

P/16/0557/DP/B

STUBBINGTON

NATIONAL GRID IFA2 LTD

AGENT: NATIONAL GRID

DETAILS PURSUANT TO CONDITIONS 9 (CONVERTER STATION DRAINAGE) AND
CONDITION 28 (TV AND RADIO RECEPTION) OF APPROVED HYBRID PLANNING
APPLICATION P/16/0557/OA

IFA 2 NATIONAL GRID DAEDALUS AIRFIELD LEE ON THE SOLENT PO13 9YA

Report By

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Description of Proposal

For this application the Planning Committee is being asked to consider the relevant details submitted pursuant to conditions 9 and 28 of the hybrid planning permission. These conditions are set out below in full.

09. No development in relation to the Converter Station Development, shall take place until details of surface water drainage works have been submitted to and approved by the local planning authority in writing. The details shall specify the drainage works to be undertaken, the timetable for their delivery and responsibility for its future maintenance. The Converter Station Development shall be carried out in accordance with the approved details.

REASON: In order to ensure appropriate surface water drainage is provided to serve the permitted development.

28. No development in relation to the erection of the converter station buildings shall take place until:

a) a baseline terrestrial television reception study has been undertaken by a competent person and has been submitted to and approved by the local planning authority in writing. The baseline study shall include the following:

i. a desk top assessment of the cumulative impact upon television reception arising from the buildings hereby permitted;

ii. identification of any dwellings whose television reception may be adversely affected by the permitted development;

b) measurements of the baseline television signal reception have been undertaken at those dwellings who have been identified under condition 28a)ii above, and the measurements have been submitted to and approved by the local planning authority in writing;

c) details of appropriate mitigation measures to address adverse effects to television signals at those dwellings identified at condition 28a)ii have been submitted to and approved in writing by the local planning authority.

REASON: To ensure that any potential effects upon satellite/ television reception are properly taken into account and mitigated where necessary.

Policies

The following policies apply to this application:

Development Sites and Policies

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/16/0557/OA Hybrid Planning application for an electrical interconnector with an

approximate capacity of 1000 megawatts (MW) extending from Tourbe, Normandy (France) to Chilling, Hampshire.

Outline planning permission is sought at Daedalus for:

- 1. The erection of converter station buildings (to a maximum height of 22 metres) with associated, vehicular accesses and roads, security fencing, landscaping and temporary construction compounds;**
- 2. Creation of public open space and associated facilities, grassland planting and tree planting.**

Full Planning permission is sought at Hill Head and Stubbington for:

- 3. Installation of cables between Mean Low Water Springs and the converter station in the north eastern corner of Daedalus Airfield.**

Full Planning Permission is sought at Chilling for:

- 4. The Installation of cables between the Mean Low Water Springs and the existing cable sealing end compound at Chilling Lane**

APPROVE

10/04/2017

Representations

Four representations have been received which raise the following issues:

- The application is inconsistent because it describes the shadow as being to the northwest, but the drawing shows it going northeast;
- National grid should pay for residents to have satellite or broadband TV to compensate for disturbance to reception;
- The TV signal assessment impact states that locations that are potentially affected may be able to restore services by installing a higher gain antenna, re-locating the existing antenna or re-pointing the existing antenna to another transmitter where possible and that if none of these solutions are successful by installing satellite or cable TV services. The proposed solution is not acceptable.
- The baseline television signal survey document states that the current signal provides excellent coverage to Sunray House and other properties on Gosport Road, however the diagram shows these properties as being within the 'signal shadow zone'.
- The document OVE-IFA2-REP-001 section 5.2 states that the need for taking mitigation measures arises only when television users notice that reception has deteriorated and that deterioration can be directly attributed to the proposed development. How would a householder be able to prove the disturbance is because of IFA2 without IFA2 being turned off to enable a comparison? Mitigation measures should be taken before any degradation of the signal takes place;

Consultations

EXTERNAL CONSULTTEES:

Hampshire County Council (Lead Local Flood Authority):

Comment:

- The details should not be approved until information on timing of delivery of the drainage solution and long term maintenance measures are provided.

Planning Considerations - Key Issues

Condition 9 (Converter station drainage):

The supporting information pursuant to condition 9 sets out that the drainage solution for the Converter Station will be through the discharge of water to a watercourse. The application submits that the surface water will be appropriately managed to "green field" rates. This essentially means that the run off would be restricted, through attenuation features in the drainage solution, to the equivalent of the pre-development situation.

Discharge to the ground, through soil infiltration is not possible given the relatively high water table at the site. Any infiltration systems would, therefore need to be at a shallow depth such that this solution is not feasible for the applicant.

The drainage strategy sets out that the drainage solution will be constructed in accordance with Environment Agency pollution prevention guidelines and will include the necessary oil separators given that run off from the access road areas and areas adjacent to the transformers and shunt reactors could include such pollutants.

The Lead Local Flood Authority (LLFA) has asked two further questions of the applicant before agreeing to the submitted details. Firstly is the timing for the delivery of the drainage solution and secondly the arrangements for long term maintenance. The applicant is preparing a formal response to this consultation from the LLFA however they have indicated informally that dates for delivery remain imprecise at the current time whilst the reserved matter applications remain undetermined. As for maintenance, it is expected that IFA2 will retain control and responsibility for the long term drainage maintenance. Subject to the formal submission of these details and their agreement with the LLFA, the details pursuant to condition 9 are considered acceptable.

Condition 28 (Television Signal interference):

Terrestrial television signals (not satellite or cable) can be affected by signal "shadows". The position and size of the proposed converter station will create a "shadow" to the north east when considering the direction of the signal from the transmitter of the Isle of Wight to the south west. Within a signal shadow the received signal strength from the transmitter will be reduced.

The Planning Committee was previously advised that the applicant's report in support of the hybrid application indicated that the total number of households likely to be affected as a result of shadowing from the Rowridge transmitter was likely to be less than 30. Should any reduction in terrestrial signal occur as a result of the converter station development, it will be necessary to make improvements at the point where the signal is received.

The purpose of condition 28, therefore, is to establish a baseline position now before any building takes place so that the Planning Authority can fully understand the impacts on terrestrial television signal should an impact occur once the converter station is constructed.

Given the specialist nature of this type of work the Council has sought external consultancy support (TUV-SUD) to peer review and critique the applicant's submission pursuant to

condition 28.

The detailed assessment submitted by the applicant concludes that shadowing may impact a total of 4 households based on a statistical approach (bearing in mind that the condition requires only a desk top assessment) that results in a "negligible" impact. Although this number appears low, a further examination of the affected shadowing area (set out within Appendix A of the applicants report) using "Google Earth" and "Street View" confirms that very few houses exhibit rooftop television antenna. It is the advice of TUV-SUD to the Local Planning Authority that criterion a) of the condition is appropriately met.

With regard to criterion b) of the condition the applicant's report concludes that at all locations, terminated received signal levels were in excess of recommended minimum amounts and the technical quality of received signals was found to be good. TUV-SUD has also advised that the gathering of the data and measurements are acceptable.

TUV-SUD has advised the Local Planning Authority that the applicant's submission provides a range of mitigation measures for any affected households and notes that where a problem is confirmed to be due to the development it becomes the responsibility of the developer to resolve. The range of mitigating factors could include:

- Improving the receiving antenna through the installation of a new higher gain antenna with improved directionality.
- Installing a mast head amplifier, which boosts the received signal at the antenna location.
- Relocating or re-directing the receiving antenna
- Making use of relay transmitters. Digital TV signals from an alternative transmitter may be available at the receiving antenna and may not be affected by the development.
- In the event that the above solutions may not be appropriate it may be that the use of new television services are required.

TUV-SUD advise the Local Planning Authority that this package of mitigation measures are acceptable in addressing the requirements of part c) of the condition.

Conclusion

The details submitted pursuant to condition number 28 have been assessed and are considered to be satisfactory. The majority of the details relating to condition no. 09 are also considered to be satisfactory, with the exception of criteria related to drainage delivery and maintenance to address comments from the Lead Local Flood Authority. Subject to the receipt of satisfactory additional details it is therefore recommended that the details submitted pursuant to these conditions are approved.

Recommendation

Subject to the receipt of satisfactory additional details regarding the submission for condition 09 APPROVAL OF DETAILS pursuant to conditions 09 and 28 of hybrid planning permission P/16/0557/OA as submitted within application P/16/0557/DP/B.

1) The development is to be carried out in accordance with the finally amended and approved plans and documents as follows:

Condition 09:

- Document Titled "Civil & Structural Report Site Drainage Strategy", ref:30000764-IRV-0001, prepared by Baker Hicks
- Drawing 3000064-IDV-4200 Revision P2, "Site Plan Showing Drainage General Arrangement", prepared by Baker Hicks
- Plus any additional or amended documents submitted

Condition 28:

- Document titled "National Grid IFA2 Converter TV and Radio Reception Study", reference OVE-IFA2-REP-001, Issue 3, dated 11 September 2017, prepared by ARUP
- Document titled "Baseline Television Signal Survey, IFA2 Converter", Issue 1, dated 7/8/17, prepared by GTech Surveys Limited.

REASON: In the interests of an appropriate and comprehensive development

Background Papers

P/16/0557/DP/B