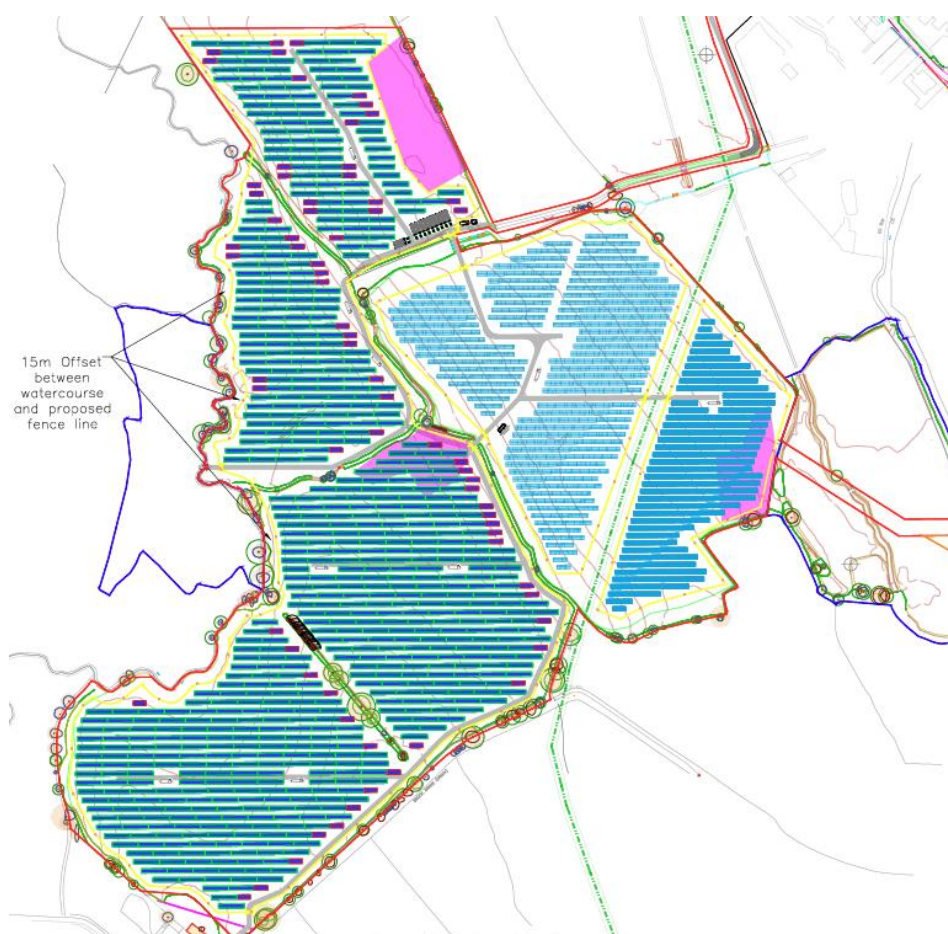


APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09307
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	Land on the west side of Storridge Road, Westbury
DEVELOPMENT DESCRIPTION:	Amendments to site layout of Phase 1
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

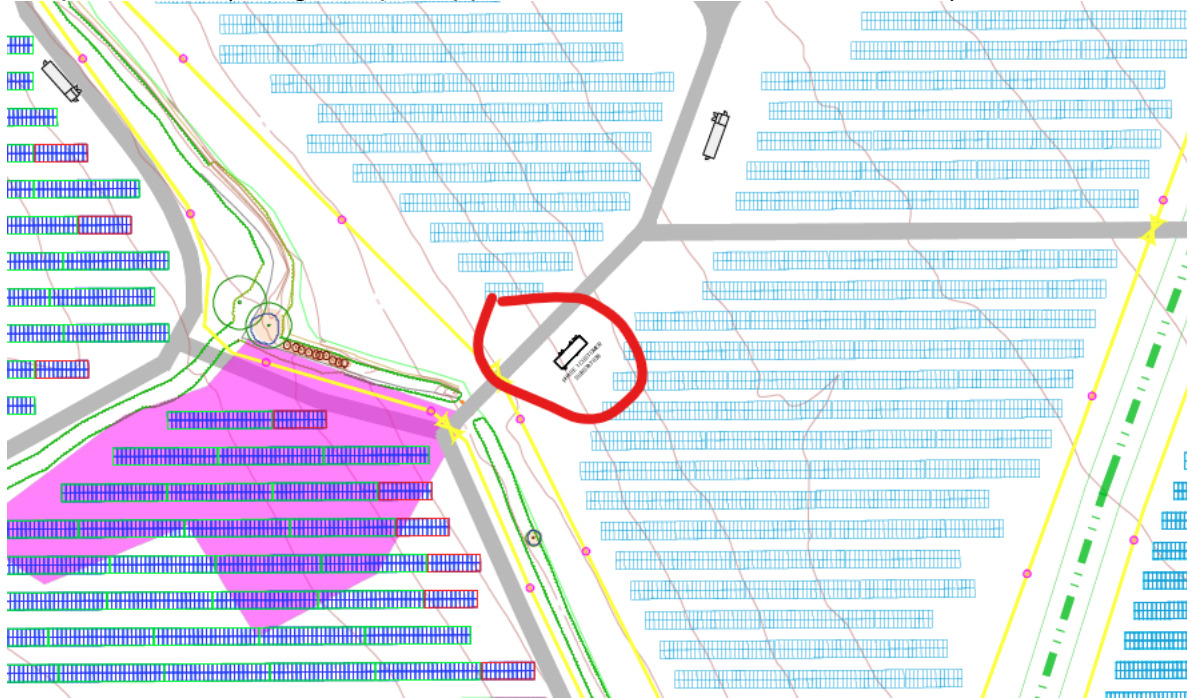
The scheme proposes to deliver Phase 1 of the development as an initial construction stage. This application seeks non-material amendments that have arisen from the electrical and construction design stage of Phase 1 of the development. The overall layout remains within the boundary of the planning permission and closely reflects the consented layout, with a slightly smaller footprint of solar panels is proposed within the Phase 1 area. The panel layout has been revised to accommodate the new site tracks and has been further optimised during the detailed design stage, incorporating improvements in solar panel technology. Area of revised panel layout is detailed in light blue on the plan below.



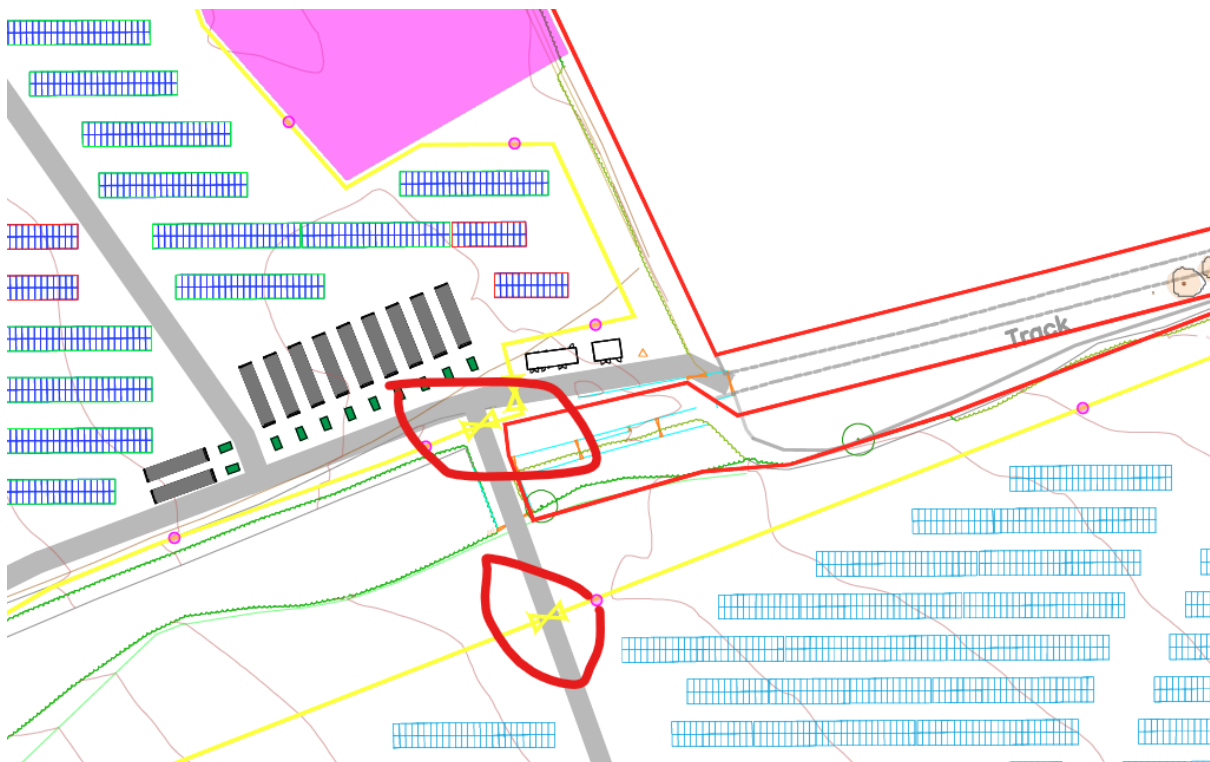
Proposed site layout

The number of inverters has been reduced from eleven to ten

A customer substation will now be included within the centre of the site as detailed in the plan below (design as per approved substation PL/2021/10592).



The site fencing and CCTV have been repositioned along the internal field boundaries of the site (design as approved under PL/2021/10592). Additional gates have been incorporated around the BESS compound, at the northern Phase 1 field entrance. As detailed below.



PLANNING HISTORY

PL/2025/09894 – Permission for the use of an existing access during construction, maintenance and decommissioning of the solar farm approved under (PL/2021/10592) – Under consultation

PL/2025/09612 – EIA Screening Opinion for the amendments proposed – Under consultation

PL/2025/09457 – Variation of conditions 2, 4, 5 and 7 of PL/2021/10592 to allow the approved 29MW solar farm (over 43ha) and associated development to incorporate the use of an existing access from Storridge Road – Under consultation

PL/2024/10092 – Discharge of conditions 4 access works, 7 Full Construction Traffic Management Plan, 8 discharge of surface water, 9 hard and soft landscaping, 11 Landscape and Ecology Management Plan, 12 Construction Environmental Management Plan, 14 archaeological monitoring and 15 Archaeological Management Plan, (29MW Solar farm (over 43ha) and associated development) – Approved

PL/2021/10592 – 29MW Solar farm (over 43ha) and associated development – Approved

20/08958/SCR – EIA Screening Opinion for solar farm and associated development – EIA not required

RELEVANT LEGISLATION AND GUIDANCE

Town and Country Planning Act 1990 (as amended):

- Section 96A: This section provides the legal basis for non-material amendments to an existing planning permission. It allows Local Planning Authorities (LPAs) to make changes to a planning permission without the need for a new application, provided that the changes are considered to be "non-material."
- The Act does not define "non-material," and it is at the discretion of the LPA to determine whether a proposed amendment qualifies as such, considering the specific context of the development and its impacts.

CONSULTATION

As an application for a non-material amendment is not a full planning application, the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity do not apply. Consequently, local planning authorities have discretion regarding whether and how to inform interested parties or seek their views.

Given that the changes proposed are by definition non-material, consultation or publicity are typically not required. Additionally, as the proposed amendments are minor in nature, there are generally no significant effects that would necessitate consideration under the Environmental Impact Assessment Regulations 2011. In this instance, it has not been considered necessary to consult.

ASSESSMENT

The revised panel layout and addition of a customer substation, plus revisions to the fencing and gates are considered minor in nature when assessed against the site as a whole and would cause no additional harm to landscape character or other visual harm.

The addition of new gates and revised layout of the solar panels/ fencing would cause no additional harm to ecology or biodiversity interests or ecological management of the site, as detailed in the previously submitted Biodiversity Management Plan and Landscape and Ecological Management Plan discharged under application PL/2024/10092.

As such it is considered the revisions are minor in scale and would be proportionate to the original permission and would not lead to a substantial reworking of the development. The scheme would not result in additional visual harm or cause greater harm to the amenity of adjacent residents. Ecological impacts are considered acceptable.

CONCLUSION

In conclusion, based on the assessment, it is recommended that the non-material amendment application be granted.

Approved plans list updated

Site Design drg no. ~~178-06-PV Rev F1 dated 30/08/2023~~ **178-06-PV Rev G1 received 26.11.2025**

Location Plan dated 30/08/2023

15m SLP2 TOWER drg no. WPD-10238 Rev A dated 25/10/2012

Switchgear Housing Rev A1 dated 01/10/2021

Substation Housing Rev A1 dated 01/10/2021

Racking Detail Rev A1 dated 01/10/2021

Battery Transformer Rev A1 dated 01/10/2021

Battery Container Rev A1 dated 01/10/2021

Inverter/Transformer detail Rev A1 dated 01/10/2021

Fence Detail Rev A1 dated 01/10/2021

CCTV Detail Rev A1 dated 01/10/2021

Proposed Culvert Section Rev A2 dated 28/08/2023

Typical Boundary Section Rev A1 dated 11/07/2023

Biodiversity Management Plan by Wychwood Biodiversity dated April 2023