

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1062	Case Officer:	Hamish Evans
Application Type:	Prior Approval - Electricity Undertaking		
Proposal:	Application for the approval of the external appearance of the proposed 33KV switch house, under Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 15, Class B(e)		
Site:	Goddards Green Substation, Gatehouse Lane, Goddards Green, West Sussex, , , ,		
Validation Date	17 Apr 2025	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval Is Not Required	Recommendation Date:	19 May 2025
Target Date:	12 Jun 2025	Recommendng Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	21 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1062

**Goddards Green Substation, Gatehouse Lane, Goddards Green, West Sussex, , ,
Application for the approval of the external appearance of the proposed 33KV switch house,
under Town and Country Planning (General Permitted Development) (England) Order 2015,
Schedule 2, Part 15, Class B(e)**

Richard Pike

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council

No comment.

INTRODUCTION

This prior notification application is submitted on behalf of UK Power Networks Limited. The application seeks a determination under Schedule 2, Part 15 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for external appearance of the proposed 33KV switch house at Goddards Green Substation Gatehouse Lane Goddards Green.

RELEVANT PLANNING HISTORY

HP/045/75 - Details of 132/133 kw Electricity sub station. Granted

01/01983/FUL - A 15 metre lattice equipment cabin, antennae, ancillary equipment and compound. Granted

03/01431/FUL - Orange base transceiver station consisting of a 20 metre high lattice tower supporting 6 antennas and 4 dishes, 10 ground based equipment cabinets, compound and ancillary development thereto. Granted

DM/22/1186 - Application for approval of external appearance of proposed 11kV GRP transformer enclosure. Prior Approval Not Required,

SITE AND ITS SURROUNDINGS

The application site is located off the northern side of Gatehouse Lane within the defined built up area boundary of Burgess Hill. The locality has a rural character with sporadic loose knit residential, commercial and agricultural properties, with areas of woodland and open fields. To the east of the site is the existing ring road around the built form of Burgess Hill and to the north is the A2300 which links Burgess Hill to the A23. The surrounding fields around the site form part of the Burgess Hill Northern Arc which will consist of residential and commercial properties. The infrastructure work in association with this development is underway.

The site consists of an electrical substation which is accessed off the northern side of Gatehouse Lane with a gated access and extend access road with no public views of the site, the perimeter is also enclosed by mature hedging and trees. The site contains existing buildings, structures and associated paraphernalia associated with substations.

APPLICATION DETAILS

The application has been submitted for approval of the external appearance of a 11kV switch house at Goddards Green Substation. The application does not seek consent for the switch house itself but it seeks consent for the external appearance of the switch house.

The switch house will be characterised by Kingspan KS 1000 AFW composite cladding walls, and composite panel roofing. The cladding will be of a goosewing grey colour RAL 0807005. It would also include mesh fence panels underneath the switch house.

It should be noted that the switch house will measure some 5.1 metres in width, 17.9 metres in depth, an eaves height of 6.4 metres and a total height of 7.0 metres. It will be sited on operational land and it contains electrical plant.

ASSESSMENT

Under the provisions of Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, Prior Notification of the development must be submitted to the LPA for consideration as to the siting, design and appearance of the development. The LPA must thereafter issue a decision as to the requirement for prior approval of the development within 56 days of the receipt of the application.

Part 15, Class B - electricity undertakings:

Permitted development

B. Development by statutory undertakers for the generation, transmission, distribution 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 electronic communications 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 of 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

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

- (a) in the case of any Class B(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 (consent required for overhead lines)¹⁴⁷ 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 B(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 electronic communications line would exceed 1,000 metres in length;

(c) in the case of any Class B(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 2(3) 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 2(3) land, by more than 500 square metres;

(d) in the case of any Class B(e) development, the building would exceed 15 metres in height, or

(e) in the case of any Class B(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

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

- (a) in the case of any Class B(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 B(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 6 months from the completion of the installation (whichever is the sooner) the temporary electric line is removed and the land on which any operations have been carried out to install that line is restored as soon as reasonably practicable to its condition before the installation took place;
- (c) in the case of any Class B(c) development, on the completion of that development, or at the end of a period of 6 months from the beginning of that development (whichever is the sooner) any plant or machinery installed is removed and the land is restored as soon as reasonably practicable to its condition before the development took place; and
- (d) in the case of any Class B(e) development, approval of details of the design and external appearance of the buildings must 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.

ASSESSMENT

The application has been submitted by UK Power Network, who are a statutory undertaker, for the purpose of protecting electrical plant. The proposal would be located on operational land within the existing substation site and would be for the sole purpose of protecting the electrical plant and would not have a height greater than 15 metres, in accordance with Class B(e).

The switch house is considered to benefit from deemed consent under Class B of Part 15 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, but a condition of this deemed consent is the requirement to apply to the Local Planning Authority for a determination over whether prior approval will be required as to the details of the design and external appearance of the structure.

The proposed structure would not be visible from Gatehouse Lane (south), Jane Murray Way (east), or the A2300 (north) due to the distances to these public highways and the existing mature screening around the site. The structure would have a relatively low overall height with a standard design and form which is considered appropriate to the proposed function of the structure. Therefore, it is considered that the design and external appearance of the structure is acceptable.

As such it is considered that prior approval is not required for this application and the development can proceed in accordance with the submitted details.

CONCLUSION

It is therefore considered that the proposal is permitted development under Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not required and the development can therefore proceed in accordance with the submitted details.

Decision: Prior Approval Is Not Required

Case Officer: Hamish Evans