

5th December 2025

Mr Mark Niland,
Planning Officer, Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
PE11 2XE

Dear Mr Niland,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR THE 'REMOVAL OR VARIATION OF A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION' (SHDC REFERENCE: H18-0448-24) FOR THE "INSTALLATION OF A SOLAR FARM AND BATTERY STORAGE FACILITY WITH ASSOCIATED INFRASTRUCTURE - APPROVED UNDER H18-1034-23. MODIFICATION OF CONDITION 2 TO ALLOW AMENDMENTS TO PREVIOUSLY APPROVED PLANS" AT GUNTORPE ROAD SOLAR FARM, LAND SOUTH OF GUNTORPE ROAD, WALPOLE MARSH, WISBECH NEAR PE14 7JH.

Enso Energy is instructed by Enso Green Holdings R Limited ("the Applicant") to submit a planning application under the terms of Section 73 of the Town and Country Planning Act 1990 (as amended), seeking to amend approved plans and amend and remove Conditions related to the access of the development, at land south of Gunthorpe Road, Walpole Marsh, Wisbech, near PE14 7JH ("the Site").

Application Background

Planning Permission for a Solar Farm and Battery Storage Facility with associated infrastructure was granted on appeal in September 2023 by the Planning Inspectorate (reference: H18-0741-21 / APP/A2525/W/22/3295140). Two previous Section 73 applications have been granted. The first (reference: H18-1034-23) was granted to vary the operational length of the planning permission (from 35 years to 40 years) from the date of first export in February 2024 while the second, varying further the first, (reference: H18-0448-24) was granted to amend approved plans in July 2024. A third Section 73 (reference: H18-0622-25) had been refused by the Council in October 2025.

Separately, King's Lynn & West Norfolk Borough Council have approved an application (reference: 24/01103/FM, on 21st February 2025) for an alternative underground cable route associated with the development from that originally allowed on appeal and South Holland District Council have approved an application (reference: H18-0085-25, on 16th April 2025) for an access track and associated development which provided for two Abnormal Indivisible Load (AIL) deliveries at the junction of East Bank/Gunthorpe Road. That access track and associated development planning permission has been subject to its own Section 73 application (reference: H18-0922-25, 24th November 2025) which approves the use of that same access at the junction of East Bank/Gunthorpe Road for all purposes associated with the development (in addition to the previously approved AIL deliveries).

Application Proposals

This application effectively forms a resubmission of the third Section 73 (reference: H18-0622-25, refused 7th October 2025) in that this application seeks to further amend approved plans detailed within Condition 2, discharge the requirements of Condition 6 (Construction Traffic Management Plan and Method Statement) (CTMP&MS), amend the requirements of Condition 7 (Access onto Gunthorpe Road) and remove Condition 8 (Improvements to crossroads of King John Bank/Marsh Road/Gunthorpe Road) from the second Section 73 planning permission (reference: H18-0448-24).

The changes would allow the separately approved access at the East Bank/Gunthorpe Road junction to be utilised for all construction and all operational vehicles associated with the development as has been separately approved within reference: H18-0922-25.

The changes sought to Condition wording relate to:

- (Condition 2) Minor amendments to the Solar Farm layout previously approved ¹. Additional internal access track is proposed within the Solar Farm to connect with the boundary of the Site and the separately approved access track planning permission Section 73 from South Holland District Council. The land for Biodiversity Net Gain within the Solar Farm Site as a consequence of the two separate planning permissions is noted on the submitted Drawing WP2-01-P44 for completeness;
- (Condition 6) Details of a CTMP&MS are submitted for approval to enable a compliance based Condition to be attached to the grant of this Section 73 application. The CTMP&MS details the use of the alternative access arrangement for all construction and all operational vehicles associated with the development from the East Bank/Gunthorpe Road junction. The CTMP&MS proposes changes to the previously approved construction traffic route;
- (Condition 7) In the use of the access from the East Bank/Gunthorpe Road junction for all construction and all operational vehicles the access in the existing permission would no longer be used. Condition 7 is proposed to instead be the same as Condition 3 of the separately approved access track planning permission Section 73 from South Holland District Council ² such that the Council retain control over the means of access as part of the wider Site within this permission with reference to the CTMP&MS if appropriate. Alternatively, the Council could remove Condition 7 given the reliance on that separate access already controlled through that planning permission and its Condition 3; and

¹ Current approved plans listed in Condition 2 (as varied): 003 Rev 003; WP2-01-P02; GR3.0 Revision 03; GR4.0 Revision 01; GR5.0 Revision 01; GR6.0 Revision 01; GR7.0 Revision 01; GR8.0 Revision 01; GR9.0 Revision 01; GR11.0 Revision 01; WP2-01-P04; GR13.0 Revision 01; GR14.0 Revision 01; WP2-01-P03 and WP2-01-P05.

Plans proposed to be listed in amended Condition 2: 003 Rev 003; ~~WP2-01-P02~~ **WP2-01-P44**; GR3.0 Revision 03; GR4.0 Revision 01; GR5.0 Revision 01; GR6.0 Revision 01; GR7.0 Revision 01; GR8.0 Revision 01; GR9.0 Revision 01; GR11.0 Revision 01; WP2-01-P04; GR13.0 Revision 01; GR14.0 Revision 01; WP2-01-P03 and WP2-01-P05. (**Added. Removed**).

² Current Condition 7 wording: "No development shall take place, including any site clearance or works of demolition, until the existing access onto Gunthorpe Road shall have been widened and all obstructions exceeding 0.6 metres high cleared from the land within the visibility splays as illustrated on Drawing number SK01 Rev D, and thereafter the visibility splays shall be kept free of obstacles exceeding 0.6 metres in height."

Proposed Condition 7 wording: "~~No development shall take place, including any site clearance or works of demolition, until the existing access onto Gunthorpe Road shall have been widened and all obstructions exceeding 0.6 metres high cleared from the land within the visibility splays as illustrated on Drawing number SK01 Rev D, and thereafter the visibility splays shall be kept free of obstacles exceeding 0.6 metres in height.~~ **No part of the development hereby permitted shall be brought into use before the works to improve the public highway, by means of carriageway widening and improved access construction at the junction of Gunthorpe Road and East Bank and 6no. passing places/road widening along East Bank, have been certified complete by the Local Planning Authority.**" (**Added. Removed**). Wording as per Condition 3 of reference: H18-0922-25. or alternatively, removed.

- (Condition 8) As a consequence of the proposed use of the access from the East Bank/Gunthorpe Road junction no construction or operational vehicle traffic associated with the Solar Farm development will be required to use the King John Bank/Marsh Road/Gunthorpe Road crossroad and as such improvements to the crossroad is no longer required. Condition 8 is therefore to be removed without replacement ³.

King's Lynn & West Norfolk Borough Council have approved a comparable Section 73 application (reference: 25/01114/FM, 26th November 2025) made to them. This application therefore seeks to bring the separate planning permissions into consistency.

No other Conditions are proposed to be varied. Separate applications have been made to discharge other Conditions attached to the planning permission(s). Where Conditions have been previously been discharged it is requested the relevant Condition is updated for compliance.

Planning Policy context and justification

Concerns raised by Officers in the previous refusal of the third Section 73 (reference: H18-0622-25), have now been addressed through approval of the separate Section 73 permission (reference: H18-0922-25).

National and Local Planning Policy remain supportive of the proposals. The Development Plan relevant to the determination of the application is the South East Lincolnshire Local Plan (adopted March 2019). Having regard to the policies contained within the Local Plan there is clear support for renewable and low/zero carbon energy projects subject to material planning considerations. The most relevant policy within the LDP is Policy 31 'Climate Change and Renewable and Low Carbon Energy' and Policy 33: 'Delivering a More Sustainable Transport Network'. The amend to the approved plans and amend to Condition 7 and removal of Condition 8 continues to comply with planning policy and the amendments do not change the fundamentals of the development which have previously been permitted. The changes to the previously approved construction traffic route are not "severe" nor would they result in "unacceptable impact on highway safety" (National Planning Policy Framework, 2024, paragraph 116). It is noted that they have already been found acceptable in approval of the separate Section 73 permission (reference: H18-0922-25) by South Holland District Council and King's Lynn & West Norfolk Borough Council, in consideration of their own Development Plan, in reference: 25/01114/FM.

Supporting Documentation

The application is supported by the documentation set out below:

Document and Drawing	Author	Date
Covering letter, Application Forms PP-14520301) and Certificates and CIL Form	Enso Energy	5 th December 2025
Drawing 003 Rev 003 'Site Location Plan'	Enso Energy	8 th September 2021
Drawing WP2-01-P44 Rev: - Sheet No: - 'Proposed Site Plan with BNG Areas' (to replace Drawing WP2-01-P02 Rev: -) (Condition 2)	Enso Energy	13 th June 2025

³ Current Condition 8 wording: "No development shall take place, including any site clearance or works of demolition, until the works to improve the public highway by means of carriageway junction widening at the crossroads of King John Bank/Marsh Road/Gunthorpe Road in accordance with the details as shown on Drawing number SP01 Rev E have been certified complete by the local planning authority."

Condition 8 is proposed to be removed.

Document and Drawing	Author	Date
'Construction Traffic Management Plan and Method Statement' (Condition 6)	Transport Planning Associates Limited	September 2025

A payment for £2,085 to cover the application fee has been made directly to the Planning Portal (of which £2,000 forms the Council application fee and £85 forms the Planning Portal service charge, reference: PP-14520301).

We trust the submitted documentation is sufficient for the Council to validate the application without delay. However, if you do require any further information, please contact me directly.

Yours sincerely,



Owen Horrell
Principal Planner



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