Gedney, Oliver

From: Polly Harris-Gorf
Sent: 03 September 2020 10:44
To: _planningadvice
Subject: FW: H10-0358-20 PRIVATE SUB-STATION. PRINCES LTD.
Attachments: We sent you safe versions of your files; PLRMW-BBA-Z0-XX-DR-A-01015 S2 P3 OVERMARKED.pdf

6SUP (ADDITIONAL INFORMATION)

From: Princes.Long-Sutton
Sent: 02 September 2020 16:38
To: Polly Harris-Gorf
Cc:
Subject: Re: H10-0358-20 PRIVATE SUB-STATION. PRINCES LTD.

Polly;

In response to your E-mail I can confirm the following:

- There is no generator proposed within the development. The enclosure is to contain high and low voltage switch gear and a transformer. The reference to a generator within Waterman's acoustic report is as summary of what would normally be anticipated from a typical substation arrangement. The particular equipment for this installation is as section 4.1 of the report. The sub-main supply comes from the main high voltage distribution network elsewhere on the site and is stepped down by the transformer.
- There will only be pedestrian access required to the building, for routine maintenance inspection on a 6 monthly basis via the Princes site. Access to the substation is wholly from within Princes site, the site boundary is the face of the dwarf wall at the rear of the highway verge, to the north of the substation. We have noted on the proposed site layout that the existing road crossings to the former staff car park are to be reinstated as verge and the kerbs raised, at the request of Lincolnshire County Highways. There will not be vehicular access from Bridge Road to the substation. Pedestrian access will be limited to site electrical engineers for maintenance only.
- The substation could not be moved south from its current location as this would block a critical circulation route within the yard. As set out above access is entirely from within Princes ownership, to move the substation south of its proposed location to fall inside the acoustic barrier would place it within a vehicle route obstructing the safe operation of the pea plant.
- The substation needs to be located towards the north of the site to receive the high voltage supply from the main substation, also in the north and to be local to the load it supplies – the cold store refrigeration plant. The high voltage sub-main cable supply will be fed from the main substation which is located within the main building to the west of recently refurbished and extended welfare / office building. Please see attached over marked plan. The new substation will serve the refrigeration plant for the cold store which is to be located to the west of cold store within the pea plant yard. There is a design limit for distance between the substation and the load it supplies after which the low voltage cable size becomes non-viable, dictating that the substation should be relatively local to the load. Consideration was given to other locations within the pea plant yard but due to the extent of other equipment associated with both the warehouse and the pea plant and the need for vehicle circulation through the yard none of these were considered to be operationally viable. Likewise any location to the east of the warehouse development also becomes non-viable due to extended distance and the concentration of warehouse loading operations.
- Given the constraints for the high voltage supply, the connection of the substation to the load and the complex operational requirements of the surrounding site it is considered that the proposed location is the only viable location for the new substation.

The new substation is a critical infrastructure element for the overall development, I assume that you will continue to support this application having previously recommended for approval. Please could you confirm the next steps in the process together with timings.

Kind regards

Mark

Mark Cooper
Associate

For and on behalf of **Bond Bryan** | The Church Studio, Springvale Road, Sheffield, S10 1LP

London | Birmingham | Sheffield | Kent

From: Polly Harris-Gorf <
Date: Friday, 28 August 2020 at 14:16
To: "Princes.Long-Sutton"
Subject: RE: H10-0358-20 PRIVATE SUB-STATION. PRINCES LTD.

Dear Mark

Proposed Private Sub-station Enclosure and Associated Transformer Compound

The above proposal was considered this morning by the Chairman's Panel and a view has not yet been taken as to whether this application can be determined via a delegated route or by the planning committee, without clarification of the following matters:

- Please can you clarify the actual form of the development, as the Waterman assessment makes mention of the use of a generator, and Members would like clarity as to whether there is an associated generator, as clearly this would be a further noise matter to consider.
- Who needs to access this enclosure and compound and why does it need to be accessed from the public realm? How frequently would access be needed?
- Please can you set out why this cannot be resited in to the site, and accessed from inside the Princes landholding, behind the acoustic fencing.
- What other parts of the site have been considered for the siting of this development? Why have they been discounted?
- Please reconsider resiting this development within the site.

Can I have your considered response in due course, and will then present this back to the Panel. If you can resite this Sub-station Enclosure and Transformer Compound, please can you send your amended plans accompanied by the attached amendment form.

Kind regards

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.