SOUTH HOLLAND DISTRICT COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land to the West of Cowbridge Road

Address Line 1

Bicker Fen

Address Line 2

South Holland and Boston

Address Line 3

Lincolnshire

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

520375

Northing (y)

337607

Description

Existing arable land and solar farm under construction to the west of Cowbridge Road.

Applicant Details

Name/Company

Title

Mr

First name

Luke

Surname

Rogers

Company Name

AGR Solar 2 Limited

Address

Address line 1

19 Heddon Street

Address line 2

Fourth Floor

Address line 3

Town/City

County

London

Country

United Kingdom

Postcode

W1B 4BG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mrs

First name

Hannah

Surname

Walsh

Company Name

Axis

Address

Address line 1

Axis

Address line 2

1st Floor Barfield House

Address line 3

Alderley Road

Town/City

Wilmslow

County

Country

United Kingdom

Postcode

SK9 1PL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:
Cowbridge Farm

Number:

Suffix:

Address line 1:
Cowbridge Road

Address Line 2:
Bicker

Town/City:
Boston

Postcode:
PE20 3BN

Date notice served:
07/10/2026

Name of person notified:
***** REDACTED ******

House name:
Highways Department

Number:

Suffix:

Address line 1:
County Offices

Address Line 2:
Newland

Town/City:
Lincoln

Postcode:
LN1 1YL

Date notice served:
07/10/2026

Name of person notified:
***** REDACTED ******

House name:

Number:
33

Suffix:

Address line 1:
Bicker Road

Address Line 2:
Donnington

Town/City:
Lincs

Postcode:
PE11 4PX

Date notice served:

07/10/2026

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
1-3 Strand

Address Line 2:
London

Town/City:

Postcode:
WC2N 5EH

Date notice served:
07/10/2026

Name of person notified:
***** REDACTED ******

House name:
Northorpe Farm

Number:

Suffix:

Address line 1:
Northorpe

Address Line 2:
Donnington

Town/City:
Spalding

Postcode:
PE11 4XY

Date notice served:
07/10/2026

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Proposed Development Of A Photovoltaic Solar Array, Grid Connection, Access Improvements Works and Ancillary Development On Land At Bicker Fen, Boston and South Holland

Reference number

H04-0849-22

Date of decision

21/07/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

A non-material amendment is sought to the General Arrangement drawings listed under Condition 5 and 17 of planning permission B/22/0356, and to update details submitted to discharge Conditions 12 (Detailed Drainage Design), 18 and 19 (Landscape and Ecological Management Plan), and a minor amendment to the wording of Condition 17 (Lighting).

Please state why you wish to make this amendment

Minor amendments required to the proposed site layout as a result of detailed design reviews, advancements in available technology, to take into account site operational requirements, and to reflect minor changes to design due to constraints discovered following the commencement of construction.

Minor amendment required to wording of Condition 16 (Lighting) to allow the submission of lighting details that were recently identified during the detailed design of the BESS compound as being necessary, notwithstanding that above ground works have commenced on site.

Please see covering letter for further details.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

2920-01-03 Rev F
2920-01-03a Rev F
2920-01-03b Rev F
2920-01-03c Rev F
2920-01-04
2920-01-05
2920-01-11
2920-01-12
2920-01-15
2920-01-17

New plan/drawing numbers

2920-01-03 Rev H
2920-01-03a Rev H
2920-01-03b Rev H
2920-01-03c Rev H
2920-01-04 Rev A
2920-01-05 Rev A
2920-01-11 Rev A
2920-01-12 Rev A
2920-01-15 Rev A
2920-01-17 Rev A
2920-01-24

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Hannah Walsh

Date

07/10/2026