Stephen Cantwell
Planning Department
Adur & Worthing Councils

Submitted Online via Planning Portal

Our Ref: OK/31557

14 March 2025

Dear Stephen,

FULL PLANNING APPLICATION FOR THE DEVELOPMENT OF A SUBSTATION AND ASSOCIATED ACCESS

LAND ADJACENT TO HM REVNUES AND CUSTOMS AT BARRINGTON ROAD, GORING-BY-SEA

Please find enclosed a full planning application submitted on behalf of our clients, Bellway Homes (Limited) South London, for the development of a substation and associated access to serve the development approved at the former HMRC Site, Barrington Road.

Outline Planning Permission for the development of the HMRC Site for 287 dwellings was approved in April 2021 under ref. AWDM/1979/19. Subsequent Reserved Matters approval was granted under ref. AWDM/0605/22 in April 2022.

Following technical review it has become apparent that an additional substation is required in order to serve the development. It is not possible to deliver this on the Site itself and so it is proposed to facilitate this on the Site immediately adjacent.

The details and scale of the substation are provided in the submitted plans. It has been designed to ensure that there will be minimal impact on the Site, and the design is in-keeping with the proposals for the wider Site, whilst meeting the required infrastructure needs. The substation will be accessed via a small area of additional access connecting with the permitted highway network within the adjacent development. The proposals further include provision for parking and a turning area to allow for future maintenance requirements.

As this is a full planning application, it is accompanied by a Biodiversity Net Gain Assessment. This confirms that the development would likely result in a loss of 100% in habitat units, 0% in hedgerow units and 0% in watercourse units. Given the small-scale of the development it is not possible to provide for BNG on-site. It is therefore proposed that off-site credits are purchased in order to offset this loss.

The proposed description of development is as follows:

> *"Full planning permission for the development of a substation with associated access, infrastructure and works"*

The following plans and documents are submitted for approval:

- Substation Location Plan ref. SSLP-01;
- Substation Plans ref. 22-1065-042;
- Biodiversity Impact Calculation ref. P10141;
- BNG Metric Calculation Tool.

I trust you have sufficient information to validate this application, however if you require any further information please do not hesitate to contact me.

Yours sincerely,

Oonagh Kerrigan
Associate

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