Our ref: Q230513/rf
Your ref: PP-15108595
Email: Johnathan.welton@quod.com
Date: 11 August 2026

Jess Hill
Planning Department
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Jess,

Drive Thru Units off Fulney Lane North, Spalding
Non-Material Amendment to Planning Permission H16-0079-25

On behalf of SME Corporation (2) Limited and Roadside Real Estate (the Applicant), please find enclosed an application to modify Condition 2 of planning permission H16-0079-25. The application is for A non-material amendment (NMA) submitted pursuant to Section 96a of the Town and Country Planning Act 1990.

The NMA seeks to vary the wording of Condition 2 to update approved drawings to reflect some very minor changes to the approved scheme, as required by the incoming operator of the EV charging facilities. The changes are as follows:

- Revised feeder pillar and charger power units, and the addition of a timber enclosure, reflected on the EV equipment drawing ref. 1022 Rev P03 (replacing P01);
- A reduced area required to accommodate the updated equipment, reflected on site plan drawing refs. 1013 Rev P08 (replacing P05) and 1014 Rev P08 (replacing P05); and
- The addition of a CCTV column in the hardstanding adjoining the EV equipment identified on the updated site plans, with details included on drawing ref. 2023 Rev P01.

The changes are clearly non-material as they are largely concerned with switching the style of EV charging equipment, rather than changing the number of connected spaces or the location of the equipment, for example. Indeed the extent of the area carved out of the soft landscaping boundary is slightly reduced due to the amendment.

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We're all in

The CCTV column focussed on the EV charging area is an addition to the approved scheme, but is again clearly a non-material addition within the context of a commercial development with built form, illuminated signage, lighting columns, etc.

I trust that the enclosed is acceptable and I look forward to receiving formal confirmation of validation shortly.

Yours sincerely



Johnathan Welton
Senior Planner

enc. As noted.
cc. Fulney Lane Design Team