

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00733/NMA	Amendment to approved plans pursuant to Condition 2, and associated updates to details pursuant to Condition 3 (infrastructure details), 6 (Construction Environmental Management Plan), 8 (Construction Traffic Management Plan), 9 (Landscape and Ecology Management Plan), 10 (Fire Risk Management Plan), 12 (Landscaping Details), and Conditions 17 and 18 (Drainage Details) - 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.
- 2.2 25/01033/NMA – Non-material amendment to permission 21/03380/FP seeking amendment to the inverter/transformer units, the battery storage containers, the switchgear building, Solar MV transformer and solar tables. This application was granted on 16 May 2025.

3.0 **Representations**

- 3.1 Place Services (Landscaping) – No issues raised around the proposed increase in density associated with the solar farm development. However, there are concerns regarding the removal of a proposed section of hedgerow in the north-western field and replacing this feature with solar panels.
- 3.2 NHDC Senior Ecologist – No objection.
- 3.4 NHDC Environmental Health – No objection.
- 3.5 HCC Highways – No objection.
- 3.6 Lead Local Flood Authority – No objection.

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 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 seeks the following amendments:

- ☐ Increase in the density of solar panels through 25,405m² of additional panels;
- ☐ Increase in the number of inverter/transformer units from 17 to 19;
- ☐ Increase in the BESS units from 68 to 76;
- ☐ Introduction of additional welfare building and storage buildings from 2 to 5;
- ☐ Addition of a water tank;
- ☐ Addition of 3 harmonic filters;
- ☐ Reduction in the length of the access roads proposed on-site;
- ☐ An updated Construction Environmental Management Plan;
- ☐ An updated Construction Traffic Management Plan;
- ☐ An updated Landscape and Ecological Management Plan; and
- ☐ Updated landscaping details.

- 4.2.3 Further details of the amendments set out above are provided in the accompanying cover letter dated 18 March 2026 and the supporting plans and documents referenced within the letter.

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 Whilst it is acknowledged that the amendments proposed would not extend outside of the current 'fenced development areas', collectively, the amendments would result in an increase in the total footprint of the development from the original permission of 8% including the increase in the total amount of solar panels from 325,417m² to 350,822m². In addition, the applicant has confirmed that the current consented layout has an installed solar panel capacity of approximately 76.18 MWp. As a result of the proposed amendments, this would increase the installed panel capacity by approximately 10.4 MWp to approximately 86.58 MWp.

- 4.3.3 In terms of the proposed landscaping-related amendments, this application seeks to remove a proposed section of hedgerow located in the north-western field, as shown on Drawing No. 3004-01-025 DoC12 Landscape Proposals Rev O when compared with Drawing No. 3004-01-025 DoC12 Landscape Proposals Rev N.

4.3.4 In terms of the remainder of the proposed amendments, it is considered that these represent amendments which are non-material.

4.3.5 On balance, it is considered that the proposed amendments relating to the increase in the overall amount of solar panels, the overall increase in the installed panel capacity by approximately 10.4 MWp, and the removal of the proposed section of hedgerow located in the north-western field would collectively constitute a material alteration, and therefore could not be considered to be a non-material amendment. These amendments would therefore require the submission of a S73 application.

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 considered a material alteration. Consequently, this application is not agreed.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That the non-material amendment is **NOT AGREED**.

Signed  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 September 2026	