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Planning - <planning@adur-worthing.gov.uk>

Planning Applications AWDM/1893/18, AWDM/1470/19 - 4 Brighton Road BN43 6RG

1 message

MBX-Consents Enquiries <consents@ukpowernetworks.co.uk> 20 November 2019 at 11:59
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

To Whom It Concerns

Adur & Worthing Councils

Please find attached a letter sent on 23 January 2019 relating and still relevant to the above.

Regards

Allan Ramsay

Business Support

Property & Consents (EPN),

UK Power Networks,

Barton Road, Bury St Edmunds, IP32 7BG

Tel: 03301 591841

E-mail consents@ukpowernetworks.co.uk



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Registered Office:
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London SE1 6NP

Registered in England and Wales No: 3870728

Company:
UK Power Networks Limited

23 January 2019

Mr G Peck
Adur & Worthing Councils
Portland House
44 Richmond House
Worthing
West Sussex, BN11 1HS

Dear Mr Peck

Ref: 4 BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX BN43 6RG

I refer to the Planning Application for the above site. The proposed development is in close proximity to our substation and I have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state 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, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, as I am sure you can imagine, is very annoying.

Return Address:
UK Power Networks Ltd
Barton Road
Bury St Edmunds
IP32 7BG
claire.young@ukpowernetworks.co.uk

In practice, there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.

2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.

3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation.

If noise attenuation methods are found to be necessary we would expect to recover our costs from the developer.

Other points to note:
4. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.

5. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt, please seek advice from our Operational Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

6. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.
There are underground cables on the site associated with the substation and these run in 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.

7. 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 local HSE offices.

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.

Yours sincerely

Allison Ring
Property & Consents
Legal Co-ordinator

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