

PLANNING CONTROL COMMITTEE**DATE: 21 August 2025****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
EPL 002 Limited	The construction, operation and decommissioning of a solar farm with the capability to export and import up to 49.9MW of electricity at any time, comprising the installation of ground mounted fixed solar panels, associated energy storage and ancillary development including customer and DNO substation, inverter and transformer stations, fencing, security cameras, landscape planting and associated works including grid connection (amended plans)	Land North East Of Wandon End Hertfordshire	22/03231/FP	Appeal Allowed on 15 July 2205	Committee	The Inspector concluded that the appeal site constitutes Grey Belt land and that it would accord with the provisions of paragraph 155 of the Framework. It would therefore not be inappropriate development in the Green Belt. However, the proposal would have a moderate adverse impact on both local landscape character and in terms of its visual effect and would be contrary to Policy NE2 (Landscape) of the North Hertfordshire Local Plan 2011 - 2031 (LP) The Inspectorate gave moderate weight to these harms. In addition, the proposal would cause less than substantial harm to the setting of four Listed Buildings. The Framework sets out a presumption in favour of sustainable development, and renewable energy development is central to achieving a sustainable low carbon future. The appeal scheme would make a significant contribution to this, and the Inspector gave substantial weight to the contribution the proposal makes to renewable

						<p>energy generation, addressing climate change and to improving energy resilience and security. In addition, the Inspector gave significant weight to the provision of a Battery Energy Storage Systems (BESS) and to the proposals use of available grid connection which means it would be able to start delivering energy within a short period of time. The Inspector also gave significant weight to the biodiversity enhancements the scheme would provide and moderate weight to the economic benefits. The Framework requires that where a proposal causes less than substantial harm to the significance of designated heritage assets, this harm should be weighed against the public benefits of the proposal. The Inspector attributed great weight to the potential harm to the Listed Buildings within the Tankards Farm complex and to the Windmill. However, the Inspector considered the contribution the scheme would make to the generation of clean and secure energy is a substantial public benefit, and together with the other benefits outlined above, would outweigh the less than substantial harm to the designated heritage assets. The Inspector identified that the proposal would conflict with</p>
--	--	--	--	--	--	--

						<p>policies in the LP and so would not comply with the development plan as a whole. However, the Inspector considered that the benefits of the proposal are material considerations of sufficient weight to outweigh the harms the Inspector identified. Consequently, in this instance, this justifies allowing the appeal other than in accordance with the development plan.</p>
--	--	--	--	--	--	---