

Appeal 6001285

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land east of Guanockgate Road, Nr. Sutton St Edmund, PE13 4PY
Agent contact details	Ben Murphy ben.murphy@thirdrevolutionprojects.co.uk 07833757206
Application number	H19-0329-24

Before you start

Which local planning authority (LPA) do you want to appeal against?	South Holland
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Full planning
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What date did you submit your application?	5 Apr 2024
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	9 May 2025
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Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Alex Ross Pathfinder Clean Energy UKDev Ltd
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Contact details	Ben Murphy Third Revolution Projects
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Phone number	07833757206
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Site address	Land east of Guanockgate Road Nr. Sutton St Edmund PE13 4PY
What is the area of the appeal site?	743000 m ²
Is the site in a green belt	No
Site fully owned	No
Site partly owned	No
All owners known	Yes
Other owners informed	Yes
Will an inspector need to access the land or property?	Yes The site is visible from public rights of way running within the site, however the Inspector may wish to access the fields within the site, which are not publically accessible
Agricultural holding	No
Site health and safety issues	No
Application reference	H19-0329-24
Was your application about any of the following?	Other major development
Enter the description of development	Temporary ground mounted solar photovoltaic (PV) farm with battery storage, substation and associated works.
Did the local planning authority change the description of development?	No
Preferred procedure	hearing a. Nature and Complexity of Issues The matters in dispute are narrow and focused. Aside from the 2 reasons for refusal, all matter are agreed. These issues are technical and not so complex as to necessitate a formal inquiry process. b. Opportunity for Constructive Dialogue An Informal Hearing will allow the Appellant, the Council, and interested parties to engage in direct, structured dialogue under the guidance of the Inspector. C. This appeal is being progressed in parallel with the South Holland District Council appeal for application ref: H19-0329-24. A joint Informal Hearing would ensure consistency and efficiency of the Inspectorate's resources

Given the limited scope of the issues in dispute, the Informal Hearing procedure is proportionate, cost-effective, and capable of delivering a timely decision. A Public Inquiry would introduce unnecessary complexity while written representations would not allow the same level of opportunity to clarify technical evidence.

Are there other appeals linked to your development?	No
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Did the appellant apply for an award of appeal costs?	No
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Appellant's documents

Application form	South Holland Application Form.pdf (/published-document/e12cdda8-448a-45c4-9405-c7ba57e544c0)
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Plans, drawings and supporting documents	CD3.3 Site Search and Sequential Flood Test.pdf (/published-document/d75cf8de-bd0e-4c49-8d32-05a0599b91dd) CD2.7 Planning Statement Appendix 4 Leaflet for local residents.pdf (/published-document/73c2e3bb-5ac8-475f-93f5-0a3840843905) CD2.10 Landscape and Visual Appraisal.pdf (/published-document/8d753efe-6e46-4afc-8ed4-0a8085672fea) CD2.13b Archaeology Baseline part 2 of 2.pdf (/published-document/8f3711f8-2f19-4090-a7f8-0bb76156b271) CD5.4 Fenland Application Form.pdf (/published-document/c5bb4fe4-09b6-4fb2-adb3-1822253ea77b) CD2.22 Biodiversity Net Gain Assessment and Strategy.pdf (/published-document/8a500804-d8ea-43f4-bf4a-1a7542a111ab) CD2.9 Agricultural Land Classification Report.pdf (/published-document/94a60139-6d36-4942-84f7-1bc7a8e13776) CD3.2 Agricultural Land, Food Security Solar Additional Supporting Information.pdf (/published-document/51ce3d6b-71e2-4e8d-894e-202e41574c2a) CD2.3 Planning, Design, and Access Statement and Statement of Community Involvement.pdf (/published-document/a7fc81dd-2cbd-407e-8f7b-250950463a96) CD2.27f Photomontages part 6 of 12.pdf (/published-document/3d256761-33e0-46da-ba75-2565634076de) CD1.14 Double Gate Elevation.pdf (/published-document/0eb01507-8dd2-4cd5-a883-27aa9db9fcba) CD2.15 Geoarchaeological Written Scheme of Investigation.pdf (/published-document/2c71ca03-5406-49f9-9469-27b047509d0b) CD2.25 Noise Impact Assessment.pdf (/published-document/de0b5cfa-d219-4b5b-98d5-3397d506cbef) CD2.20 Preliminary Ecological Appraisal.pdf (/published-document/0df5d73e-a5cf-45f9-a413-36c3a9c909df) CD5.3 Fenland Committee Report Addendum.pdf (/published-document/ee83ed82-4bab-4f92-a83c-3c204523a2e3) CD2.14 Written Scheme of Investigation for Geophysical Survey.pdf (/published-document/f8278c7e-4efc-4d21-9f25-409c1c15f6d8) CD2.27g Photomontages part 7 of 12.pdf (/published-document/8dd35d4a-95aa-4226-9446-424ad7fb1170) CD1.15 Client Switch House Elevation.pdf (/published-
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[document/a2aab8e1-7239-496e-9d5e-500eb916b914\)](#)
[CD2.18 Flood Risk Assessment.pdf \(/published-document/fd012480-8e9f-43fd-a990-5067cb12bd77\)](#)
[CD1.6 Deer Fence Typical Elevation.pdf \(/published-document/12c30f00-107b-4045-bfac-522302e53bfe\)](#)
[CD1.3 Solar PV Panel Elevation \(South Facing\).pdf \(/published-document/b8286365-c3b6-4bde-81b7-55444e3764c9\)](#)
[CD1.4 Solar Inverter Cabin Elevation.pdf \(/published-document/15ce7184-488e-49f1-89db-55d978f3cfbe\)](#)
[CD2.17 Fire Risk Statement.pdf \(/published-document/dec723c5-72d7-46b2-b241-5a5f975fd119\)](#)
[CD2.19 Arboricultural Impact Assessment.pdf \(/published-document/5ed763b2-abe9-4273-911c-5b636d265c45\)](#)
[CD3.5 Agricultural Land Use Statement.pdf \(/published-document/a63a510e-c9b1-4938-8a90-5d518a1e3a37\)](#)
[CD3.4 PACE Community Charter.pdf \(/published-document/8e485993-53fa-4a3f-9ceb-5f49cc3b80cc\)](#)
[CD6.9 Appeal Site Search.pdf \(/published-document/86f72e4b-7837-4961-8d8c-613bdfafe53c\)](#)
[CD2.27c Photomontages part 3 of 12.pdf \(/published-document/2de2b7a3-e7b3-42fe-b74f-6801200ef0ec\)](#)
[CD3.1 Letter Regarding Written Ministerial Statement.pdf \(/published-document/5f63e587-9be3-4f03-8406-6881fee1c470\)](#)
[CD2.27d Photomontages part 4 of 12.pdf \(/published-document/6c6d19f3-4937-4927-9ccb-68cc44854fcf\)](#)
[CD2.5 Planning Statement Appendix 2 EIA screening request opinion for South Holland District Council.pdf \(/published-document/f6f3a68d-fb84-4973-9a9f-693eb90b17e1\)](#)
[CD2.4 Planning Statement Appendix 1 EIA screening request opinion for Fenland District Council.pdf \(/published-document/73ca0383-bc84-4a8f-9265-6e0e6ed510eb\)](#)
[CD4.2 South Holland Planning Officer's Delegated Report.pdf \(/published-document/d341bf46-4c7b-4c86-bf86-6fb1ae9fac96\)](#)
[CD1.11 Access Track Elevation.pdf \(/published-document/362c9cef-9164-400c-810f-7545157d2bb0\)](#)
[CD1.1 CCTV Elevation.pdf \(/published-document/37c60a21-bc0b-4e10-8830-755e2b1c1489\)](#)
[CD2.16 Transport Statement.pdf \(/published-document/6bb9680c-3a77-4699-a6f9-795d34228b1f\)](#)
[CD2.27i Photomontages part 9 of 12.pdf \(/published-document/9bda4b78-31be-439a-861e-79a4da6eae21\)](#)
[CD2.2 Application Covering Letter \(Fenland\) 5th April 2024.pdf \(/published-document/77a80f10-9d4d-439b-b408-7af0c6a3db9b\)](#)
[CD3.6 LVA Review Response.pdf \(/published-document/df9843d2-e5ef-4f73-ba4d-7be17f59e11f\)](#)
[CD2.23 Copy of CD2.23 Biodiversity Metric 4.0 Calculation Tool.xlsx \(/published-document/b9492e76-f802-4c2e-b1e2-7d0192e97a34\)](#)
[CD1.9 Proposal Layout Plan.pdf \(/published-document/25f19b2a-b276-4f52-bd10-7dac702d23d7\)](#)
[CD2.12 Heritage Baseline and Impact Assessment.pdf \(/published-document/01877674-0596-4290-bbe3-8522e88e39e0\)](#)
[CD2.27e Photomontages part 5 of 12.pdf \(/published-document/833bb0a8-21cc-4e6f-8143-88b157aa4746\)](#)
[CD2.6 Planning Statement Appendix 3 Example briefing for parish and ward councils.pdf \(/published-document/03538aa2-3ffb-4009-9b88-8ecaf13095d9\)](#)
[CD2.27a Photomontages part 1 of 12.pdf \(/published-document/9bd925bc-00c8-4ac6-b553-934b8d3b735b\)](#)

[CD5.1 Fenland Decision Notice.pdf \(/published-document/bdf8ed2c-be7c-4a9d-8d97-94916515b83e\)](#)
[CD2.27k Photomontages part 11 of 12.pdf \(/published-document/e652bc4f-fd34-4969-a09e-9cff02a8eebd\)](#)
[CD1.2 Battery Energy Storage Container Elevation.pdf \(/published-document/183d076c-3400-4ba0-b5f5-9ea1de56e711\)](#)
[CD3.7 Additional Ecology and Biodiversity Information.pdf \(/published-document/08fad752-2a96-494a-b8ba-a714a0b13c39\)](#)
[CD1.7 Substation Plan and Elevation.pdf \(/published-document/8c74e06f-674e-48ae-8898-b53f859221c9\)](#)
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[CD2.21 Ecological Surveys and Impact Assessment.pdf \(/published-document/463dcdfa-2fc6-4c30-9bac-badf8eac61a4\)](#)
[CD6.2 Statement of Case - Fenland.pdf \(/published-document/bff0829f-35ad-4a41-9ca8-be1dfd915144\)](#)
[CD2.24 Biodiversity Checklist.pdf \(/published-document/b59f1754-f738-410b-ab4a-be45245a324f\)](#)
[CD1.8 Location Plan.pdf \(/published-document/290d3416-c65b-4d2c-bf99-bfa216b455a0\)](#)
[CD1.13 Existing Site Plan.pdf \(/published-document/e066d34f-ab08-4d71-9ced-c6433c2293fe\)](#)
[CD1.12 Storage Container Elevation.pdf \(/published-document/2e07347a-141d-4c41-b6ec-cb7e8559ec6d\)](#)
[CD1.10 Proposed Mitigations and Enhancements Plan.pdf \(/published-document/213aec7e-4fec-43a1-9f87-d02929db70d4\)](#)
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[CD5.2 Fenland Committee Report.pdf \(/published-document/1f7b1bdd-946c-4c0b-861b-e4d899fa8bb8\)](#)
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[CD2.11 Glint and Glare Study.pdf \(/published-document/512a956a-1703-487a-b52c-e93ed313eea4\)](#)
[CD6.6 - Statement of Common Ground - Fenland.pdf \(/published-document/6a19d9dd-b46b-4e56-82dc-e9559fa0d164\)](#)
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[CD2.26 Landscape and Ecological Management Plan.pdf \(/published-document/46c68f9e-1e69-4590-9371-f5f4b288fd40\)](#)
[CD1.5 Battery Inverter Cabin Elevation.pdf \(/published-document/2434b8fa-be92-4cfd-8d10-fe618299d4c9\)](#)

Separate ownership certificate in application

No

Design and access statement in application

[CD2.3 Planning, Design, and Access Statement and Statement of Community Involvement.pdf \(/published-document/aba558db-971b-46ad-91e0-71cba7654d97\)](#)

Decision letter	CD4.1 South Holland Decision Notice.pdf (/published-document/bd821345-840c-4697-b442-0bc7c7d8f680)
Appeal statement	CD6.1 Statement of Case - SHDC.pdf (/published-document/df91a25b-af13-4f37-b6a4-549eb014f220)
New plans or drawings	No
Planning obligation	No
New supporting documents	CD7.2 Ross v SSHCLG and Renewable Energy Systems Ltd [2025].pdf (/published-document/6841d814-bc70-4085-b3d6-06c7eee63f71) CD6.13 Landscape SoC Annex C Landscape Sensitivity.pdf (/published-document/3a58b085-aecf-4c76-bc11-0e9c611539ba) CD6.10 PACE Grid Proof of Evidence.pdf (/published-document/761f94a7-406d-4fca-a24e-10130a1c446c) CD7.7 Agricultural Land Use in United Kingdom.pdf (/published-document/52cf0375-a40e-485a-8c9e-1a4f98fd92fe) CD7.4 Solar Roadmap â United Kingdom Powered By Solar (June 2025).pdf (/published-document/6886e5d3-07d7-422f-9108-2c2db4ab2f66) CD7.9 Land Use Consultation.pdf (/published-document/59231bd0-18c0-41e9-88d1-31d2d81560e7) CD6.8 Outline Soil Management Plan.pdf (/published-document/db115153-388c-473d-9ad4-3371cb5022a6) CD6.11 Landscape SoC Annex A Figures.pdf (/published-document/51700fd5-a271-40d4-9ae2-3785193a9a6e) CD7.8 United Kingdom Food Security Report 2024 compressed.pdf (/published-document/50cb73e9-2fa8-4730-a4f6-38a7253ba460) CD6.12 Landscape SoC Annex B Extracts from LCAs.pdf (/published-document/10f3446e-a58b-4a0a-a336-50187fab59b8) CD6.4 Agricultural Land Statement of Case.pdf (/published-document/f63d76df-6dca-443a-93ec-513c4c7ac80f) CD7.1 Galloway v Durham County Council [2024].pdf (/published-document/bc4b9610-c58a-4516-b0d3-765ffb45abcd) CD7.6 APP.G2713.W.23.3315877.pdf (/published-document/67866278-4df6-4c72-aa85-980eb78faff2) CD6.15 Covering letter noting recently submitted adjacent development.pdf (/published-document/6af1c05d-3291-4a2b-92ee-ac7e8696fc54) CD6.3 Landscape Statement of Case.pdf (/published-document/710af6ba-e18b-414e-85b2-b23295ee6922) CD7.3 Bramley Solar Power Residents Group v SSLUHC [2023].pdf (/published-document/9ce7aa27-674a-4fc9-8d78-b7d3de059711) CD6.14 Landscape SoC Annex D Additional Illustrative Views.pdf (/published-document/db9537cc-887f-4d73-bd26-cc536e4cd0dc) CD6.7 Draft Landscape SoCG.pdf (/published-document/79bda79f-0b41-41f6-a9f6-e05dd6d655d1) CD7.5 APP.H0520.W.24.3344095.pdf (/published-document/dbd17c1c-3152-4d53-a6c0-edc9bd313ad3)
Draft statement of common ground	CD6.5 Statement of Common Ground - South Holland.pdf (/published-document/de3e176a-71c4-4c98-9ca3-0f064ed73c0f)

