



30 Carlton Crescent, Southampton SO15 2EW



Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Date: 14th December 2021

Our Ref: 16021

Your Ref: Y/63/19/RES

By email only

Dear Sir / Madam,

Application To Vary Condition 1 of the Reserved Matters Approval Y/63/19/RES at Bonhams Field, Main Road, Yapton, West Sussex BN18 0DX

(PLANNING PORTAL REF: PP-10479659)

This application is made on behalf of our client Seaward Properties Ltd. Please find enclosed with this letter the following plans and documents which comprise the planning application:

- Completed planning application form.
- Proposed Site Plan (Drawing ref. 18076-P102 Rev Z).
- Planting Plan (Drawing ref. 2076-TF-00-00-DR-L-3001 Rev P12).
- Landscape General Arrangement (Drawing ref. 2076-TF-00-00-DR-L-1001 Rev P14).

The proposed changes to the approved plans are required to ensure the delivery of sufficient electricity to support the proposed dwellings, including electric vehicle charging. The changes comprise the siting of an electricity sub-station and relocation of two car parking spaces.

The proposed sub-station is to be discretely located within a rear parking court, immediately east of Plot 35, as shown in the Figure 1. The proposed substation would be located at ground level, with concrete foundation and partially screened from view by an existing mature hedgerow and proposed tree planting. When locating the substation care was taken to avoid the Conservation Area (SE corner of the site) and setting of the GII listed Elm Barn adjacent and to the south of the site.



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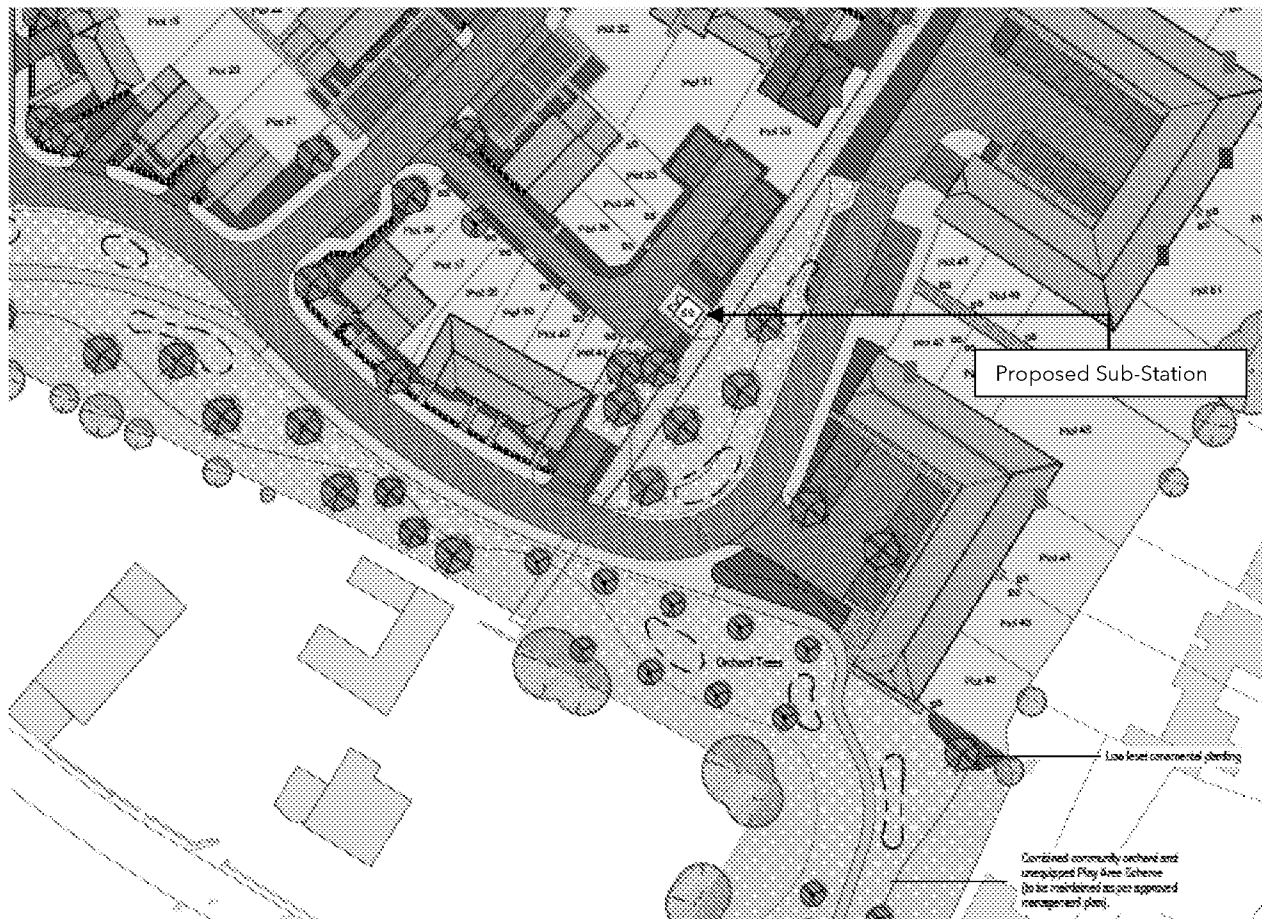


Figure 1: Extract from Landscape General Arrangement (Drawing ref. 2076-TF-00-00-DR-L-1001 Rev P14)

The proposed sub-station will be delivered under permitted development rights, as set in Schedule 2, Part 15 (Class B) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GDPO). It would comprise of electrical plant housed within a cabinet of a volume that will not exceed 29 cubic metres. It would also be implemented by the statutory undertaker and will not include any overhead lines.

Should you have any queries regarding the information contained within the planning application please do not hesitate to contact me on the above telephone number or at my email address.

Yours sincerely

[Redacted signature]

Ian Johnson
Managing Director

[Redacted contact information]