SOUTH HOLLAND DISTRICT COUNCIL

Application for a Lawful Development Certificate for a Proposed Use or Development

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 at Spalding Power Station

Address Line 1

West Marsh Road

Address Line 2

Address Line 3

Town/city

Spalding

Postcode

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

Easting (x)

526052

Northing (y)

324893

Description

Land at Spalding Power Station, West Marsh Road, Spalding

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Spalding Energy Company Limited

Address

Address line 1

c/o Agent (DWD Property and Planning Limited)

Address line 2

69 Carter Lane

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC4V 5EQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

Elisha

Surname

Dunn

Company Name

DWD Property and Planning Limited

Address

Address line 1

69 Carter Lane

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC4V 5EQ

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The Applicant intends to erect three container units each housing a circa 2 megawatts generator, three circa 120,000 litre fuel tanks (one per generator), three transformers (one per generator), underground cabling, and associated hardstanding associated with the Spalding Power Station undertaking. The footprint of the Proposed Development is approximately 160 m2 and would comprise the fuel tanks/containers (119 m2), the transformers (15 m2), and stairs to the containers (26 m2). No new access or drainage systems would be required to accommodate the Proposed Development.

Planning drawings:

- Site Location Plan (ref. SP01; rev. 02);
- Proposed Site Layout Plan (ref. PL01; rev. 02);
- Container/Genset drawing (ref. SD01; rev. 03); and
- Step Up Transformer drawing (ref. SD02; rev. 01).

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The Proposed Development would constitute permitted development under Class B (electricity undertakings) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('GPDO').

The relevant sections of the GPDO are within Part 15 of Schedule 2 to the GPDO, specifically being:
- Class B(e) for the container units housing the generators;
- Class B(f) or the fuel tanks and transformers; and
- Class B(a) for the cable.

For the reasons outlined in Table 1 of the submitted letter, the proposals comply with the relevant conditions and restrictions for each Class.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

- CLPUD Letter;
- Site Location Plan (ref. SP01; rev. 02);
- Proposed Site Layout Plan (ref. PL01; rev. 02);
- Container/Genset drawing (ref. SD01; rev. 03);
- Step Up Transformer drawing (ref. SD02; rev. 01); and
- A copy of the Applicant's Ofgem Electricity Generation Licence.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

No current use. Located on operational power station land.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

The development is ancillary to the purpose of the electricity undertaking at the power station.

Is the proposed operation or use

- ⊘ Permanent
- ◯ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Please refer to the supporting letter. The Proposed Development would be lawful under Part 15 of Schedule 2, Class B(e), Class B(f), and Class B(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Site Visit

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

- ⊘ 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

Interest in the Land

Please state the applicant's interest in the land

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Elisha Dunn

Date

19/03/2026