SOUTH HOLLAND DISTRICT COUNCIL

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

Sutton Bridge Solar Farm

Address Line 1

Land to the South of Centenary Way

Address Line 2

Centenary Way

Address Line 3

Sutton Bridge

Town/city

Spalding

Postcode

PE12 9TF

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

Easting (x)

548163

Northing (y)

319385

Description

Land to the South of Centenary Way, Spalding

Applicant Details

Name/Company

Title

First name

Surname

EDF Renewables

Company Name

Address

Address line 1

Alexander House

Address line 2

1 Mandarin Road

Address line 3

Rainton Bridge Business Park

Town/City

Houghton Le Spring

County

Country

United Kingdom

Postcode

DH4 5RA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Bryony

Surname

Clement

Company Name

Envams

Address

Address line 1

54 Hunters Way

Address line 2

Address line 3

Town/City

York

County

Country

United Kingdom

Postcode

YO24 1JJ

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of the Proposal

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

Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with capacity of up to 49.9mw with associated infrastructure and landscaping.

Reference number

H18-1126-20

Date of decision (date must be pre-application submission)

12/03/2021

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 10

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

11/04/2022

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The Flood Risk Assessment prepared by Arcus Consulting Services Ltd (November 2020) which accompanied the H18-1126-20 planning submission provides details (Page 4) of the original consultation undertaken with the Environment Agency (EA). Consultation with the EA confirmed that non-flood sensitive infrastructure such as photovoltaic (PV) arrays, cabling, inverters and transformer stations should be designed to be resilient to the 1:200 year plus climate change overtopping event and electrically sensitive aspects of the Development such as the substation compound to be flood resistant for the 1:200 year plus climate change for breach event (Arcus Consultancy Services Ltd, November 2020).
The electrically sensitive aspects of the Development were proposed in the planning application design to be flood resistant against the 1:1,000 year plus climate change breach event, going above and beyond the 1:200 year EA requirement.

Additional consultation was undertaken during late 2023 and early 2024 with the EA to discuss the implementation of the project and reconfirm the latest design parameters to be used. The EA confirmed the modelling parameters in writing on 19th March 2024 and their response is enclosed. The parameters are that the mitigation is set according to the 2115 0.5% tidal flood depths. Following this updated advice, the owner/operator of the Site, EDF Renewables is applying to update the bund design specification for the electrically sensitive aspects of the Development (the substation) to reflect the latest Environment Agency advice and to also correct the erroneous value of 2.61 metres AOD referred to in the existing planning condition.

This results in revised specifications for the proposed flood protection bund to encircle the substation which are a crest height of 4.18 m Above Ordnance Datum (AOD) (0.33 m flood depth + 3.55 m AOD plus 0.3 m freeboard). This equates to a bund height of approximately 0.63 m Above Ground Level (AGL).

Further detail is provided in the cover letter submitted as part of this application.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Change: The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by Arcus Consultancy Services, dated November 2020) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:
To: The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by Raincloud Consulting, dated March 2024), unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:
Change: - The electricity sensitive infrastructure (i.e. the substation compound) shall be located above the 0.1% (1 in 1000 year) breach event including climate change.
To: - The electricity sensitive infrastructure (i.e. the substation compound) shall be located above the 0.5% (1 in 200 year) breach event including climate change.
Change: - A continuous flood protection bund shall encircle the substation compound with a finished crest level no lower than 2.61 metres above Ordnance Datum (AOD).
To: - A continuous flood protection bund shall encircle the substation compound with a finished crest level no lower than 4.18 metres above Ordnance Datum (AOD).

Full wording proposed for the condition is provided in the cover letter submitted as part of this application.

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

Pre-application Advice

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

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
40

Suffix:

Address line 1:
Grosvenor Place

Address Line 2:

Town/City:
London

Postcode:
SW1X 7EN

Date notice served (DD/MM/YYYY):
08/07/2024

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Miss

First Name

Bryony

Surname

Clement

Declaration Date

08/07/2024

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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.

☑ I / We agree to the outlined declaration

Signed

Paul Phillips

Date

11/07/2024