From: planning@adur-worthing.gov.uk
Sent: 24 November 2022 12:34
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1780/22

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 24/11/2022 12:34 PM from Mr Oliver Rochford (oliver.rochford@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/1780/22
Address:	Electricity Sub Station North East Of 376 Upper Shoreham Road Shoreham-by-sea West Sussex
Proposal:	Proposed new two-storey dwelling with lower ground floor living space, 4no. bedrooms with associated landscaping and proposed dropped-kerb
Case Officer:	Hannah Barker

Click for further information

Comments Details

Comments:	I would recommend the following: The planning response from South East Power Networks advises that the distance between buildings and substations should be greater than seven metres or as far as is practically possible to avoid vibration. An approximate measurement appears to indicate that the development is within 7m from the substation, so I believe a vibration assessment should be undertaken. 2 The response from UK Power Network also notes that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor. This substation does not appear to be enclosed in any housing and is within 10m from the substation. A scheme that shall be sufficient to ensure that the level of substation noise within habitable rooms does not exceed the levels specified with NANR45: 2005 should be submitted for review and approval. We would expect a noise test to be undertaken following completion of works to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from low frequency noise. The electricity substation is considered to be a potentially contaminative land use. I would therefore recommend the following phased condition: 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 theLocal 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 (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.

Kind regards