

BATTERY BOX HOMEFIELD BOX ENERGY STORAGE SYSTEM

VARIATION OF CONDITION SUBMISSION

AMP CLEAN ENERGY

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2025**



AMP Clean Energy
3rd Floor, 1 Dover Street
London, W1S 4LD

Battery Box Ltd trading as AMP Clean Energy.
Registered in England and Wales: 5735950
VAT Registration No.: 881 500 827

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1.0 Application Details

Name and Address of Applicant: Mr Thomas Fox- Davies
AMP Clean Energy 1, Dover Street London W1S 4LD
Address: 10 Homefield Road, Haverhill, CB9 8QP
Date of application: 25/04/2024
Application Number: DC/24/0579/FUL
Local Planning Authority: West Suffolk Council
Description of the Proposal: Planning application - micro energy storage facility
Date of decision: 01/08/2024

1.1 Original Submission Drawings:

The original planning application is accompanied by the following drawings:

- 01 Site Location Plan
- 02 Site Layout Plan
- 03 Battery Box - Standard Layout 1.20
- 04 Battery Equipment – Plans and Elevations
- 05 Electrical Cabinet – Plans and Elevations
- 06 Fence Elevations

2.0 Introduction

This application relates to planning permission DC/24/0579/FUL at 10 Homefield Road, Haverhill, Suffolk, CB9 8QP. The planning application was for a micro energy storage facility, known as a 'Battery Box'. Subsequently, planning permission was granted of the design and layout of the Battery Box system.

This submission seeks to make a non-material amendment to condition 2.

2.1 Condition 2 of the planning permission-

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reason: To define the scope and extent of this permission. Planning and Growth, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU Reference number Plan type Date received (-) Site location plan 24 April 2024 (-) Specification 24 April 2024 (-) Site layout 24 July 2024 (-) Fence elevations 12 July 2024.

2.2 Purpose and Reason for Submission

This application represents a second submission to amend Condition 2 of the original permission, which relates to the approved plans.

The first variation **DC/25/0188/VAR** addressed a change in the Original Equipment Manufacturer (OEM), resulting in revised design and specifications for the Battery Box. Despite the change in OEM, the capacity and operational functionality of the system remain unchanged. The system continues to operate as originally intended—importing electricity during low demand or high renewable generation and exporting during peak demand. The project's core objective of delivering a flexible, decentralised energy storage solution is unaffected. This was granted on **28th March 2025**

This second variation is required due to an error in the OS tile used in the previous submission, which gave the impression that more space was available than there is. As a result, the approved layout placed the units flush against the curb with vehicles parking directly behind—raising safety and operational concerns. To address this, bollards have now been added to the rear of the compound. However, this adjustment leaves insufficient room for planting at the front.

To maintain visual screening and amenity value, planting has been retained on the east and west boundaries, and a solid wooden fence has been introduced at the front. A detailed landscaping plan will be submitted following approval of this variation.

2.3 Impacts of Amendment

Considering this, the applicant deems the proposed amendment to condition 2 is non-material and not significant, as it does not alter the project's approved objectives, performance, or compliance with relevant planning policies. The proposed equipment falls entirely within the original submission 'red line', further emphasising that the amendment does not impact the scale or scope of the originally approved site

2.4 Plans to remain consistent with original applications

- 01 Site location Plan
- 04 Battery Equipment – Plans and Elevations
- 05 Electrical Cabinet – Plans and Elevations

2.6 Plans to be amended and submitted, subject to approval

Plan Submitted with original variation and Planning submission	New Plans
02 - Site Layout Plan Rev A	02 – Site Layout Plan Rev B
06 Paladin fence elevations	06 Wooden Paladin Fence Elevations

A 3D Image of the fencing will also be submitted along with the elevations

3.0 Conclusion

The proposed development remains an Energy Storage System (ESS), part of AMP Clean Energy's initiative to deploy Battery Boxes across the UK. These systems provide flexible, decentralised grid capacity, which is essential as the UK increasingly relies on intermittent renewable energy sources.

As the share of renewable energy grows, maintaining flexibility is crucial for a stable electricity supply. The ESS will enhance the local grid's resilience, ensuring a stable power supply and emergency backup for local homes and businesses.

In summary, this second variation seeks to amend Condition 2 solely to address a mapping error in the previous submission, which affected the placement of approved equipment within the site. The proposed adjustments—including the repositioning of units, installation of bollards for safety, and revised landscaping—remain within the original red line boundary and do not alter the scale, functionality, or intent of the development. The core purpose of the project and its compliance with planning policy are fully maintained. As such, the amendment is considered non-material in nature, and the applicant respectfully requests that this variation be approved.