

DELEGATED FILE NOTE

CASE OFFICER: ...Paul Chaston.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01033/NMA	Amendment to description of development and approved plans pursuant to Condition 2 (as non-material amendment to planning permission reference 21/03380/FP granted on 11.03.2024).	Land To The North And East Of Great Wymondley Arch Road Great Wymondley Hertfordshire

Submitted Plan Nos

2.0 **Site History**

- 2.1 21/03380/FP – Proposed solar farm measuring 88 hectares with associated battery storage containers, transformer stations, storage buildings, fencing etc including means of access. Called in by Secretary of State and granted on 11 March 2024.

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The total site area is circa 88 hectares. The site comprises arable farmland with hedges, woodland blocks and hedgerow trees. These features are characteristic of the wider local landscape.
- 4.1.2 The northern part of the site is located to the north east of Great Wymondley. The northern and eastern boundary of the site of the site is defined by hedgerows and woodland that separate the site from the Hertfordshire Way. The western boundary is formed by an arable field, an existing woodland block and existing tall hedgerows between the woodland block and Graveley Lane. The southern boundary of this part of the site is defined by Graveley Lane.
- 4.1.3 Graveley Lane is also the northern boundary of the southern part of the site. The western site boundary is formed by intact existing hedgerows with hedgerow trees. Arable fields are located between the site and Priory Lane. Wymondley Priory is located circa 300m to the west of the site. The A1(M) marks the eastern boundary of the site. To the east of the A1(M) is the settlement of Graveley. The southern boundary of the site is formed by an intact hedgerow with hedgerow trees.
- 4.1.4 The site is served by existing farm access tracks from Graveley Road, which would be upgraded for use in construction and maintenance.

4.2 **Proposal**

- 4.2.1 Planning permission was granted in March 2024 for a solar farm with associated battery containers, transformer stations, storage buildings, fencing etc including means of access.

4.2.2 This application submission seeks an amendment to the Inverter/Transformer Units, the Battery Storage Containers, the Switchgear Building, Solar MV Transformers and Solar Tables which are shown in the submitted drawings and the General Arrangement (Site Plan) 3004-01-003 Rev U. Further details of the proposed amendments are provided in the accompanying cover letter dated 11 April 2025.

4.2.3 It is also proposed to amend the description of development. The operative part of the permission which describes the development permitted by it is stated in paragraph 42 of the decision letter as follows:

'A solar array with associated battery storage containers and ancillary development including means of access and grid connection cable, in accordance with application Ref. 21/03380/FP'.

4.2.4 The proposed amended wording of the development description is:

'A solar array with colocated battery storage containers and ancillary development including means of access and grid connection cable'.

4.2.5 The changes to the wording of the description of development are intended to avoid any ambiguity when interpreting the planning permission.

4.3 **Key Issues**

4.3.1 Section 96A of the Town and Country Planning Act 1990 (as amended) allows local planning authorities to grant changes to any planning permission relating to land in their area if they are satisfied that the change is not material. [In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. This includes the power to alter existing conditions.](#)

4.3.2 Collectively, the amendments would result in a reduction in the footprint of the development by 384.9m², compared to the approved layout. It is also proposed to remove 23 additional Solar Tables, which will further reduce the footprint of the built structures by 1980.5m². Although the amendments would result in the number and footprint of the proposed battery units increasing, overall, the footprint of the development would decrease by 41.32%.

4.3.3 In relation to height, the BESS units would remain as approved, but the inverter/transformer stations would reduce from 3m to 2.3m in height.

4.4 **Conclusion**

4.4.1 The drawings and supporting information submitted are relevant to the consideration of this non-material amendment request and within the context of the full planning permission to which the application relates, represent amendments which are non-material. Consequently, this application should be granted.

4.4.2 In respect of the proposed change to the description of development, it is considered that this amendment is not material in the context of the permission.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That the non-material amendment be **GRANTED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 May 2025	