DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H04-0752-20**	**Applicant:**	**National Grid Viking Link Ltd.**
Proposal:	Details of detailed design (3, 4 & 28), construction environmental management plan (6, 10, 11, 12 & 13), traffic management plan (8 & 16), artificial lighting (15), drainage management (19, 20, 21 & 29), landscaping proposals (25, 26, & 27), written scheme of investigation (32) and point of contact for complaints (18) - all conditions relating to H04-0823-17.		
Location:	Land To The North Of North Ing Drove Donington Spalding		
Terminal Date:	5th November 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2019

NPPF

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	1	0
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN -	0	0	0	1

HISTORIC ENVIRONMENT OFFICER				
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge a number of the planning conditions relating to the Viking Link project. The following documents have been submitted:

Conditions 3, 4 & 28 - Detailed Design
Site Location Plan;
Summary of the Detailed Design for the purposes of Consenting;
General Layout, Plan View - rochdale envelope;
Overall General Arrangement; Converter Station, overall converter station -3D view;
Overall General Arrangement; Converter Station, overall converter station -3D view, North-east;
Overall General Arrangement; Converter Station, overall converter station -3D view, South-east;
Overall General Arrangement; Converter Station, overall converter station -3D view, South-west;
General Arrangement: Side View and Elevation Drawing; (Converter Station, Overall - Side Views and
Elevations);
General Arrangement: Side View and Elevation Drawing; (Converter Station, Overall - Side Views and Elevations);
Control Building, Ground Floor Section and Elevation (Control Building - Floor Plan, Section and Elevation);
Control Building, First Floor Section and Elevation;
Converter Building / Valve Hall Sections Converter and DC Hall;
Outdoor Area Lighting Illumination Levels;
Location Plan Outdoor Facilities - General Layout;
Bicker Fen Converter Station Photomontages.

Conditions 6, 10, 11, 12, 13 & 18 - CEMP
Construction Environmental Management Plan.

Conditions 8 & 16 - CTMP
Construction Traffic Management Plan.

Condition 15 - Artificial Lighting
Outdoor Area Lighting Illumination Levels.

Conditions 19, 20, 21, & 29 - Surface Water Drainage Plan
Calculation of Rainwater / Sewage System, Basis of Design for Package Sewage Treatment Plan (Drainage System - Calculation of rainwater/sewage system, Basis of design for STP/Septic tank);
Underground Drainage Routing Concept, Plant Drainage Concept, Concept Description;
Calculation of Rainwater / Sewage System, Basis of Design of Oil Water Separator;
Planning Condition Discharge, Assessment of the Hydrological and Hydrogeological Context

Conditions 25, 26 & 27 - Landscape Scheme
Statement of Landscape Design;
Landscape Management and Maintenance Plan;
Converter Station Landscape Plan;
Landscape Mitigation Masterplan.

Condition 32 - Archaeology WSI
Written Scheme of Investigation for Archaeological Evaluation and Mitigation at the Converter Station, AC Cable Route and Permanent Access Road.

The detailed design submitted relates to the parameters set out in the amended wording of condition 4 agreed under the NMA H04-0783-20 (further details in the planning history section of this report).

Site Description

The converter station site consists of a 30 hectare field, broadly rectangular in shape currently in arable use located approximately 1.8 km to the north-west of Donington. The existing access to the site is from a narrow road known as North Ing Drove. To the north of the site are the wind turbines off the Bicker Fen wind farm and overhead electricity lines. The proposed permanent access road would be routed through agricultural land from the A52 to North Ing Drove and follows field boundaries for the majority of its length. The proposed AC cable route is also routed through agricultural land to the north of the proposed converter station site and east of the Bicker Fen 400 kV Substation.

History

H04-0823-17 - Approved 8/10/18
Works to facilitate the Viking Link electrical interconnector with an approximate capacity of 1400 megawatts (MW) extending from Revsing, Jutland, (Denmark) to Bicker Fen, Lincolnshire (UK) comprising:
- Installation of two (2) subsea high voltage direct current (DC) cables between Mean Low Water Springs (MLWS) and landfall at Boygrift in East Lindsey;
- Installation of two (2) onshore DC cables between the landfall at Boygrift and the converter station at North Ing Drove in South Holland;
- Construction of associated Temporary Construction Compounds (TCC) and Temporary Works Areas (TWA) and temporary vehicle access arrangements required for DC and AC cable installation;
- Erection of converter station buildings together with the formation of internal roads, permanent access road from the A52, erection of security fencing, formation of landscaping with associated temporary construction compounds;
- Installation of up to six (6) onshore high voltage alternating current (AC) cables between the converter station at North Ing Drove and the existing Bicker Fen 400 kilovolt (400kV) Substation owned and operated by National Grid Electricity Transmission Plc (NGET);
- Installation of link pillars along the AC cable route for inspection and maintenance purposes, these will be contained within fenced areas;
- Installation of all associated drainage mitigation works; and
- Installation of fibre-optic cable(s) with the high voltage AC and DC cables

H04-0323-20 - Details relating to Condition 18 (Point of contact for local residents and local business for any queries or complaints relating to noise generated by the construction and/or operation of the Development) of H04-0823-17 - Approved 6 May 2020.

H04-0477-20 - Details of Conditions 7 (Construction Environmental Management Plan), 9 (Construction Traffic Management Plan and Access Route), 19 (Drainage Facilities), 24 (Treatment of Contaminated Material) and 29 (Surface Water Drainage Scheme) of planning permission H04-0823-17 in relation to the underground DC cable element of the Viking Link project - Approved 14 August 2020.

H04-0783-20 - Non Material Amendment - Clarification of indicative size of buildings on original application approved under H04-0823-17 - Approved 28 October 2020.

The applicant set out the reason for the above NMA application as follows:
"In the original application, 'indicative' building sizes were presented in the Environmental Statement - Chapter 17, Tables 17.3 and 17.4. Whilst it was the project's intention for these to remain indicative due to the need for further detailed design and the lack of a contractor at that stage, in its decision SHDC conditioned these under Planning Condition 4, therefore formalising these as the consented building sizes. Following the appointment of Siemens as contractor, the detailed design process has now completed, resulting in minor changes being made to the sizes of buildings as a result of more clarity on the actual equipment sizes that will need to be housed. Some have increased while others have decreased on the original Table 17.4 dimensions, although all buildings are still within the Rochdale Envelope applied and no changes have been made to the dimensions in Table 17.3. Overall the total footprint of buildings has actually decreased by nearly 15% on the original design indicated. The newly submitted details under this application formalise the actual building sizes that will now be constructed under Planning Condition 4."

Condition 4 of H04-0823-17 reads as follows:
"The dimensions of the main buildings and structures of the converter station shall not exceed the dimensions set out in Table 17.3 and 17.4 of chapter 17 of the Environmental Statement.

Reason: To enable the Council to exercise reasonable and proper control over the design and appearance of the Development.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006."

The NMA amended the wording of condition 4 to:
"The dimensions of the main buildings and structures of the converter station shall be in accordance with the current design dimensions stated in Table 4.1 Consented building dimensions and current design dimensions within the document "Summary of the Detailed Design for the Purposes of Consenting - Design Specification - Bicker Fen Converter Station Doc Ref - P-015873-EC-32101-VL11-CEC020-02.""

Consultation Responses

Ward Members
Cllr S C Walsh - No observations.

No representations have been received from Cllrs King or Bingham.

SHDC Environmental Protection
No objection.

LCC Highways & LLFA
On pages 14 and 20 of the Construction Traffic Management Plan the term 'westbound' has mistakenly
been used instead of the term 'eastbound' to establish that vehicles arriving at the site must only turn left into the site entrance from the A52. The signage prescribed within the CTMP will however make the access requirements abundantly clear to all arriving drivers and it will not be necessary to amend the CTMP.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the submitted details are satisfactory and accordingly, does not wish to object.

LCC Historic Environment
Archaeological works have been ongoing at the Viking Link Converter Station for some months now, in accordance with the approved Written Scheme of Investigation. Once the fieldwork is completed the results will be included in a report of the findings and the archive will be submitted to the Collection in Lincoln.

Environment Agency
Have reviewed the documents as submitted, in so far as they relate to issues within its remit. Main focus has been in respect of the foul drainage proposal/package sewage treatment plant and confirm that this is acceptable and the EA support the discharge of conditions relating to this.

Black Sluice IDB
Is in direct correspondence with the applicant regarding any issues and has no comments at this time.

Lincolnshire Police Designing Out Crime Officer
No objections.

Boston BC
No objections or observations

North Kesteven DC
No objections.

Donington Parish Council
No response received.

Anglian Water
No response received.

Public
Given the nature of this application it was publicised in the press and by site notices, plus notification letters were sent to 6 nearby properties who were consulted on the original application. No responses received.

Planning Considerations

The detailed design process for the Converter Station has been carried out in accordance with the documents listed within Condition 2 which includes the Design Code (document reference: 'VKL-08-39-G500-012 Design Code'). The Design Code sets the parameters and provides designated zones for different infrastructure components of the Converter Station. These zones include:

Zone 1 - Building and outdoor electrical equipment zone, containing two sub zones which have been defined based on maximum heights Above Ground Level (AGL) of the buildings and outdoor electrical equipment;

Zone 2 - Perimeter road zone, a permanent perimeter road which would form a continuous circuit around the Converter Station to facilitate access;

Zone 3 - Security zone, an 8 m wide buffer zone within which security fencing would be erected;

Zone 4 - Additional hardstanding zone, an area for permanent car parking as well as a permanent laydown area;

Zone 5 - Reinstated zone, areas within the converter site which are not required for permanent development, ponds or landscape planting;

Zone 6 - Attenuation zone, an area used to establish an attenuation pond as part of the permanent drainage scheme; and

Zone 7 - Landscape planting zone - a variable 30 - 40 m wide 'buffer' zone which follows the perimeter of the converter station site.

The detailed design of the Converter Station has adhered to the previously consented seven design zones. The footprint of the Converter Station infrastructure within Zone 1 is smaller than the consented envelope within this zone, as highlighted in drawing P-015873_EC_32101_VL11, where the designed buildings are shown in green to be well within the Rochdale Envelope Zone (purple). This has been achieved by locating the transformers directly next to the Converter Hall, and situating all of the DC equipment inside the buildings, subsequently reducing the infrastructure yard sizes.

Some pertinent examples highlighting where the principles of the Design Code have been followed are

set out below:

Code Principle F1.1 - the design of the Converter Station has avoided the use of recesses and projections on the long views of the buildings, resulting in a minimalistic architectural design;

Code Principle F1.2 - Air handling units, cooling fans, diesel generators and other technical equipment is located in the area between the two main building complexes to have an unbroken silhouette from external viewpoints;

Code Principles F1.3 and F5.1 - Facade elevations of the buildings have been designed in one with, without external architectural elements and High Voltage Equipment is placed inside the buildings as far is possible;

Code Principle F4.2 - Outdoor equipment has been designed to operate in an orthogonal grid to streamline the visual amenity of the Converter Station; and

Code Principle F4.3 - High voltage equipment, gantries and other electrical infrastructure will be coated in a uniform colour and won't be shiny in appearance.

Condition 3

(i) details of the siting, design, external appearance and dimensions of all buildings and structures which form part of the converter station;

The design of the Converter Station site has been carried out in accordance with project specific requirements for civil design and construction such as the Design Code, equipment specifications and international, national and local authorities standards and guidelines. The buildings and structures included within the Converter Station site are:

DC and Converter Halls (east and west);
Storage buildings (east and west);
Transformer Bays (east and west);
AC Yards and Filters (east and west) and,
Central Control Building.

3D layouts of the Converter Station have also been submitted.

The design has been carried out in accordance with the consented requirements of the site, with buildings situated in the southern portion of the site, and electrical infrastructure to the north.

The two elevation and cross section drawings (P-015873_EL_32101_U002_VL11_CLH011_02 and P-015873_EL_32101_U003_VL11_CLH011_02) show the external appearance of the Converter Station, as well as the heights of key infrastructure such as buildings. The colour scheme has been selected to minimise and landscape and visual impacts associated with the Converter Station. Photomontages from North Ing Drove after Year 0, 5, 10 and 15 have been submitted as part of this application.

The dimensions of the main buildings are:

DC and Converter Hall - 78.6m by 61m and + 23.67m above the building floor level. The platform for the substation is +2.9m, as required by the Flood Risk Assessment, and the building floor level is 3.2m, meaning that the building height is 26.87m AOD in elevation;

Central Control Building - 52.5m by 23.8m and +11.10m above the building floor level (14.40m AOD);

Storage Building - 33.52m by 21.60m and 10.08 m above the building floor level (13.28m AOD); and

There are two small buildings situated along the access road on entrance to the Converter Station. These buildings are GRP units, which are kiosks for housing an energy meter and means of
isolation for a backup electricity supply from a local connection.

(ii) details of the colour, materials and surface finishes in respect of those buildings and structures referred to in (i) above;

The buildings will be steel structures consisting of columns and beams. Roofs will be made from steel frames with purlins, and will be pitched (not less than 4 degrees) and covered with metal hot dipped galvanised roofing sheets. The wall cladding of all buildings will be hot dipped galvanised and painted trapezoidal steel sheeting. The colours that will be used on these buildings are:

Moss green (RAL6005) = Wall Cladding: +0.00m to +5.50m;
Reseda green (RAL6011) = Wall Cladding +5.50m to +11.10m;
White aluminum (RAL9006) = Wall Cladding +11.10m to roof;
Agate grey (RAL7038) = Roof Cladding/Flashing and gutters;
Grey blue (RAL5008) = All doors; and,
Mouse grey (RAL7005) = Rainwater Down Pipe (RDP).

(iii) details of vehicular circulation roads, parking, hardstandings, turning facilities and loading and unloading facilities on the converter station site

Drawing P-015873_EL_WT920_U001_VL11_ZU01_CLD010_03 highlights the location of the vehicular circulation roads, parking, hardstandings, turning facilities, and loading and unloading facilities that will be implemented at the Converter Station. Vehicular circulation roads, turning facilities and loading and unloading areas are indicated in grey, parking areas are indicated in green, and the additional hardstanding area, outside of the Converter Station fence is indicated in purple. This additional area will be a contractors compound during construction, and will be retained to place plant and equipment during operation of the Converter Station during maintenance periods.

(iv) details of all new or modified permanent fencing and gates required on the converter station site; and

Permanent fencing will be implemented around the perimeter of the Converter Station, as shown in drawing P-015873_EL_32101_U001_VL11_CLH011_02. The height of the perimeter fence, compared to other infrastructure at the Converter Station site is shown on the elevation drawings P-015873_EL_32101_U002_VL11_CLH011_02 and P-015873_EL_32101_U003_VL11_CLH011_02. The external security fence will be Betafence Securifor Super 6 (or similar approved) and will comprise a 3m high welded mesh anti-climb, anti-cut security fence with an intruder detection on top, in accordance with BS1722.2006. The fencing around the perimeter of the Converter Station will also be deer and rabbit-proof.

Landscaping works will be implemented beyond the boundary of the Converter Station fenced compound include:

Balancing mounds around the perimeter of the site, up to 2m high, depending on the volume of soil arising from the development;
Native woodland planting on the balancing mounds around the perimeter of the site to help filter views all year around;
Low maintenance native grassland will also be planted on the around the perimeter of the site;
Agricultural fields will be reinstated for crop growing.

(v) details of permanent artificial lighting required during the operation of the converter station.

Artificial Lighting columns will be provided to provide sufficient lighting around the Converter Station site. The artificial lighting strategy was designed with reference to guidance specified on obtrusive light limitations of sky glow, light into windows, source intensity and building luminance in the Institution of Lighting Engineers document "Guidance Notes for the Reduction of Obtrusive Light: GNO1 2011. The lighting strategy was devised to ensure that light pollution is minimised outside the perimeter of the Converter Station, but to maintain security, and health and safety requirements within the site.

The locations of artificial lighting positions at the Converter Station site are shown on drawing P- 015873_EL_WC710_U001_VL11_ZA91_ELH020_01, where the luminaire schedule includes:

Ref A1 = 90W LED Smart Luminaire, mounted on 8m column, installed at the entrance gates to the Converter Station and within the car parking areas;
Ref B1 = 160W LED module, mounted on 8m column, be installed adjacent to the perimeter road

and around the AC Switchyard;
Ref B2 = 160W LED module, wall mounted at 8m, installed on the outer walls of the DC and Converter Halls, and the Storage Building;
Ref C1 = 21W LED bulkhead luminaire, wall mounted at 3m, installed on the outer walls of the Control Building; and,
Ref C2 = 21W LED bulkhead luminaire, wall mounted at 2.5m above finished decking level, installed around the cooling units.

Drawing P-015873_EL_WC710_U001_VL11_ZA91_ELH020_01 shows the illumination levels within and immediately outside the perimeter of the Converter Station. The lighting is directed inwards towards the Converter station, therefore the maximum LUX levels outside the perimeter fence is 5 LUX, which decreases to 1 LUX within 10m.

Condition 4

There is an overall increase to the footprint to the Control Building, AC Switchyard and Spare Parts Building. However, the overall total footprint of the scheme and the heights of each building and area has decreased from the original consented envelope and the more compact design results in a beneficial landscape and visual impact compared to the pre-consent design, as shown in drawing P- 015873_EC_32101_VL11. In addition, the AC Switchyard is larger than the previously consented dimensions as it has been combined with the AC reactor area, so overall the footprint of these two areas has decreased.

The amendments to the pre-consent building dimensions have been secured through the NMA to the original planning permission referred to above in the history section of the report.

Conditions 6, 10, 11, 12, 13 & 18
The submitted Construction Environmental Management Plan is a comprehensive document, which addresses the requirements of these conditions.

Conditions 8 & 16

The submitted Construction Traffic Management Plan is a comprehensive document, which addresses the requirements of these conditions.

Condition 15

Details of artificial lighting as set out above. These are considered acceptable.

Conditions 25, 26 and 27

The Statement of Landscape Design for the Converter Station and Access Road provides the landscaping proposals for the Scheme within the South Holland area. The document also provides an overview of the temporary works areas, including the temporary works areas and construction compounds. In addition, the type and quantity of tree, shrub and grass species that will be implemented as part of the landscaping scheme are provided.

The Landscape Masterplan displays the landscaping arrangements for the Converter Station with further details regarding the approach to deriving the Landscape Scheme design provided in the Statement for Landscape Design.

The Landscape Management and Maintenance Plan provides a framework for the long-term management and maintenance of the open space and landscaping associated with the Converter Station.

Condition 28

The FRA (VKL-08-39-G500-010) sets out the requirement for the platform level of the Converter Station to be no lower than 2.9m AOD. The platform level has been designed to the required height of 2.9m. The road level and building floor level are +3.00 AOD and +3.2m AOD respectively.

Condition 32 - Archaeology WSI

Written Scheme of Investigation for Archaeological Evaluation and Mitigation at the Converter

Station, AC Cable Route and Permanent Access Road. LCC Historic Environment Officer has confirmed this condition may be discharged. Archaeological surveys and works have already taken place on the Converter Station site.

Conclusion

A comprehensive package of information has been submitted in order to discharge these conditions. There are no objections from statutory consultees or from third parties. The Converter Station was always going to be the most intrusive element of this proposal given its scale and height. It is considered the detailed design, including the reduced footprint from the indicative proposals at the time of the original application is acceptable. The use of the proposed materials and colour banding will help reduce its impact in the wider landscape, which is viewed against the background of the Bicker Fen wind farm and substation. This will be assisted by the comprehensive landscaping proposals. It is thus recommended that the submitted details be approved.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.