Third
Revolution
Projects

Decoy Farm Solar: Amendment to consent

Section 73 Application Supporting Statement

Applicant: Push Power

November 2025

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Version – Draft

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Third Revolution Reference: 1406 Decoy Solar

Applicant: Push Power

1.0 Introduction

This statement has been prepared by Third Revolution Projects on behalf of our client Push Power in support of an application under Section 73 of the Town and Country Planning Act 1990 to amend condition 1 of planning decision H02-0606-18.

The purpose of this application is to regularise minor amendments to the layout of the Decoy Farm Solar Farm, reflecting as built and operational changes, and to update the approved drawing to reflect these changes. No increase in capacity, panel height, or overall site area is proposed.

The proposed amendments, which can be seen on the supporting plans submitted with this application, include the following amendments: Firstly, the westernmost field of panel arrays (immediately northwest of Field 2 on submitted layout PPP027.301.02) has been removed and will not be required as part of the scheme moving forward. Secondly, a small number of panels will be removed at the southern section of Field 1. Thirdly, when compared to the currently approved layout, panels have been introduced in Field 3. Although the latest approved layout does not show panels in Field 3, panels are clearly shown in this area within the approved location plan and as such are approved in principle. Lastly, there are minor, non-material changes to the boundary fencing and ancillary infrastructure locations.

Although the proposed changes are minor and do not materially affect the development, a formal Section 73 application is required to ensure the approved layout accurately reflects the as-built scheme and provides clarity for both the Local Planning Authority and the applicant.

2.0 Background and reason for the application

2.1 Planning history

Planning permission was originally granted for the Decoy Solar Farm (up to 15.5MW) on 15th August 2014 (Ref. H02-0454-14) by South Holland District Council ('SHDC') for "a proposed solar farm with associated infrastructure."

Following the original consent, a number of amendments, non-material changes (NMAs), and Section 73 applications have been approved. The table below summarises the planning history and identifies the operative consent.

Reference	Date	Description
H02-0454-14	August 2014	Original solar farm consent
02-0430-15, H02-0131-16, H02-0448-16	2015-16	Non-material amendments (layout and infrastructure details)
H02-1004-15	16th October 2015	Section 73 application varying original conditions
H02-0606-18	28th Aug 2018	Further s.73 permission modifying Condition 3
H02-0991-18	5th Dec 2018	Retrospective permission for associated infrastructure
H02-1025-18	1st Nov 2018	Further approval for amendments to overall scheme
H02-0053-19	15th Jan 2019	Landscaping works (retrospective)

The operative consent for the site is H02-0606-18, as this permission removed the time restriction and governs the current operation of the solar farm. Subsequent NMAs, including H02-1025-18, amended elements of the layout and infrastructure but did not supersede the operative consent.

Subsequent to the operative permission (H02-0606-18), a non-material amendment application was made under application reference H02-1025-18. This NMA application, among other minor changes, amended the site layout to include a revision of the overflow tank location (Dwg no. PA002E). Although the solar farm remained unchanged in terms of siting, panel numbers and associated infrastructure, it is worth noting this layout now forms part of the current consented scheme.

As such, this Section 73 application seeks to amend Condition 1 of H02-0606-18 to update the approved site layout drawing. The proposed amendments reflect minor operational and as-built changes and are summarised below.

This application proposes amending the wording of condition 1 of planning decision H02-0606-18 in order to update the approved drawing number 1118-01-BP01 Rev.D (site layout) *as amended* by NMA H02-1025-18.

2.2 Proposed amendments

The amendments include:

- Removal of the westernmost field of panel arrays (immediately northwest of Field 2 on submitted layout PPP027.301.02), which will not be developed as part of the scheme.
- Removal of a small number of panels at the southern section of Field 1 to reflect operational adjustments.
- Introduction of solar panels in Field 3. Although the latest approved layout (H02-0606-18) does not show panels in this area, Field 3 is shown within the approved block plan (H02-0454-14), and the principle of development has been previously established. This application regularises the layout.
- Minor, non-material changes to boundary fencing and ancillary infrastructure locations to reflect as-built conditions.

All other elements of the scheme remain unchanged. No increase in panel height, total capacity, or site area is proposed. These minor amendments have no material impact on visual amenity, landscape setting, or ecological mitigation measures previously approved.

2.3 Proposed amendment - Condition 1

Condition 1 of the decision notice states:

"The development hereby permitted shall be carried out in accordance with the following approved plans:

*H02-0606-18 - Dwg. no **1118-01-BP01 Rev.D***
H02-0448-16 (Non-Material Amendment) - Dwg. nos. PA001, PA002
H02-0131-16 (Non-Material Amendment) - Dwg. no. 15/PA004C
H02-0430-15 (Non-Material Amendment) - Dwg. nos. 15/PA002D, 15/PA003D, 15/PA007D, 15/PA008A, 15/PA009A and 15/PA010
H02-0454-14 - Dwg. nos. 1118-01-LP01; 15/PA005; 15/PA006 and in accordance with H02-1004-15 Condition compliance approval H02-0780-15 (discharging condition 5,7,9,11 and 12 of H02-0454-14)

Reason: For the avoidance of doubt and in the interests of proper planning."

We propose updating Condition 1 to reflect the revised site layout while keeping all other approvals intact.

"The development hereby permitted shall be carried out in accordance with the following approved plans:

H02-0606-18 - Dwg. no ***PPP027.301.02***
H02-0448-16 (Non-Material Amendment) - Dwg. nos. PA001, PA002
H02-0131-16 (Non-Material Amendment) - Dwg. no. 15/PA004C
H02-0430-15 (Non-Material Amendment) - Dwg. nos. 15/PA002D, 15/PA003D, 15/PA007D, 15/PA008A, 15/PA009A and 15/PA010

H02-0454-14 - Dwg. nos. 1118-01-LP01; 15/PA005; 15/PA006 and in accordance with H02-1004-15

Condition compliance approval H02-0780-15 (discharging condition 5,7,9,11 and 12 of H02-0454-14)

Reason: For the avoidance of doubt and in the interests of proper planning."

All other conditions attached to the consent remain in full force and effect.

2.4 Amended drawings for approval

Approved drawing of 2018 s73 (H02-0606-18)	**Amended drawing of 2018 NMA (H02-1025-18)**	**Proposed replacement drawing**
1118-01-BP01 Rev.D	PA002E	PPP027.301.02

The proposed replacement drawing PPP027.301.02 updates the site layout to reflect minor amendments, removed areas, and as-built conditions. Proposed access tracks that have not yet been constructed are shown as greyed-out lines and labelled 'For information only: subject to a separate application'.

3.0 Planning balance and conclusion

The proposed amendments are minor and non-material, regularising the layout and ensuring the operative consent reflects as-built and intended development. The amendments:

- Do not increase the total generating capacity of the solar farm.
- Do not increase panel height or change the footprint beyond the approved red line.
- Do not materially alter landscape, visual, or ecological impacts.

It is confirmed that the Decoy Farm Solar Farm has a valid and operative planning permission (H02-0606-18). This Section 73 application provides clarity on the approved layout and does not affect the validity of planning permission.

The updated Condition 1 and proposed drawings ensure that the current consent fully reflects the as-built site and minor operational amendments, giving certainty to the Local Planning Authority & the Applicant.

Please let me know if you require any further information.

Yours sincerely,



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