedgerows with trees.
- We will engage with local bee keeping groups with a view to hosting bee hives on our site
- Reptile hibernacula and log piles to be located over the site in field margins
- Bird and bat boxes near to or installed on mature trees





## Landscape and visual impact

Warren Wood Energy Park is situated on fields to the northeast of Cawston village. Overall there are very limited views of the energy park from nearby properties and the village once screening from landform and topography, buildings and vegetation is considered.











The site benefits from extensive screening from forest plantations to the east and established hedgerows and field trees to the west that reduce the visual impact on some nearby properties.

We will include gapping and planting of new hedgerows and trees to reduce visual impact further.

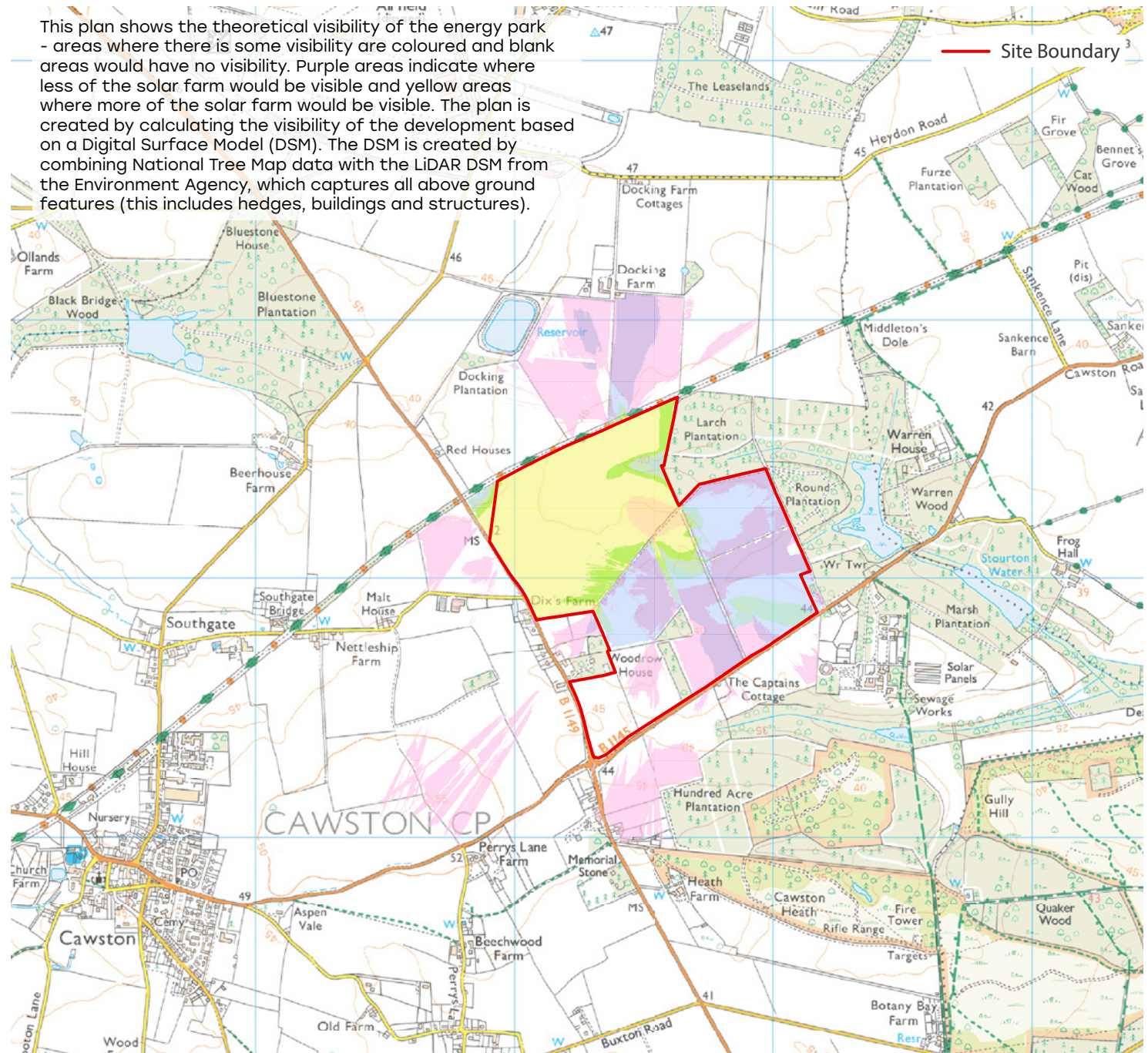
Key design considerations:

- Minimising visual amenity effects on nearby residential properties
- Reducing the visual effect on users of public rights of way
- Lessen potential effects on designated heritage assets

### Zone of Theoretical Visibility

	1 - 10% of site may be visible
	10 - 20% of site may be visible
	20 - 30% of site may be visible
	30 - 40% of site may be visible
	40 - 50% of site may be visible
	50 - 60% of site may be visible
	60 - 70% of site may be visible
	70 - 80% of site may be visible
	80 - 90% of site may be visible
	90 - 100% of site may be visible

This plan shows the theoretical visibility of the energy park - areas where there is some visibility are coloured and blank areas would have no visibility. Purple areas indicate where less of the solar farm would be visible and yellow areas where more of the solar farm would be visible. The plan is created by calculating the visibility of the development based on a Digital Surface Model (DSM). The DSM is created by combining National Tree Map data with the LiDAR DSM from the Environment Agency, which captures all above ground features (this includes hedges, buildings and structures).







We are energising a **brighter future** by creating next generation energy solutions that are **cleaner, sustainable and community focused**.

## Transforming energy for good

Exagen develop, build and operate renewable energy projects for the good of people and our environment.

We are involved in projects all the way through from origination through planning to construction and operation.

The Exagen Development Team comprises of staff with more than 100 years combined experience in development of renewable energy projects in the UK.

You can provide feedback on our plans using our email [warrenwood@exagen.co.uk](mailto:warrenwood@exagen.co.uk)

To find out more about Exagen, this project and the work we do, please visit our website [exagen.co.uk/projects/warrenwood-energy-park/](https://exagen.co.uk/projects/warrenwood-energy-park/)

## Project team



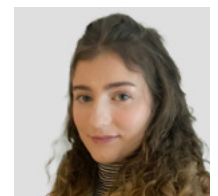
Tom Tabram  
Project Developer



Andrew Mott  
Head of Planning and Environment



Sam Warne  
Community Engagement Manager



Becca Leake  
Environmental Planning Manager



Will Philips  
Senior Development Planner

## Our partners



exagen