

Priory Farm Solar Array, Great Wymondley

Non-Material Amendment Application

Clarification Note

Project ref:	5208
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Introduction

1. Weetwood Services Ltd ('Weetwood') has been instructed by Axis PED Ltd on behalf of AGR Solar 4 Limited to prepare a Clarification Note in association with the proposed development of a solar array and collocated battery storage containers on Land at Graveley Lane, to the east of Great Wymondley ("the site").
2. A non-material amendment application (Ref. 26/00733/NMA) was submitted on 19 March 2026 to North Herts Council which was accompanied by a technical note (Ref. 5208/DoC-17-18/Final/v1.4/2025-05-07) and a surface water drainage plan update letter (Ref. 5208/2026-03-13/JA/DoC/01) prepared by Weetwood.
3. North Herts Council have requested further clarification on the drainage implications of the proposed amendments. This note provides a response setting out why the proposed increase in solar panels would not have any material impact to the surface water drainage scheme in comparison to the originally approved scheme

Effects of Additional Solar Panels

4. According to published research into the impact of solar farm panels on surface water runoff rates and volumes¹, solar panels do not have a significant impact on the hydrologic response of a site when the ground comprises well managed vegetation such as good grass cover. In such instances, the research cites that well managed vegetation beneath the solar panels only results in a potential increase of up to 0.35% in runoff volume.
5. The study concludes that surface water management needs depend primarily on how the ground cover changes beneath the solar array. The proposed development will include permanent managed grassland (not bare earth) beneath the solar panels which will be maintained to provide robust and well-established vegetation to control erosion and aid infiltration.
6. Any overland surface water flows from the panelled area of the site will be minimal, as noted in paragraph 6, and would continue to be intercepted and temporarily stored in two overland flow storage areas formed by constructing low bunds. As noted in the technical note referenced in paragraph 2 above, stored runoff would be released at a controlled rate via an outlet control device to: (i) Priory Lane Stream (northern site); Existing drainage ditches (southern site), mimicking the existing drainage regime.
7. Furthermore the National Policy Statement for Renewable Energy Infrastructure (EN-3) (December 2025) notes that "As solar PV panels will drain to the existing ground, the impact will not, in general, be significant.", acknowledging the negligible impact that solar panels have on surface water runoff rates.
8. Refer to **Annex 1** for the bunded controlled discharge outfall arrangement, showing the overland flow storage area bund, and surface water discharge control details.

Conclusion

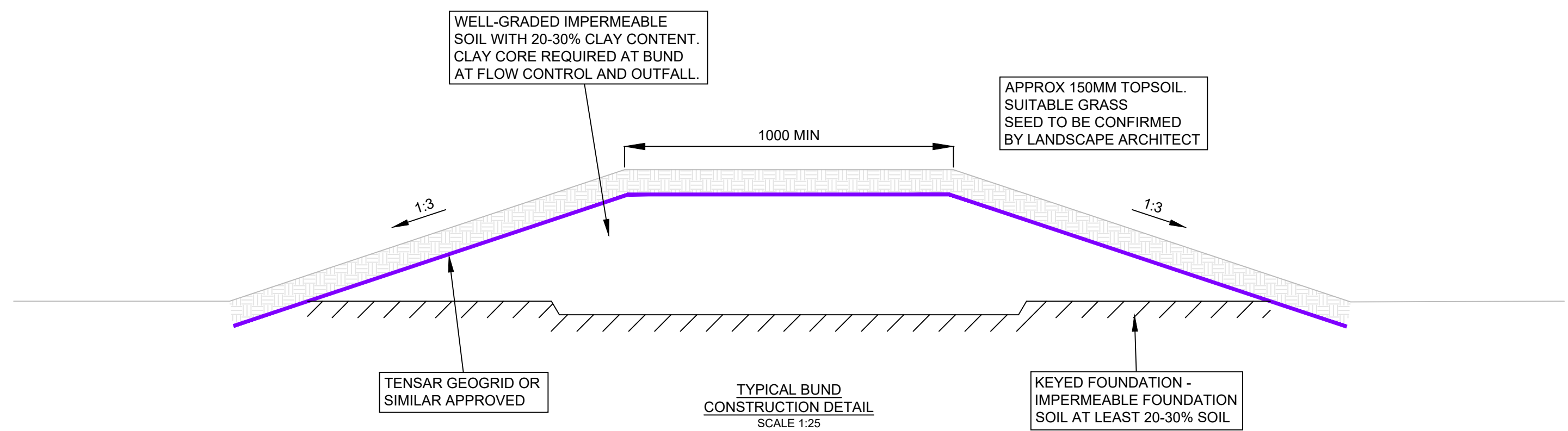
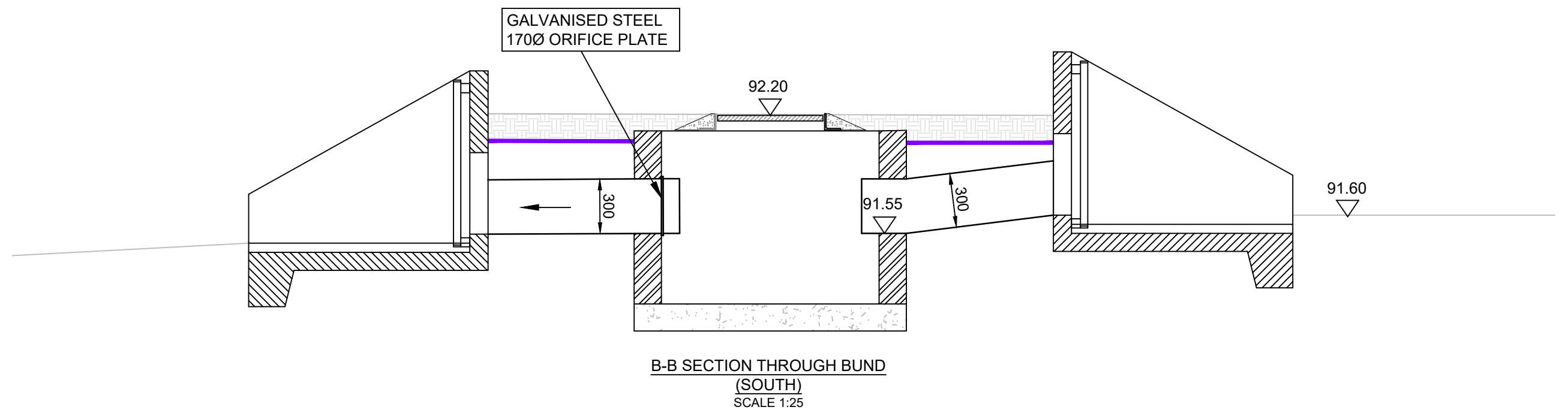
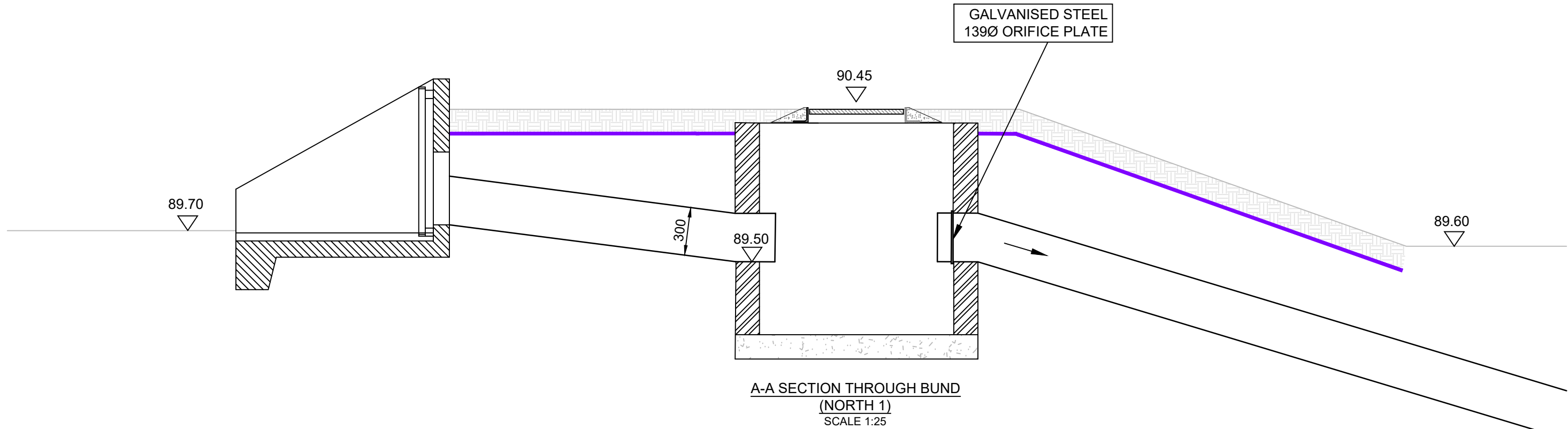
9. Based on this, it can be concluded that there will be no material impact in terms of surface water runoff rates or off-site flood risk from the increased numbers of panels within the development. As such, no additional drainage or attenuation storage is required for the increased number of panels

¹ Hydrologic Response of Solar Farms, Cook LM and McCuen RH, American Society of Civil Engineers, 2013

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ANNEX 1

Overland Flow Storage Area Bund Details



- ## NOTES
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT WEETWOOD DRAWINGS.
 2. PROPOSED SITE LAYOUT TAKEN FROM AXIS 'GENERAL ARRANGEMENT' DRAWING (REF: 3004-01-003 REV F, JUL 2024).
 3. EXISTING LEVEL INFORMATION TAKEN FROM TERRA MEASUREMENT 'TOPOGRAPHICAL SURVEY' (REF: 4162_AGR_GROUP_GRAVELEY_LANE_GREAT_WYMONDLEY, MAY 2024).

P1	21.11.24	INITIAL ISSUE	WC	JA
REV	DATE	DESCRIPTION	DRAWN CHECK	
			Park House, Ffordd Byrnwr Gwair, Mold CH7 1FQ Tel 01352 700045 info@weetwood.net www.weetwood.net	
Client				
AGR SOLAR 4 LIMITED				
Drawing Status			Date	
PLANNING			NOV 2024	
Project LAND EAST OF GREAT WYMONDLEY			Scale (A1)	
			AS STATED	
			Drawn WC	
			Checked TB	
Title FLOOD STORAGE BUND DETAILS			Project No	
			5208	
			Drawing No	
			601	
			Revision	
			P1	

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER RELEVANT DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

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