

National Grid  
Ms Rebecca Evans  
Daines Substation  
Isherwood Road  
Carrington  
Manchester  
M31 4BH

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

---

GRANT OF PLANNING PERMISSION

Case No: 13/01025/FUL  
W Ref No: W22646/01  
Grid Ref: 467520  
113576

---

**Extension of the existing substation to include additional electrical equipment - shunt reactor, static var compensator and super grid transformer**

**Lovedean Sub Station Off Broadway Lane Lovedean Old Mill Lane Lovedean Hampshire**

In pursuance of its powers under the above mentioned Act, the Council, as the Local Planning Authority, hereby GRANTS permission for the above development(s) in accordance with the plans and particulars submitted with your application received on 7 May 2013 and subject to compliance with the following conditions:-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 All landscaping, tree planting, ground works, tree works and tree protection shall be carried out in accordance with the approved Arboricultural Impact Assessment and Method Statement ref. M001.200 by Darren Hood Dated January 2013 and with the Landscaping Management Plan 15/SWA/5547315P0, Soft Landscape Proposal Plan 15/SWA/5547314/P3 and Final Site Plan 13/SWA/5547006/P0. The planting shall be carried out in the first planting season following the completion of the development. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are



removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

3 Works shall be carried out in accordance with the ecological mitigation and compensation measures set out within the Ecology Report (Jacobs, November 2012), unless otherwise approved in writing by the Local Planning Authority.

Reason: in order to avoid, mitigate and compensate ecological impacts including to protected species.

4 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

1. The programme and methodology of site investigation and recording
2. Provision for post investigation assessment, reporting and dissemination
3. Provision to be made for deposition of the analysis and records of the site investigation (archive)
4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

5 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

6 Within one month of the commencement of operation of the Shunt Reactor (SR), Static Variable Compensator (SVC) or Future Super Grid Transformer (SGT) hereby approved, an acoustic validation report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the noise levels at the nearest domestic premises have not been increased above background noise levels in any Octave Band (in the 31Hz to 16KHz range). Operation of the SR, SVC or SGT shall cease if such compliance is not achieved, until a further scheme of mitigation is installed to the satisfaction of the Local planning Authority.

Reason: In the interests of local amenity.

### **Informatives:**

1 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

2 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

3 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4, MTRA5, CP16, CP19, CP20  
Winchester District Local Plan Review 2006: DP3, DP4, DP11, DP14, HE1, HE2, T2

4 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5 No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6 The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

*Simon Finch* BSc (Hons) Lond, DipTP, MSc, MRTPI

Head of Planning Management

6 August 2013