

**From:** The Coal Authority-Planning <[REDACTED]>  
**Sent:** 22 July 2022 15:01  
**To:** Local Plan  
**Subject:** FW: [External] Notification of East Woodhay Neighbourhood Plan Consultation

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Dear Planning Policy Team

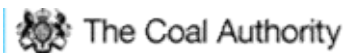
Thank you for your notification below regarding the East Woodhay Neighbourhood Plan Consultation.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As you are aware, Basingstoke and Deane Borough Council lies outside the coalfield, therefore there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.

This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.

Kind regards

Deb Roberts



**Deb Roberts** *M.Sc. MRTPI*  
**Planning & Development Manager – Planning & Development Team**

**T:** [REDACTED]  
**M:** [REDACTED]  
**E:** [REDACTED]

**W:** [gov.uk/government/organisations/the-coal-authority](https://www.gov.uk/government/organisations/the-coal-authority)

My pronouns are: she / her  
How to pronounce my name (phonetic spelling): Deb Roh-berts

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**From:** Local Plan <Local.plan@basingstoke.gov.uk>  
**Sent:** 18 July 2022 10:53  
**To:** Local Plan <Local.plan@basingstoke.gov.uk>  
**Subject:** [External] Notification of East Woodhay Neighbourhood Plan Consultation

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**Notification of Publicity of the East Woodhay Neighbourhood Plan**

## **(Regulation 16) (Updated, June 2022)**

Basingstoke and Deane Borough Council consulted on a submission version of the East Woodhay Neighbourhood Plan between March and May 2022. An examiner was then appointed to carry out an independent examination of the Plan.

However, the start of the examination has been delayed to allow further work to take place on the impact of the Plan upon the protected nature conservation sites in the Solent. This is because a small area of the Parish is within the catchment of the River Test where advice from Natural England indicates that wastewater from new overnight accommodation could have significant effects upon those protected habitats.

In response to this issue the plan was re-screened to consider the need for Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA).

Within the plan, Neighbourhood Plan Policy HO2 (Settlement Policy Boundary and Building in the Countryside) has been updated. No other policies in the Plan have been changed.

The revised Submission East Woodhay Neighbourhood Plan is subject to formal public consultation from **Monday 18 July to 4pm on Monday 5 September 2022**. Comments made in response to the first Regulation 16 consultation in March-May 2022 will still be taken into account by the examiner. It is not necessary to resubmit your comments if your views have not changed.

You are being consulted as you have been identified as a consultation body or consultee identified in the East Woodhay Neighbourhood Plan Consultation Statement or have previously been engaged with the Plan.

### **What does the East Woodhay Neighbourhood Plan consist of and where can it be viewed?**

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- East Woodhay Neighbourhood Plan
- Consultation Statement and appendices
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[local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

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Planning Policy Team  
[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

 [@BasingstokeGov](#)  [@BasingstokeGov](#)



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**From:** South East ePlanning [REDACTED]  
**Sent:** 2 July 2022 12: 5  
**To:** Local Plan  
**c:** EastWoodhay Clerk andy Louise  
**Subject:** E: Notification of Publicity of the East Woodhay Neighbourhood Plan

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Dear Amy,

**Ref: East Woodhay Neighbourhood Plan Regulation 16 Consultation**

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

We would be grateful if you would notify us on [e-seast@HistoricEngland.org.uk](mailto:e-seast@HistoricEngland.org.uk) if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely

Katie  
(on behalf of Louise Dandy, Historic Places Advisor)

Katie Rowden  
Business Officer  
Hampshire and Isle of Wight (London & South East)  
Regions Group

Historic England  
Floor 4 The Atrium, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA

Direct Line: 020 7973 3635 Mobile: 07342073550

For information, my usual working days are: Monday, Tuesday and Thursday

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C Local Plan <Local.plan@basingstoke.gov.uk>

18 July 2022 1 :20

Local Plan <Local.plan@basingstoke.gov.uk>

Notification of Publicity of the East Woodhay Neighbourhood Plan

**T I S I S N E T E N L E M I L: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you**

## **Notification of Publicity of the East Woodhay Neighbourhood Plan (Regulation 16) (Updated, June 2022)**

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Peter Brunnsden Associates, Old Axe and Compass, East End, Newbury, RG20 0AA (9:00am-17:30 Monday to Saturday).  
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[local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

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Planning Policy Team

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[REDACTED]

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**From:** National Grid Avison Young - <nationalgrid.uk@avisonyoung.co.uk>  
**Sent:** 01 September 2022 11:02  
**To:** Local Plan  
**Subject:** East Woodhay Neighbourhood Plan - date  
**Attachments:** 01-01 East Woodhay NP Reg 1 - pdf

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Dear Sir / Madam

We write to you with regards to the current consultations as detailed above in respect of our client, National Grid.

Please find attached our letter of representation. Please do not hesitate to contact me via [nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com) if you require any further information or clarification.

Kind regards

Tom

**Tom Wignall**  
Graduate Planner

[REDACTED]  
[nationalgrid.uk/avisonyoung.com](http://nationalgrid.uk/avisonyoung.com)

Central Square South Orchard Street 3rd Floor Newcastle upon Tyne NE1 3

**AVISON  
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avisonyoung.co.uk

Our Ref: MV/ 15B901605



01 September 2022

Basingstoke and Deane Borough Council

[local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

**via email only**

Dear Sir / Madam

**East Woodhay Neighbourhood Plan - Regulation 16 Consultation (Update)  
July-September 2022  
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 no assets are currently affected by proposed allocations 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**



**For and on behalf of Avison Young**



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 visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: [nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

[REDACTED]

**Sent:** N Land use Planning <[REDACTED]>  
02 August 2022 0 :  
**To:** Local Plan  
**Subject:** N Land use Planning - Allocation

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Dear Sir/Madam,

Thank you for your email.

Please note that ONR’s land use planning processes published at <http://www.onr.org.uk/land-use-planning.htm> may apply to some of the developments within the East Woodhay Neighbourhood Plan.

If you are a Local Authority or neighbourhood with areas that are within an ONR consultation one please be aware that in order for ONR to have no objections to such developments we will require:

confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and that the developments do not pose an external hazard to the site.

Kind regards,

Vicki

Office for Nuclear Regulation

Original Message  
Local Plan Basingstoke and Deane local.plan basingstoke.gov.uk  
Mon 11 2 22 1 22 MT 1 British Summer Time  
Local Plan Basingstoke and Deane local.plan basingstoke.gov.uk  
Notification of Publicity of the East Woodhay Neighbourhood Plan

**Notification of Publicity of the East Woodhay Neighbourhood Plan (Regulation 16) (Updated, June 2022)**

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**From:** Policy Planning <[REDACTED]>  
**Sent:** 10 August 2022 11: 1  
**To:** Local Plan  
**Subject:** E: Notification of East Woodhay Neighbourhood Plan Consultation

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Dear Sir/Madam

Thank you for your email below inviting Southern Water to comment on the 2<sup>nd</sup> submission version of the East Woodhay Neighbourhood Plan.

We have checked our records and note that we were not consulted on the first submission consultation mentioned below as having taken place between March and May 2022. However we further note that our comments made in response to the pre submission consultation in August 2021 have been addressed through Policy 1 and we are therefore satisfied and have no further comments to make.

We look forward to being kept informed of the Plan's progress.

Yours faithfully

**Charlotte Mayall**  
Strategic Planning Lead  
Hampshire, West Sussex & Isle of Wight

[southernwater.co.uk](https://www.southernwater.co.uk)



**C** Local Plan <Local.plan@basingstoke.gov.uk>  
18 July 2022 10:53  
Local Plan <Local.plan@basingstoke.gov.uk>  
Notification of East Woodhay Neighbourhood Plan Consultation

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### **Notification of Publicity of the East Woodhay Neighbourhood Plan (Regulation 16) (Updated, June 2022)**

Basingstoke and Deane Borough Council consulted on a submission version of the East Wooday Neighbourhood Plan between March and May 2022. An examiner was then appointed to carry out an independent examination of the Plan.

However, the start of the examination has been delayed to allow further work to take place on the impact of the Plan upon the protected nature conservation sites in the Solent. This is because a small area of the Parish is within the catchment of the River Test where advice from Natural England indicates that

wastewater from new overnight accommodation could have significant effects upon those protected habitats.

In response to this issue the plan was re-screened to consider the need for Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA).

Within the plan, Neighbourhood Plan Policy HO2 (Settlement Policy Boundary and Building in the Countryside) has been updated. No other policies in the Plan have been changed.

The revised Submission East Woodhay Neighbourhood Plan is subject to formal public consultation from **Monday 18 July to 4pm on Monday 5 September 2022**. Comments made in response to the first Regulation 16 consultation in March-May 2022 will still be taken into account by the examiner. It is not necessary to resubmit your comments if your views have not changed.

You are being consulted as you have been identified as a consultation body or consultee identified in the East Woodhay Neighbourhood Plan Consultation Statement or have previously been engaged with the Plan.

### **What does the East Woodhay Neighbourhood Plan consist of and where can it be viewed?**

The updated Submission East Woodhay NP consists of the following documents:

- ☐ East Woodhay Neighbourhood Plan
- ☐ Consultation Statement and appendices
- ☐ Basic Conditions Statement
- ☐ Strategic Environmental Assessment and Habitat Regulations Assessment screening report and decision notice (June 2022)

From Monday 18 July 2022, these documents, along with a guidance note, can be viewed on the council's website at [www.basingstoke.gov.uk/EWNP](http://www.basingstoke.gov.uk/EWNP), or will be available for public inspection at:

- ☐ Basingstoke and Deane Borough Council Offices (8:30am - 5:00pm on Mondays to Thursdays, and 8:30am - 4.30pm on Fridays);
- ☐ Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);
- ☐ Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday- Wednesday and Friday, 9am- 6pm Thursday, and 10am - 4pm on Saturdays).
- ☐ Peter Brunsdon Associates, Old Axe and Compass, East End, Newbury, RG20 0AA (9:00am-17:30 Monday to Saturday).
- ☐ Woolton Hill Church Hall, Church Road, Woolton Hill, Newbury, RG20 9XF
- ☐ East Woodhay Village Hall, East Woodhay, Newbury, RG20 0AR.

### **How can you make your representations?**

Representations in relation to the East Woodhay NP and supporting documents should be submitted to the borough council using one of the following methods:

- ☐ **Online response form** at [www.basingstoke.gov.uk/EWNP](http://www.basingstoke.gov.uk/EWNP)
- ☐ **Return representation form or submit written comments by post to:** Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH
- ☐ **Return representation form or submit written comments by email to:** [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

**Only those representations that are made in writing and that are received by the council within the consultation period (ending at 4pm on 5 September 2022) will be considered.** All responses will then be forwarded to the plan's examiner.

When making your representation, please can you indicate whether you wish to be participate in an Examination Public Hearing (should the examiner decide there is a need for one) and also whether you wish to be notified about the Examiner's Report and the 'Made' East Woodhay NP.

Planning Policy Team  
[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)  
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