EoT - 25/07/25

Development Management – Delegated Officer Report

Application Number: AWDM/0433/25 Recommendation: APPROVE

Site: Land west of Plot 63, new development off Barrington Road

Proposal: Construction of an electricity sub-station with associated access road, infrastructure and works.

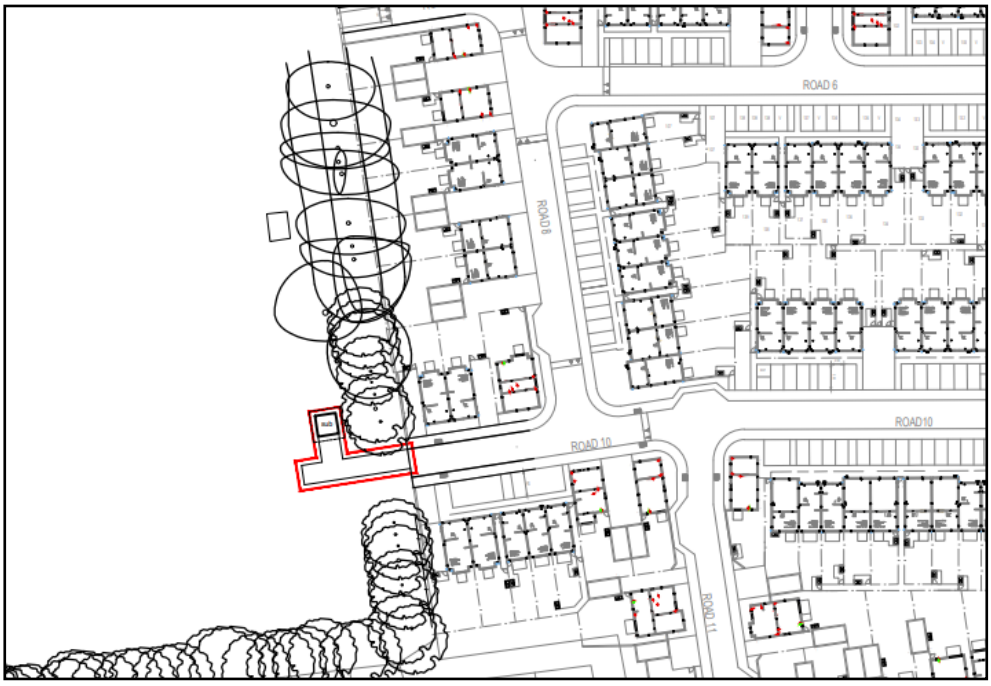
Date of Site Visit: 29/05/2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The proposal is to provide a sub-station on land adjoining the development site on the former HMRC site off Barrington Road. The adjoining site is allocated for residential development in the adopted Local Plan and is located directly to the west of the former HMRC site. A thick screen of mature trees used to separate the two sites. However, a section of trees has been removed to make way for an access to the adjoining land and the allocated site is currently being used for contractors and visitor parking.



Planning History:

Current undetermined application for residential redevelopment of the site:

AWDM/0131/23 - A Hybrid application seeking full planning permission for the construction of 28 residential dwellings (Use Class C3) and associated soft and hard landscaping, car and cycle parking, and vehicular access, and outline planning permission for up to 6,500 sq m of employment floorspace (E(g)(iii) class (light industrial, former B1(c)), and/or B8 uses (storage and distribution)with all matters reserved apart from access details

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.

Consultations:

WSCC Highways - The Local Highways Authority would not have any concerns with the proposed extension of access road 10 to include an electricity substation. The access road should remain as private and would not be required for formal adoption under a Section 38 agreement which the rest of the site has entered into.

Public Health - No adverse comments but can you add the following condition to the application:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and

arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

UK Power Networks - Please note there are HV/LV underground cables running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from the local HSE office. Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG. You can also find support and application forms on our website - Moving electricity supplies or equipment | UK Power Networks.

Representations: None received.

Relevant Planning Policies:

Worthing Local Plan (2024): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The applicants submit that, *'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.'*

Initially there was concern about the justification for the proposed development being detached from the site it was serving, potentially prejudicing an allocated housing site and resulting in the loss of unnecessary biodiversity. However, the Agent has provided further supporting justification (see below) and a review of the housing layout on the HMRC site identifies the lack of suitable alternative locations. Whilst some of the Central area could have been utilised visually it would have significantly affected the amenity value of the central green space and the proposed location would be well screened by the mature trees running to the east of the proposed site. The housing layout on the allocated site (known as the Nib) is to be amended to accommodate the sub-station and therefore the initial concerns have been addressed.

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.

In terms of the location, the substation has to be located to the west of the site. There are two substations already located in the eastern half of development and if a third was located in the central open space (which is close to the other two) it leads to an inefficient design in terms of the spread of the infrastructure to serve the properties across the development. A separation is required between them in order to provide sufficient coverage across the site.

In addition, locating the substation in the central open space would compromise its design, which is a focal feature of the site and provides setting to not only the houses but also the adjacent care home. Not only would it be the building itself but also the associated access and parking which would not be an attractive feature. The open space for the scheme is already on the smaller side and further reducing this would have an impact on its significance.

The substation has been located in the most practical location to serve the development.'

Regarding biodiversity this will be a separate issue to deal with for the allocated housing site and it is acknowledged in connection with this application that the loss of biodiversity caused due to the construction of the sub station could not be compensated for on site. The submitted ecology report states that:

'The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net loss of -0.46 habitat units (-100.00%), 0.00 hedgerow units (0.00%) and 0.00 watercourse units (0.00%). The current scheme does not satisfy the trading rules within the Statutory Biodiversity Metric. In order to achieve the required 10% biodiversity net gain, the metric has concluded that 0.50 habitat units (0.50 unit deficit) are required. The intent of Bellway Homes is to purchase the required biodiversity units from an off-site provider.'

It is disappointing that the biodiversity offsetting is unlikely to be delivered on a site within the Borough. However, there are no sites on the National Register and although

discussions have been undertaken with the National Park in connection with land that the Council owns these negotiations are still ongoing and we have not formally joined the National Park Offsetting Scheme. Nevertheless the standard biodiversity offsetting condition can be imposed and biodiversity improvements would be secured on a site within Sussex.

In terms of the layout and design of the sub-station and compound this is considered acceptable and its relationship with proposed housing on the allocated site can be addressed in connection with the housing application in due course. The sub-station will have a pitched tiled roof and be constructed of brick and would be therefore acceptable in design terms matching the housing being built to the east and planned to the west of the site. There are therefore no adverse impacts on the character and visual amenities of the area due to the existence of existing mature landscaping and the design of the sub-station. The plans are not clear as to whether the compound will be enclosed (a normal requirement for infrastructure provision such as this) and a condition requiring details of any means of enclosure can be added.

Recommendation to APPROVE

01 Approved Plans
02 Materials to match existing
03 Biodiversity Standard Condition
04 Potential Contamination to be investigated.

Is recommendation contrary to letter(s) of representation? N

Case Officer: James Appleton Date: 24/07/25

Authorised by: Stephen Cantwell Date: 25th July 2025