

Company Directive

STANDARD TECHNIQUE : EW1B/1

Relating to Obtaining Local Authority Consent for Substations

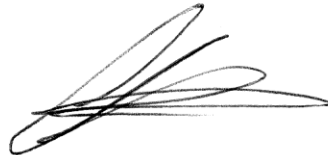
Summary

This document describes the procedure for obtaining Local Authority Consent for substations.

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Implementation Date: November 2011

Approved by



Consents and Wayleaves Manager

Date:

18/11/11

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IMPLEMENTATION PLAN

Introduction

This document describes the procedure for obtaining Local Authority Consent for substations.

Main Changes

2.4 added to give guidance on current practice when developer includes planning application for WPD substation as part of development site planning application.

Impact of Changes

Minor – formalises current practice and ensures consistent approach across WPD areas.

Implementation Actions

Team Managers to brief staff of the changes.

Implementation Timetable

This Standard Technique shall be implemented with immediate effect.

Page Inserted November 2014

Document Revision & Review Table		
Date	Comments	Author
21.10.2014	<ul style="list-style-type: none"> • 2.4 added to give guidance on current practice when developer includes planning application for WPD substation as part of development site planning application 	Christian Hjelm
Date	Comments	Author
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Page Inserted November 2014

1.0 INTRODUCTION

- 1.1 Under the General Permitted Development Order (GPDO) 1995, Schedule 2, Part 17, Class G, WPD is permitted to install or replace in, on, over or under land: feeder or service pillars, transformers, switching stations or chambers. Most WPD standard distribution substation requirements fall within this category. The order also allows works within larger existing substations and operational land where planning consent has been obtained previously. What is permitted is set out in the attached Schedule from the GPDO (Appendix A).

The Local Planning Authority should be notified of permitted development proposals as appropriate and confirmation sought where appropriate. LPA's should also be consulted where there is any doubt whether the proposals fall within the GPDO or not. Approval of the design and external appearance of certain categories of permitted development must be obtained from the local planning authority, before work commences.

- 1.2 Within this document the term 'substation' means feeder or service pillars, transforming or switching stations or chambers.
- 1.3 This document defines the procedure to obtain Local Authority Planning Consent.

2.0 WHEN PLANNING CONSENT IS REQUIRED

- 2.1 Local Authority planning consent is only required for substations that exceed 29 cubic metres in volume and so do not fall under Class G(a). This means all 132kV, 66kV and 33kV sites and any 11kV sites that exceed this capacity will also require planning consent.
- 2.2 Developments within Conservation Areas (or in the vicinity of SSSIs, Ancient Monuments etc) require specific attention because we may have other environmental or heritage obligations to consider under relevant legislation. In cases where the substation is within these areas, the local authority should be consulted to confirm the position regarding GPDO rights and any other requirements. In event of uncertainty or dispute, please refer to the appropriate Wayleave Manager.
- 2.3 Substations within the vicinity of trees subject to Tree Preservation Orders also require specific attention.
- 2.4 Where a 132kV or similar substation is being built for a generation connection, WPD would normally expect the developer to include WPD's substation within their overall planning application for the generation site, this eliminates the need for WPD to apply for separate planning permission. The details and requirements should be approved by WPD ahead of the developer submitting the application.

Page Revised November 2014

3.0 PROCESS DETAILS

- 3.1 Guidance Notes are also included which give the general requirements for submitting applications for Consent.
- 3.2 It may prove useful to have an informal meeting with the local planning authority prior to submitting a formal application, small details such as finishes on the buildings and fences can be ironed out at this stage, so therefore saving the time and requirement to re submit plans etc.

APPLICATIONS FOR CONSENT GUIDANCE NOTES

If planning consent is required:

1. Obtain planning application forms from the Local Authority or download them from the planningportal.gov.uk website.
2. The form needs to be completed in detail, and submitted together with the required supporting location and proposals plans for the development, Design & Access statement, Flood risk assessment (as required) and other plans and information applicable or required for the application (this will often be site specific and guidance is available on the local authority web sites).
3. Design & Access statements are often required for larger sites (eg a Primary substation) and produced by the Engineering Design Team (Design & Development) in most cases. Where others are producing this statement, the Engineering Design Team can provide guidance on the required content and format.
4. Send the required number of copies of the form and supporting documents to the local planning authority; together with the appropriate fee (planningportal.gov.uk has a fee calculator).
5. A reply should be received in approximately 12 weeks.

Page revised 18 October 2014

Extract from General Permitted Development Order 1995 – Part 17 Class G

Class G Electricity undertakings

Permitted development

G. Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of—

- (a) **the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;**
- (b) **the installation or replacement of any telecommunications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;**
- (c) **the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;**
- (d) **the extension or alteration of buildings on operational land;**
- (e) **the erection on operational land of the undertaking or a building solely for the protection of plant or machinery;**
- (f) **any other development carried out in, on, over or under the operational land of the undertaking.**

Development not permitted

G.1. Development is not permitted by Class G if—

- (a) **in the case of any Class G(a) development—**
 - (i) **it would consist of or include the installation or replacement of an electric line to which section 37(1) of the Electricity Act 1989(15) (consent required for overhead lines) applies; or**
 - (ii) **it would consist of or include the installation or replacement at or above ground level or under a highway used by vehicular traffic, of a chamber for housing apparatus and the chamber would exceed 29 cubic metres in capacity;**
- (b) **in the case of any Class G(b) development—**
 - (i) **the development would take place in a National Park, an area of outstanding natural beauty, or a site of special scientific interest;**
 - (ii) **the height of any support would exceed 15 metres; or**
 - (iii) **the telecommunications line would exceed 1,000 metres in length;**
- (c) **in the case of any Class G(d) development—**
 - (i) **the height of the original building would be exceeded;**
 - (ii) **the cubic content of the original building would be exceeded by more than 25% or, in the case of any building on article 1(5) land, by more than 10%, or**
 - (iii) **the floor space of the original building would be exceeded by more than 1,000 square metres or, in the case of any building on article 1(5) land, by more than 500 square metres;**

- (d) in the case of any Class G(e) development, the building would exceed 15 metres in height, or
- (e) in the case of any Class G(f) development, it would consist of or include—
 - (i) the erection of a building, or the reconstruction or alteration of a building where its design or external appearance would be materially affected, or
 - (ii) the installation or erection by way of addition or replacement of any plant or machinery exceeding 15 metres in height or the height of any plant or machinery replaced, whichever is the greater.

Conditions

G.2. Development is permitted by Class G subject to the following conditions—

- (a) in the case of any Class G(a) development consisting of or including the replacement of an existing electric line, compliance with any conditions contained in a planning permission relating to the height, design or position of the existing electric line which are capable of being applied to the replacement line;
- (b) in the case of any Class G(a) development consisting of or including the installation of a temporary electric line providing a diversion for an existing electric line, on the ending of the diversion or at the end of a period of six months from the completion of the installation (whichever is the sooner) the temporary electric line shall be removed and the land on which any operations have been carried out to install that line shall be restored as soon as reasonably practicable to its condition before the installation took place;
- (c) in the case of any Class G(c) development, on the completion of that development, or at the end of a period of six months from the beginning of that development (whichever is the sooner) any plant or machinery installed shall be removed and the land shall be restored as soon as reasonably practicable to its condition before the development took place;
- (d) in the case of any Class G(e) development, approval of details of the design and external appearance of the buildings shall be obtained, before development is begun, from—
 - (i) in Greater London or a metropolitan county, the local planning authority,
 - (ii) in a National Park, outside a metropolitan county, the county planning authority,
 - (iii) in any other case, the district planning authority(16).

Interpretation of Class G

G.3. For the purposes of Class G(a), “electric line” has the meaning assigned to that term by section 64(1) of the Electricity Act 1989 (interpretation etc. of Part 1).

G.4. For the purposes of Class G(b), “electrical plant” has the meaning assigned to that term by the said section 64(1) and “telecommunications line” means a wire or cable (including its casing or coating) which forms part of a telecommunication apparatus within the meaning assigned to that term by paragraph 1 of Schedule 2 to the Telecommunications Act 1984(17) (the telecommunications code).

G.5. For the purposes of Class G(d), (e) and (f), the land of the holder of a licence under section 6(2) of the Electricity Act 1989 (licences authorising supply etc.) shall be treated as operational land if it would be operational land within section 263 of the Act(18) (meaning of “operational land”) if such licence holders were statutory undertakers for the purpose of that section.

APPENDIX B

SUPERSEDED DOCUMENTS

This document supersedes ST:EW1B dated October 1997 which should now be withdrawn.

APPENDIX C

ANCILLARY DOCUMENTS

The Electricity Act 1989 as amended by the Utilities Act 2000

Statutory Instrument 1990 No 442 - The Electricity and Pipeline Works (assessment of Environmental Effects) Regulations 1990.

The Distribution Code of the Public Electricity Suppliers of England and Wales (Distribution Code).

General Permitted Development Order 1995, Schedule 2, Part 17, Class G Electricity Undertakings.

APPENDIX D

POLICY IMPLEMENTATION

This Standard Technique shall be implemented with immediate effect.

APPENDIX E

POLICY IMPACT

Relevant to all staff involved with obtaining Local Authority Consent. Updated to reflect recent requirements from local authorities and further guidance on Permitted Development rights.

APPENDIX F

KEY WORDS

Feeder Pillar; Service Pillar; Switching Station; Switching Chambers; Transformer; Planning Consent; Substation.