

7th October 2021

Ms Lucy Buttery,
Principal Planning Officer, Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
PE11 2XE

Dear Ms Buttery,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION FOR A SOLAR FARM AND BATTERY STORAGE FACILITY AT GUNTHORPE ROAD. SOUTH HOLLAND DISTRICT COUNCIL APPLICATION REFERENCE: H18-0741-21.

Further to the submission of an application by Enso Energy on behalf of Walpole Green Limited ("the Applicant") on 8th July 2021 comprising a solar farm and battery storage facility ("Proposed Development") at land south of Gunthorpe Road, Walpole Marsh, Wisbech, near PE14 7JH ("the Site") I write to provide additional information.

The additional information is provided to respond to consultation comments received from consultees and the public during the consideration of the application by Officers.

In summary, the changes comprise:

- Alterations to the layout, including increasing the 'step back' distance of the Proposed Development in the north east corner of the Site nearest to properties within Walpole Marsh with additional landscaping, comprising hedgerows and trees, proposed along the Sites eastern boundary. Removal of hedgerow previously proposed on the north western boundary to address Environment Agency comments;
- Junction improvements and widening of public highway at the crossroads of Gunthorpe Road/King John Bank (amendment to Site Location Plan);
- Widening of the access to the Site from Gunthorpe Road (to the east) (amendment to Site Location Plan); and
- Provision of a soakaway test report following the undertaking of site investigations. An amended Flood Risk Assessment and Outline Surface Water Drainage Strategy which proposes to manage discharge of surface water to the unnamed Kings Lynn Internal Drainage Board managed watercourse (asset: DRN039G0103) forming part of the sites eastern boundary (rather than management via infiltration methods) will follow given the soakaway test findings.

Supporting Documentation

To support the planning application, I enclose:

Document	Author	Date
Application Forms and Certificates	Enso Energy	7 th October 2021
Soakaway Test Report	Ruddlesden Geotechnical	October 2021

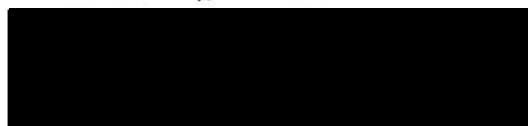
Plan	Reference	Date
Site Location Plan	003 Rev 003 (to replace 002 Rev 002)	8 th September 2021
Proposed Site Plan	GR2.0 Rev 05A (to replace GR2.0 Rev04A)	17 th June 2021
Landscape and Ecological Enhancement Plan	1284/10 Rev C (to replace 1284/10 Rev A)	30 th September 2021
Access Design	SK01 Rev D (to replace SP01 Rev B, included in TPA Technical Note 01: Response)	16 th August 2021
Crossroads Vehicle Tracking Of A 16.5m Articulated Vehicle	SP01 Rev E (to replace SP01 Rev C, included in TPA Technical Note 01: Response)	9 th September 2021

An amended Flood Risk Assessment and Outline Surface Water Drainage Strategy will follow detailing amendments to the proposed design of infiltration swales and drainage basins.

Given the alterations to the Site Location Plan at the junction of Gunthorpe Road/King John Bank and inclusion of land to the east of the access track/drainage ditch from Gunthorpe Road, resulting in the requirement to reserve notices previously served under Certificate B and serve Certificate C notice on all known landowners and within a newspaper for currently unregistered land to the east of the existing concrete access track, it is necessary for the Council to formally consult on these revisions. For avoidance of doubt, appropriate certificate notices were served at the time of original submission and there was, and remains, no requirement for use of any third party land to the west of the existing concrete access track off Gunthorpe Road. Separate submissions for consent will be made to the Kings Lynn Internal Drainage Board in line with their byelaws for the proposed discharge into the unnamed watercourse (asset: DRN039G0103) and works in proximity to this maintained watercourse in due course.

We trust the additional information will enable the Council to progress the consideration of the application and for the Proposed Development to be presented to Planning Committee at the earliest opportunity, however if you require any further information, please contact me directly.

Yours sincerely,



Owen Horrell
Senior Planner



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