

Castlethorpe Neighbourhood Plan Regulation 16 responses

The Castlethorpe Neighbourhood Plan was publicised under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 from 2nd March to 13th April 2016.

Responses were received from:

CNP 1 Network Rail

CNP2 West Waddy ADP, on behalf of The Trustees of Lord Carrington's 1963 settlement (1&2 Funds)

CNP3 National Grid

CNP4 Natural England

A late representation was received from the owners of Gobbey's Field (Keynes Investments), objecting to the proposed designation of the area as a Local Green Space. Though late, the representation was considered by the Examiner.

Representation	Summary of Comments
Network Rail	<p>(1) Network Rail Consultation Draws attention to the need for the local planning authority to publicise planning applications that are within 10 metres of relevant railway land by serving requisite notice on any infrastructure manager of relevant railway land.</p> <p>For development within 10m of the railway boundary, Network Rail are now statutory consultees.</p> <p>NB: When designing proposals, the council / developers are advised, that any measurements must be taken from the operational railway / Network Rail boundary and not from the railway tracks themselves. No proposal should increase Network Rail's liability.</p> <p>(2) Neighbourhood Plan Area The plan area shares either a boundary with the railway or includes Network Rail land / the operational railway within its area.</p> <p>(3) Asset Protection Measures we would request that the Castlethorpe Neighbourhood Plan group should contact Network Rail for any proposals within the area to ensure that:</p> <ul style="list-style-type: none"> (a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area. (b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g. <ul style="list-style-type: none"> • Drainage works / water features • Encroachment of land or air-space

	<ul style="list-style-type: none"> • Excavation works • Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues • Lighting impacting upon train drivers ability to perceive signals • Landscaping that could impact upon overhead lines or Network Rail boundary treatments • Any piling works • Any scaffolding works • Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949) • Any use of crane or plant • Any fencing works • Any demolition works • Any hard standing areas • Any tunnels in the plan area <p>We would very strongly recommend that the Castlethorpe Neighbourhood Plan authority / group are made aware that any proposal within 10m of the operational railway boundary will also require review and approval by the Network Rail Asset Protection Team, and such schemes should be accompanied by a risk assessment and a method statement.</p> <p>Developers in the area should investigate if their land is subject to any demarcation agreements which would require Network Rail agreement in addition to any planning consent.</p> <p>We would request that the Castlethorpe Neighbourhood Plan authority / group when submitting proposals for a development contact Network Rail's Town Planning Team and include a location plan and a description of the works taking place for review and comment.</p>
West Waddy ADP for The Trustees of Lord Carrington's 1963 Settlement	Support for the emerging Neighbourhood Plan (CNP) and in particular policies 1 and 2 which seek to redefine the settlement boundary and designate client's site, known as "Land at Maltings Field", for residential development.
National Grid	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><i>Gas Distribution – Low / Medium Pressure</i></p>

	<p>Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p>
Natural England	<p>No objection – no likely impact on designated sites or landscapes. The nearest Site of special Scientific Interest (SSSI) is Mill Crook SSSI to the north west of the main village which is far enough away from where any development would be occurring that impacts are not predicted. The impacts upon this site should still be considered if there are any plans that come forward nearer the site in future.</p> <p>The policies put forward that seek to designate open spaces are as would be expected and the other policies are in accordance with the National Planning Policy Framework (NPPF) hence no further comment would be required.</p>
Edward Duthie on behalf of Keynes Investments	<p>Objection to the proposed designation of Gobbey's Field as a Local Green Space.</p> <p>The representation raises concerns that the owners were unaware of the proposed designation of Gobbey's Field as a Local Green Space. Advice in the PPG is that landowners should be consulted when these proposals are being made.</p> <p>Gobbeys Field is privately owned land leased to an agricultural tenant who uses it for grazing. Public access to and use of the site is limited to the public footpath.</p> <p>The land does not meet the tests required for the designation of a Local Green Space.</p>