
Site Address:	Land at, Seagull Lane, Emsworth		
Proposal:	Construction of new electrical substation including 1No. sub-station building and 2No. transformers with concrete bunds, fencing and ancillary works (revised application).		
Application No:	APP/14/01279	Expiry Date:	07/04/2015
Applicant:	Mr Pates Scottish and Southern Energy Plc	Team:	Team 2
Agent:	Mr Cox Cluttons LLP	Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises an area of green space to the north of Emsworth between the railway (to the south of the site) and A27 (to the north) which is set atop an embankment adjacent the application site. Broad-leaved semi natural woodland immediately abuts the site to the north, and to the east there a public footpath which connects to Seagull Lane and currently provides the only means of access to the site.

2 Planning History

APP/14/00672 Construction of new electrical substation including 1No. sub-station building (elevated) and 2No. concrete bunds. Withdrawn.

APP/10/00912 (Interbridges Site, New Brighton Road, Emsworth) Extension of time limit for the implementation of Planning Permission 07/54901/007 for development comprising 12No. Industrial units (1822.6sqm within B1 (b&c) and 3No. Office units (395sqm). Open storage and provision of commuter car park with new access to New Brighton Road. Permitted.

3 Proposal

Construction of new electrical substation including 1No. sub-station building and 2No. transformers with concrete bunds, fencing and ancillary works (revised application).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control: Not controlled by Building Regulations.
Arboriculturalist: Trees impacted on are all low quality and considered in the main to be green bulk. Their removal will be noticeable in the area, however there is a wide and dense backdrop of trees around the site which should limit the impact. I would like to see mitigation for the tree removal in the form of a landscape master plan.
Crime Prevention: No comments received.
Development Engineer - Highways: No objection but condition required re access.
Environment Agency: No bespoke comments to make.
Chichester District Council: No comments received.
Hampshire Biodiversity Information Centre: There maybe an adverse impact on a Designated Site, Notable/Protected Species, or a Priority Habitat.
HSE: Don't advise against development.
Natural England Government Team Statutory nature conservation sites: No objection. Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006. The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. TheNPPF states that when determining planning applications local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
Southern Electric: No comments received.
Southern Gas Networks: No comments received.
Southern Water: Informative requested.
Highways Agency: No comments received.
Countryside Access Team: No comments received.
Network Rail: No observations to make.
Railtrack Property Havant Borough Partnership: None.
County Ecologist: No objection subject to subject to condition re revised Ecology Report.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways
- (v) Ecology
- (vi) Trees
- (vii) Floodrisk

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The application site forms the north eastern corner of the Interbridges site, which has planning permission for employment development. The approved plans of the extant permission indicate 3 industrial units on this part of the site. However, in order to enable the development of the Interbridges site a new substation is required. This will reduce the area available for employment floorspace. However, the proposed development would be directly related, and would only be required and constructed if the Interbridges site goes ahead. Given this relationship the principle of a substation in this location is considered acceptable. Should this development go ahead a further application will be required to update the Interbridges proposal.

(ii) Impact upon the streetscene

The main impact relates to the public footpath that runs from Seagull Lane. The switch house which would measure 12.4m by 7.6m would be elevated owing to potential risk of flooding in extreme return period flood events. It would have a height to eaves of 5.9m and to ridge of 7.4m. It would however, be set back beyond the existing service buildings and the new access road from the Interbridges site, which is the subject of an extant permission for industrial development. It would be utilitarian in appearance, but would be sited adjacent to other service plant and in the context of the employment units to be constructed on the Interbridges site, and as such the visual impact is considered acceptable. Planting and an earth bund similar to that proposed under the Interbridges scheme would provide screening to the footpath. This landscaping would also act to screen the proposed transformers and concrete bunds. For security purposes the site would be enclosed by powder coated 2.4m high palisade fencing.

(iii) Impact upon residential amenity

There are no residential properties near the application site.

(iv) Highways

The site would be accessed from the Interbridges site and the Development Engineer has requested an appropriate condition.

(v) Ecology

The ecology report approved in February 2015 for the Interbridges site has been re-submitted in respect to this application and satisfies the requirements of HCC Ecology.

(vi) Trees

The application is supported by a trees survey and no trees of significance would be impacted by the proposed development, and the Arboriculturalist raises no objection.

(vii) Floodrisk

The majority of the site lies within Flood Zone 1, except the northern portion which is within Zone 2. The Flood Risk Assessment confirms the site is at low risk of flooding in respect to the 1 in 100 year flood event, but at potential risk in more extreme return period flood events. The elevated design of the substation building and concrete bunds will provide a significant freeboard above the worst case 1 in 1,000 year modelled flood level. As such the application meets the flood risk requirements of the NPPF.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01279, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub

planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 0.5 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

- 8 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 9 No excavations or construction works associated with the development of any of the building/structures hereby approved shall commence until the new access onto New Brighton Road approved under application APP/10/00912 (Interbridges Site, New Brighton Road, Emsworth) shall have been constructed in accordance with the details approved pursuant to the Condition 22 of the above application APP/10/00912 (Interbridges Site, New Brighton Road, Emsworth), of up to base course level including the provision of kerb.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

- 10 The development shall be carried out strictly in accordance with Ecology Report submitted by Aluco Ecology Ltd dated October 2014.

Reason: To ensure that any ecological interest on the site is properly dealt with and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Block Plan 24034/00 PL1

Existing Site Plan 24034/00a PL1

Proposed Site Plan 24034/01PL3

Proposed Switch House Plan & Elevations 24034/02 PL3

Proposed Bund Details 24034/03 PL1

East Elevation Showing Fencing 24034/04PL1

North & South Elevation Showing Fencing 24034/05PL1

West Elevation Showing Fencing 24034/06PL1

3D View 24034/07PL1

Streetview Images 24034/09PL1

Proposed Switch House Plan & Section for Hemclad Detailing 24034/010PL1

Reason: - To ensure provision of a satisfactory development.