

Our Ref: 3732-01/TOK/JW/C9

17 August 2026

North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH

Dear Sir / Madam

PLANNING PERMISSION REFERENCE: 24/02455/FP – PROPOSED SOLAR FARM MEASURING 35.5 HECTARES WITH ASSOCIATED BATTERY STORAGE AND ACILLARY INFRASTRUCTURE ON LAND OPPOSITE WYMONDLEY GRID STATION AND TO THE SOUTH OF PERBERRY HILL, ST IPPOLYSTS, HERTFORDSHIRE

APPLICATION FOR THE PARTIAL DISCHARGE OF CONDITION 9 ARCHAEOLOGY

We apply, on behalf of Brockwell Storage & Solar Ltd (the 'Applicant'), to partially discharge Condition 9 attached to the above planning permission.

Alongside this covering letter, an 'Archaeological Trial Trench Evaluation Final Report' has been submitted online via the Planning Portal (ref: PP-15158224). The requisite planning application fee of £298 has also been paid electronically through the Planning Portal.

Condition 9

For ease of reference and completeness, Condition 9 requires that:

- A) *"No development approved by this permission shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing and in accordance with the programme of work as set out in the Archaeological Brief (P01/22/0709/3). The scheme shall include an assessment of archaeological significance and research questions; and:*
- 1. The programme and methodology of site investigation and recording.*
 - 2. The programme and methodology of site investigation and recording as required by the evaluation.*
 - 3. The programme for post investigation assessment.*
 - 4. Provision to be made for analysis of the site investigation and recording.*
 - 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation.*
 - 6. Provision to be made for archive deposition of the analysis and records of the site investigation.*
 - 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*
- B) *The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).*

- C) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate."*

Background and Context

The Applicant has previously submitted a Written Scheme of Investigation pursuant to the discharge Condition 9 (Part A). Confirmation that Part A of Condition 9 had been discharged was provided formally via a discharge of condition notice dated 9th March 2026 (ref: 25/02684/DOC).

The Applicant's heritage consultants, AOC, has engaged with Mr Andy Instone from Hertfordshire Historic Environment Service ('HHEAS') since early April 2026. Mr Andy Instone visited the site on 2 April 2026 to review the progress of the trial trenching, and this was followed by email (later that day to AOC), confirming north-west part of the Applicant site was 'highly significant' from an archaeological perspective.

The trial trenching is now complete, and the findings have been written up in the Archaeological Trial Trench Evaluation Final Report (the 'Archaeological Evaluation Report') which is submitted with this application. The report has also been informally shared with Mr Instone for comment via email, and with the aim of discussing possible mitigation options that avoids the need to exclude solar development from the archaeologically sensitive area within the application site.

The supporting email to Mr Instone set out:

- The Applicant's view that whilst the Archaeological Evaluation Report has confirmed the presence of a significant prehistoric settlement at Site 1 (Trenches 1 to 12), but this would not necessarily preclude solar development.
- The Applicant's preference for the preservation of archaeological remains in-situ given the; nature of the archaeological resource identified (predominantly cut features rather than burials, substantial masonry or other particularly fragile remains); the relatively limited footprint of driven panel supports; alongside the long-term removal of the Site from intensive agricultural cultivation.
- There is an opportunity to adopt a design-led approach focusing on avoiding higher ground-disturbance infrastructure within the most archaeologically sensitive areas.
- The proposed mitigation could include the micro-siting of panel supports (albeit within the parameters of the approved layout¹), the use of above-ground cabling and 'no-dig' solutions where appropriate, and other proportionate archaeological mitigation where required.

To date, the Applicant has not received a response, but due to pressing timescales to discharge pre-commencement conditions and agree a mitigation strategy in order to commence constructions as soon as practicable, the Applicant would like to engage with HHEAS through the formal discharge of condition submission.

This Discharge of Condition Application

This discharge of condition application (DOC Application) seeks to agree compliance with Part B and the partial discharge Part C, through the submission of the aforementioned Archaeological Trial Trench Evaluation Final Report (the 'Archaeological Evaluation Report').

¹ As set out in the approved plans in the decision notice for the planning permission 24/02455/FP

The Applicant's intention is to engage collaboratively with HHEAS, through this DOC Application, to agree the most appropriate mitigation strategy, ensuring that all parties are satisfied with the proposed approach before a mitigation strategy is submitted at a later date.

Future Submission of Discharge of Condition Application

It is of note that Condition 9 Part C does not explicitly require the submission or agreement of a mitigation strategy. However, the Applicant acknowledges that this information will be required due to the archaeological sensitivity of the application site.

It was hoped that the mitigation measures could be agreed with Mr Andy Instone / HHEAS prior to the submission of this DOC Application. As such, the Archaeological Evaluation Report submitted with DOC Application does not contain any details of any mitigation measures at this stage.

The Applicant would like to use this DOC Application to agree the mitigation measures with HHEAS. At which point, the Applicant will make a further submission so that HHEAS are able to fully discharge Condition 9.

Summary

The Archaeological Evaluation Report has been completed in accordance with the approved Written Scheme of Investigation (WSI); thus the Applicant has demonstrated compliance with Part B and is able to partially discharge Part C of Condition 9.

The Applicant would like to engage constructively with HHEAS to agree the mitigation strategy, which once agreed, will be submitted under a further discharge of condition application at a later date. This mitigation strategy would enable the complete discharge of Condition 9 pursuant to the Planning Permission.

Therefore, for the avoidance of doubt, this application seeks to discharge Part B along with the **partial discharge** of Part C in relation to Condition 9.

We trust the above is an acceptable way forward, and we would be grateful if you can help facilitate discussions with HHEAS as part of this DOC Application.

Should you have any queries regarding this submission or require any further information, please do not hesitate to contact the undersigned.

Yours faithfully

James Walkington

James Walkington
Planning Consultant on behalf of Axis