

REF NO: FN/58/11/OHL

LOCATION: North Worthing

PROPOSAL: Application to rebuild the existing 11kv overhead line (This proposal also falls within the parishes of Clapham, Patching & Angmering and lies within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Many of the sites are located on sloping hillsides
TREES	Several close to position of existing overhead lines.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The power lines are all existing and supported on timber poles. They are all located in the countryside and link to other similar lines of overhead power cables. The line near North End farm is adjacent to the A24 and is screened by existing trees.
CHARACTER OF LOCALITY	Predominantly rural. The sites located in open countryside, but are obscured in part from direct view by topography

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built-up Area Boundary
Within South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The proposal must pay regard to the preservation and safety of the surrounding environment as set out in The Overhead Lines (Exemption) (England and Wales) Regulations 2009 Section 5, Chapter 1.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The only aspects that can be considered with regard to this prior approval application are the siting and appearance of the development.

This proposal is considered to comply with the criteria as set out in The Overhead Lines (Exemption) (England and Wales) Regulations 2009.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

Except TEL's

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In all applications, the Council must take into account other material considerations. This includes Government Advice in PPG8 of 2001, case law and appeal decisions which have emerged over recent years. By Analysis of these considerations, the following are also relevant:

(i) Health concerns are material planning considerations. Whilst Government advice is that a planning system is not the place for determining health safeguards, Court cases and planning appeals show that public responses on the issue must be weighted in assessing the merits of a site by comparison with alternatives. This must apply to Prior Notification applications as well as applications for planning permission.

(ii) The Planning Inspectorate consider zero health risk (or near zero risk) to be an unreasonable expectation or basis for a decision.

(iii) An ICNIRP Certificate, confirmation compliance with guidelines for the emission of electromagnetic energy, is essential. Sites should be secure by fencing with advisory notes attached.

(iv) Applications must include a thorough examination of alternative sites; this information must be

included in the submitted information for public consultation.

(v) Government best practice advice to applicants expects pre-application consultation with organisations such as schools. The Council can look for evidence that this has happened.

CONCLUSIONS

This application involves rebuilding the existing 11kv overhead line in various locations within the parishes of Angmering, Clapham and Patching. All are within the countryside and located within the area of The South Downs National Park. The locations are within valleys and across hillsides and the proposal does not represent any extension of established overhead lines. Replacement of the existing cables is the only alteration.

It is therefore recommended that no objection is raised to the proposed works.

RECOMMENDATION

NO OBJECTION