

Aylesbury Vale District Council  
Department of Planning Property and  
Construction Services  
The Gateway  
Gatehouse Road  
Aylesbury  
Buckinghamshire  
HP19 8FF

**Our ref:** WA/2006/000227/OR-  
54/PO1-L01

**Date:** 17 December 2020

Dear Sir/Madam

### **Stewkley Neighbourhood Plan - Regulation 16 Consultation**

Thank you for consulting the Environment Agency on the Neighbourhood Plan for Stewkley.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

### **Flood Risk**

Part of the neighbourhood plan area lies within Flood Zone 3. We are pleased to see that the proposed site allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.

The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites and sustainable drainage measures can complement other objectives such as enhancing green spaces.

### **Further information**

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

Cont/d..

**Final Comments**

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

Please quote our reference number in any future correspondence.

If you have any queries please contact me.

Yours faithfully

**Miss Michelle Kidd**  
**Planning Advisor**

Direct dial 02030259712

E-mail [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)

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11 December 2020

**avisonyoung.co.uk**

Buckinghamshire County Council  
planning.policy.csb@buckinghamshire.gov.uk  
Via email only

Dear Sir / Madam

**Stewkley Parish Neighbourhood Plan Consultation  
October – December 2020  
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

**About National Grid**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

**Proposed development sites crossed or in close proximity to National Grid assets:**

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- [www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/](http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/)

Please also see attached information outlining guidance on development close to National Grid infrastructure.

### **Distribution Networks**

Information regarding the electricity distribution network is available at the website below:

[www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:

[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

### **Further Advice**

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

**Matt Verlander, Director**

[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

Avison Young  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

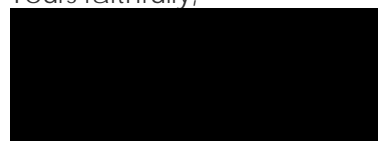
**Spencer Jefferies, Town Planner**

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Matt Verlander MRTPI**

**Director**

**0191 269 0094**

**[matt.verlander@avisonyoung.com](mailto:matt.verlander@avisonyoung.com)**

**For and on behalf of Avison Young**

## Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

### Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: [www.nationalgridet.com/network-and-assets/working-near-our-assets](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

### Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: [www.nationalgridgas.com/land-and-assets/working-near-our-assets](http://www.nationalgridgas.com/land-and-assets/working-near-our-assets)

### How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

Cadent Plant Protection Team  
Block 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

**From:** [Robert Spier](#)  
**To:** [David Walker](#)  
**Subject:** RE: [EXTERNAL] RE: Stewkley Neighbourhood Plan - reg 16 Consultation  
**Date:** 13 November 2020 10:09:46  
**Attachments:** [-WFO000.jpg](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Dear David

Thank you for your reassuring email confirming that any development will be contained within a tight village boundary. I live in High Street North next to Sycamore Farm which is in a conservation area.

I would like the proposed developments in Soulbury and Wing Roads to allow for wildlife grassland to aid pollinators; I guess that I have to wait and see.

Best wishes

Robert Spier

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[thameswaterplanningpolicy@savills.com](mailto:thameswaterplanningpolicy@savills.com)

Sent by email:

[planning.policy.csb@buckinghamshire.gov.uk](mailto:planning.policy.csb@buckinghamshire.gov.uk)

0118 9520 500

14 December 2020

## Buckinghamshire Council – Aylesbury Vale Area – Stewkley Parish Neighbourhood Plan Submission Consultation

Dear Sir/Madam,

Thank you for consulting Thames Water on the above document. Thames Water is the statutory sewerage undertaker for the Stewkley Parish Neighbourhood Plan area and is hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012.

### General Comments

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the Revised National Planning Policy Framework (NPPF), February 2019, states: **“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”**

Paragraph 28 relates to non-strategic policies and states: **“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”**

Paragraph 26 of the revised NPPF goes on to state: **“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary.”**

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that: **“Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).**

The way water and wastewater infrastructure will be delivered has changed. Since the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be

funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.

It is important not to under estimate the time required to deliver necessary infrastructure. For example to understand, design, and deliver local network upgrades can take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works extension or new treatment works could take up to 10 years.

### New Charging Schedule

For information, the way water and wastewater infrastructure will be delivered has changed. From the 1<sup>st</sup> April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.

### Infrastructure Requirements

In light of the changes which took effect in April 2018, and which are set out above, we would request that a paragraph is included in the Neighbourhood Plan which states:

*“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.*

*Thames Water encourages developers to use their free pre-planning service (<https://www.thameswater.co.uk/preplanning>). This service can tell developers at an early stage if there will be capacity in Thames water and/or wastewater networks to serve their development, or what they will do if there is not.*

*The developer can then submit this communication as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”*

### Site Specific Comments

The enclosed table provides site specific comments from a desktop assessment on waste supply infrastructure.

We hope this is of assistance. If you have any questions please do not hesitate to contact Stefania Petrosino on the above number.

Yours sincerely

**Thames Water Utilities Ltd**



<b>Site Name</b>	<b>Net Gain to System (l/day)</b>	<b>Net Foul Water Increase to System (l/s)</b>	<b>Net Property Equivalent Increase - Waste</b>	<b>Net Increase in Demand (l/day)</b>	<b>Net Increase in Peak Demand (l/s)</b>	<b>Net Property Equivalent Increase - Water</b>
Land south of 20 Wing Road Stewkley	10692	0.12	10	0	0	0
Wing Road East Site NP07 Land below No.3 Wing Rd, Stewkley, Buckinghamshire - LU7 0JB	16038	0.19	15	0	0	0

<b>Waste Response</b>
Thames Water does not envisage concerns with the proposed development site based upon the following key assumptions; foul flows will be connected to the public sewer by gravity (not pumped) and that no surface water flows will be discharged to the public sewer. In accordance with the Building Act 2000 clause H3.3. Positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being ;- 1st Soakaways; 2nd Watercourses; 3rd Sewer.
Thames Water does not envisage concerns with the proposed development site based upon the following key assumptions; foul flows will be connected to the public sewer by gravity (not pumped) and that no surface water flows will be discharged to the public sewer. In accordance with the Building Act 2000 clause H3.3. Positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being ;- 1st Soakaways; 2nd Watercourses; 3rd Sewer.