

RECORD OF DECISION

TITLE: Re-location of the substation of Hindlip Lane, Worcester

Ref: PCC/D/2021/03

EXECUTIVE SUMMARY

Currently, there are two known substations that feed the Hindlip Park Estate, with approximately half the Estate receiving power from the substation that adjoins Hindlip Lane and the other is opposite the entrance to the Jacky Smith Training Centre.

One substation is in a very poor state of repair with both the external fabric of the building and the power unit itself needing to be replaced and upgraded.

One of the key reasons for relocating the substation to a new location is its exposure (a small deteriorating standalone building on a cleared site). Relocation to the Hindlip Estate is recommended as it provides power supply for half of the Hindlip estate.

The location agreed with Western Power Ltd, who own and operate the substation, is deemed most appropriate, so that the new substation is sited on the land so that it will not obstruct in any future redevelopment plans for the Jacky Smith Training Centre.

It is proposed that a 99-year lease for this land is given to Western Power with a nominal fee of £50 per annum. Western Power have indicated their willingness to accept this arrangement.

The minimum transformer size is 500kVA which would provide surplus capacity, based on current loadings. The substation can be commissioned without interrupting supplies with final switching and jointing being a day's work.

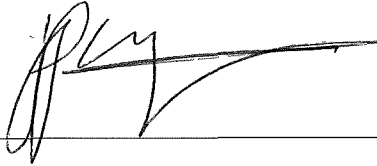
PROPOSAL

Granting Western Power Ltd a 99-year lease on the unit, for an annual payment of £50.

**APPROVAL OF
West Mercia Police and Crime Commissioner**

I hereby approve the above proposal.

Signed

A handwritten signature in black ink, appearing to be 'P. G. ...', written over a horizontal line.

PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND FIGURES

SUPPORTING REPORT

Advice has been sought from the Strategic Planning Manager who confirms that on the basis of the plan presented by Western Power, the proposed location does not prejudice the Major Developed Status area designated to Hindlip Park

Whilst the proposed substation also appears to be small enough to potentially benefit from permitted development rights, the following are recommended from a planning perspective:

- The agreement with Western Power states that they are responsible for consulting with the local authority and obtaining planning consent if this is required
- If planning consent is required, the agreement to state that Western Power are responsible for implementing planning conditions and any mitigation measures that may be requested by the planning authority e.g. additional tree planting around the substation or traffic management of Hindlip Lane during construction.

Removal of the existing Court Farm substation will be required. This work should not take long as excavations are adequate and there are no access issues. It is anticipated that one day's work allowing for pressure testing the cable and phasing checks on completion.

There will be a requirement for the power to be turned off for the emergency power supply generators to kick in to keep this part of the Hindlip estate running. Confirmation be given well in advance of when this will occur to minimise disruption to the site.

Once this work has been completed, the Court Farm substation can be safely demolished/removed with a far more modern facility in its place, which is not only partly screened from the main road but also does not have any impact upon any future redevelopment of the Jacky Smith Training Centre. Once completed, the substation will provide security of power to the site for decades to come.

A response has been received from Estates and Way Leaves Surveyor, explaining that due to the size of the housing, the installation is exempt from planning under Town and Country Planning General Permitted Development Order 1995 Class G. The installation is solely for the protection of plant and equipment and the GRP unit does not exceed 29 cubic metres.

FINANCIAL COMMENTS

These are minimal financial impacts with a nominal fee of £50 per annum paid the rent of the land that this substation will sit on. There is no proposal for this rent to increase over the 99 year period that the substation would be in existence for.

LEGAL CONSIDERATIONS

By virtue of schedule 11, paragraph 14 of the Police Reform and Social Responsibility Act 2011 the Police and Crime Commissioner may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner. That includes: entering into contracts and other agreements (whether legally binding or not) and acquiring and disposing of property (including land).

PUBLIC ACCESS TO INFORMATION

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Part 1 of this form will be made available on the West Mercia Police and Crime Commissioner's website. Any facts and advice that should not be made automatically available on request are not included in Part 1 but instead in the separate Part 2 report.

OFFICER APPROVAL

Chief Executive Officer

Signature



Date 4th February 2021