



Thames Water Property Services

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Reference Matter 3 / DS37 / Mr Mark Mathews
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16 May 2013

Dear Sir/Madam

Re: Ealing Borough Council Examination of Development Sites DPD – Site OIS5 Acton Storm Tanks

These comments on the Inspector's draft Schedule of Matters and Issues for the Examination of Development Sites and Development Management Development Plan Documents are on behalf of Thames Water Utilities Limited (Thames Water). Thames Water are the statutory sewage undertaker for the whole of the Borough and statutory water undertaker for the east of the Borough, and are hence a "specific consultation body" in accordance with the Town & Country Planning (Local Development) Regulations 2004.

Paragraph 3.14 of the draft Schedule of Matters and Issues sets out additional site specific matters in relation to 'Area 6 – Other important sites' which includes the Acton Storm Tanks site (ref. OIS5). We have prepared comments in response to the Inspectors' questions regarding the Acton Storm Tanks site.

Thames Water have submitted an application for Development Consent for the Thames Tideway Tunnel to the Planning Inspectorate. The application was accepted for examination on 27 March 2013 and the application can be viewed on the Infrastructure pages of the Planning Inspectorate's website - <http://infrastructure.planningportal.gov.uk/projects/london/thames-tideway-tunnel/> The Thames Tideway Tunnel including the Acton Storm Tanks site is now subject to a renewed Safeguarding Direction which was recently served on all relevant Councils including the London Borough of Ealing by the Secretary of State (SoS) of Communities and Local Government on 15 March 2013 - a copy is attached in Appendix A. This Direction supersedes the previous Direction and will remain in force until 30 April 2022. It continues to prevent the council from granting planning permission in respect of development on any land to which the Direction relates otherwise than to give effect to any recommendation of Thames Water, as set out in para. 7 of the Direction.

Thames Water Plc
Clearwater Court, Grnd Floor
East, Vastern Rd, Reading,
Berks
RG1 8DB
T 0118 – 373 8093
F 0118 – 373 8009
I www.thames-water.com

Registered in England and Wales
No. 2366623, Registered office
Clearwater Court, Vastern Road,
Reading, Berks, RG1 8DB

Page 12 of the 'Guidance and Explanatory Notes for Local Planning Authorities to Accompany Consultation and Safeguarding Directions Issued for the Thames Tideway Tunnel Project – From Acton Storm Tanks in West London to Abbey Mills Pumping Station in East London' states that *'any plans which contain proposals maps prepared by local planning authorities, in the case of local development documents...should identify the area safeguarded by the Directions on the proposals map. Such plans should not include any proposal which conflicts with the Directions. Local development documents should state that the Directions have been made by the Secretary of State for Communities and Local Government. They are not proposals of the local planning authority and the tunnel alignment will not be determined through the development plan process'*.

In the Development Sites DPD Final Proposals Consultation document (June 2012), Acton Storm Tanks (OIS5) is proposed for 'Residential, public open space and Thames Tunnel operational requirements' with an indicative delivery timetable of 2021-2026

Given the recent Safeguarding Direction, it is our opinion that site OIS5 Acton Storm Tanks is not suitable for consideration as a development site for the proposed residential or public open space allocations until a date after the Thames Tideway Tunnel works are complete and the Safeguarding Direction is no longer in force. This is explained in further detail below.

Development Sites DPD – specific comments.

How long will Acton Storm Tanks be required by Thames Water?

As set out in the application for development consent for the Thames Tideway Tunnel, Acton Storm Tanks is our proposed site to receive the proposed main tunnel from Carnwath Road Riverside and to connect the existing Acton Storm Tanks Relief CSO to the main tunnel. Subject to development consent being granted, construction at Acton Storm Tanks would take approximately three and a half years and is currently anticipated to commence around 2018 and to finish around 2021.

Following construction of the Thames Tideway Tunnel, the Acton Storm Tanks site will remain as an operational asset of Thames Water and the future use of the tanks would be determined by us.

Will this site be viable / deliverable by 2021?

Given the reasons above, the Acton Storm Tanks site will not be viable or deliverable for residential development or public open space development by 2021.

How will cross boundary issues with Hammersmith and Fulham be dealt with?

This is a matter to be addressed by the London Borough of Ealing.

What are the implications of the Thames Tideway Tunnel?

The works at Acton Storm Tanks would result in the decommissioning and infilling of the two northernmost storm tanks (tanks 5 and 6). The remaining four tanks (tanks 1 to 4) would be hydraulically isolated from the sewer network through the construction of a permanent barrier within the existing inlet structure to those tanks. In order to mitigate the risk of upstream flooding, tanks 1 to 4 would only continue to function in exceptional circumstances. For further information, refer to para. A.5.53 on (p. A-25) of Appendix A of the Planning Statement (Doc ref: 7.01).

Once the Thames Tideway Tunnel is operational, multiple assets will remain in place within the Acton Storm Tanks site. These include

- the existing pumping station,
- existing tanks 1 to 4
- the main tunnel shaft and
- structures for air management plant and equipment.

Thames Water may in the future, decide to build a more detailed hydraulic model of the sewer network upstream of Acton Storm Tanks to examine whether the complete removal of the four remaining tanks is feasible in principle. This would entail more detailed modelling of the catchment and an evaluation of alternatives such as instigating Sustainable Draining Systems (SuDS) to reduce peak flows arriving at the site thereby reducing flooding risks by allowing the system to handle a lower flow.

We trust the above is satisfactory, but please do not hesitate to contact Thames Water if you have any queries.

Yours faithfully

Mark Mathews

Mark Mathews
Town Planning Manager
Thames Water Property Services.

Appendices

Content

Appendix A – Thames Tideway Tunnel Safeguarding Direction

**CONSULTATION AND SAFEGUARDING DIRECTIONS FOR DEVELOPMENT
AFFECTING ANY TUNNEL ALIGNMENTS THAT FORM PART OF THE
THAMES TIDEWAY TUNNEL PROJECT - FROM ACTON STORM TANKS IN
WEST LONDON TO ABBEY MILLS PUMPING STATION IN EAST LONDON
AND
FOR DEVELOPMENT AFFECTING SITES REQUIRED FOR THE
CONSTRUCTION OF THE THAMES TIDEWAY TUNNEL PROJECT**

The Secretary of State for Communities and Local Government (“the Secretary of State”) gives the following Directions to the local planning authorities named at Annex A in exercise of the powers conferred on him by articles 16(4), 25(1) and 29(6) of the Town and Country Planning (Development Management Procedure)(England) Order 2010¹ (“the Order”) made under section 74(1)(a), (c) and (f) of the Town and Country Planning Act 1990² (“the Act”).

Commencement

1. These Directions come into force on 15 March 2013 (“the commencement date”).

Application

2. These Directions apply in respect of any application for planning permission which has not been finally determined by the commencement date, where:

(a) it relates to development within the Zone specified in paragraph 3 and is not an exempt application by virtue of paragraph 4; or

(b) it relates to development on, above or under any part of the sites specified in paragraph 5.

The Zone

3. The Zone referred to in paragraph 2(a) is the Zone shown bounded by the red lines on the plans listed in the Schedule of drawings at Annex B of these Directions (being the Zone relating to the route of the proposed construction of the Thames Tideway Tunnel project).

Exempt applications

4. An application is an exempt application for the purposes of paragraph 2(a) if it is an application for planning permission which relates to development that:

(a) consists of an alteration to an existing building, or the change of use of an existing building or land; and

(b) does not involve, or is not likely to involve, any construction, engineering or other operations below existing ground level.

¹ S.I. 2010/2184.

² 1990 c.8.

The sites

5. The sites referred to in paragraph 2(b) are the sites shaded grey and edged red on the plans listed in the Schedule of drawings at Annex B of these Directions (being sites required in connection with the proposed construction of the Thames Tideway Tunnel project).

Duties on local planning authorities

6. Before granting planning permission for development in respect of any application for planning permission to which these Directions apply a local planning authority must consult Thames Water Utilities Limited (Company No. 2366661).

7. Where a local planning authority is required by paragraph 6 to consult Thames Water Utilities Limited, they must not grant planning permission on the application otherwise than to give effect to any recommendation of Thames Water Utilities Limited:

(a) unless they have delivered to the Secretary of State for the Department for Communities and Local Government the material specified in paragraph 8; and

(b) either:

(i) a period of 21 days beginning with the date which the Secretary of State tells the authority in writing is the date he received the material specified in paragraph 8 has elapsed; or

(ii) the Secretary of State has notified the authority in writing that he does not intend to take any further action in respect of that application.

8. The material referred to in paragraph 7 is:

(a) a copy of the application together with a copy of any plans or documents submitted with it;

(b) a copy of the response of Thames Water Utilities Limited to the consultation by the local planning authority in pursuance of paragraph 6;

(c) a copy of any representations made to the local planning authority in respect of the application;

(d) a copy of any report on the application prepared by an officer of the local planning authority;

(e) a statement on the provisions of the development plan and other issues involved, including whether the grant of permission would be contrary to the views of another Government Department; and

(f) such information regarding the application as the Secretary of State may require by additional direction under article 29(6) of the Order.

General

9. These Directions will remain in force until 30 April 2022.

10. If Thames Water Utilities Limited and the local planning authority provide to the Secretary of State written confirmation that any area of the land is not required as part of the Thames Tideway Tunnel Project prior to 30 April 2022 that area of land shall cease to be subject to these Directions.

11. The Directions issued to local planning authorities:

(a) on 24 April 2012 under article 25(1) of the Order made under section 74(1)(a) of the Act specifying safeguarding limits for Carnwath Road Riverside site in London Borough of Hammersmith and Fulham and Kirtling Street Site in London Borough of Wandsworth;

(b) on 5 October 2012 under article 25(1) of the Order made under section 74(1)(a) of the Act specifying safeguarding limits for Blackfriars Bridge Foreshore in City of London; Earl Pumping Station in London Borough of Lewisham and Greenwich Pumping Station in London Borough of Greenwich; and

(c) on 21 December 2012 under articles 16(4), 25(1) and 29(6) of the Order made under section 74(1)(a), (c) and (f) of the Act specifying safeguarding limits and consultation requirements for all tunnel alignments forming part of the project from Acton Storm Tanks to Abbey Mills Pumping Station

are hereby cancelled.

Richard Watson

Authorised by the Secretary of State to sign in that behalf

15 March 2013

ANNEX A – LIST OF LOCAL PLANNING AUTHORITIES

1. City of London Corporation
2. City of Westminster
3. London Borough of Ealing
4. London Borough of Hammersmith and Fulham
5. London Borough of Hounslow
6. London Borough of Lambeth
7. London Borough of Lewisham
8. London Borough of Newham
9. London Borough of Richmond upon Thames
10. London Borough of Southwark
11. London Borough of Tower Hamlets
12. London Borough of Wandsworth
13. London Legacy Development Corporation
14. Royal Borough of Greenwich
15. Royal Borough of Kensington and Chelsea

ANNEX B – SCHEDULE OF DRAWINGS BY LOCAL PLANNING AUTHORITY

Local Planning Authority	Drawing Number	Sheet Number	Site or Tunnel	Site Name
All	110-DA-GEN-00000-000908	Key Plan		
City of London Corporation	110-DA-GEN-00000-000923 110-DA-GEN-00000-000924	Sheet 15 Sheet 16	Site	Blackfriars Bridge Foreshore
City of London Corporation	110-DA-GEN-00000-000923	Sheet 15	Tunnel	
City of London Corporation	110-DA-GEN-00000-000924	Sheet 16	Tunnel	
City of Westminster	110-DA-GEN-00000-000921	Sheet 13	Tunnel	
City of Westminster	110-DA-GEN-00000-000922	Sheet 14	Site	Victoria Embankment Foreshore
City of Westminster	110-DA-GEN-00000-000922	Sheet 14	Tunnel	
City of Westminster	110-DA-GEN-00000-000923	Sheet 15	Tunnel	
London Borough of Ealing	110-DA-GEN-00000-000909	Sheet 1	Site	Acton Storm Tanks
London Borough of Ealing	110-DA-GEN-00000-000909	Sheet 1	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000909	Sheet 1	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000910	Sheet 2	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000911	Sheet 3	Site	Hammersmith Pumping Station
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000911	Sheet 3	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000912	Sheet 4	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000913	Sheet 5	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000914	Sheet 6	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000915 110-DA-GEN-00000-000931	Sheet 7 Sheet 23	Site	Carnwath Road Riverside
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000931	Sheet 23	Tunnel	

Local Planning Authority	Drawing Number	Sheet Number	Site or Tunnel	Site Name
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000915	Sheet 7	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000916	Sheet 8	Tunnel	
London Borough of Hammersmith and Fulham	110-DA-GEN-00000-000917	Sheet 9	Tunnel	
London Borough of Hounslow	110-DA-GEN-00000-000909	Sheet 1	Tunnel	
London Borough of Hounslow	110-DA-GEN-00000-000910	Sheet 2	Tunnel	
London Borough of Lambeth	110-DA-GEN-00000-000921	Sheet 13	Site	Albert Embankment Foreshore
London Borough of Lambeth	110-DA-GEN-00000-000921	Sheet 13	Tunnel	
London Borough of Lewisham	110-DA-GEN-00000-000933	Sheet 25	Site	Earl Pumping Station
London Borough of Lewisham	110-DA-GEN-00000-000933	Sheet 25	Tunnel	
London Borough of Lewisham	110-DA-GEN-00000-000934	Sheet 26	Tunnel	
London Borough of Lewisham	110-DA-GEN-00000-000936	Sheet 27	Site	Deptford Church Street
London Borough of Lewisham	110-DA-GEN-00000-000936	Sheet 27	Tunnel	
London Borough of Newham	110-DA-GEN-00000-000930	Sheet 22	Site	Abbey Mills Pumping Station
London Borough of Newham	110-DA-GEN-00000-000930	Sheet 22	Tunnel	
London Borough of Newham	110-DA-GEN-00000-000937 110-DA-GEN-00000-000938	Sheet 28 Sheet 29	Site	Beckton Sewage Treatment Works
London Borough of Newham	110-DA-GEN-00000-000937	Sheet 28	Tunnel	
London Borough of Newham	110-DA-GEN-00000-000938	Sheet 29	Tunnel	
London Borough of Richmond upon Thames	110-DA-GEN-00000-000910	Sheet 2	Tunnel	
London Borough of Richmond upon Thames	110-DA-GEN-00000-000911	Sheet 3	Tunnel	

Local Planning Authority	Drawing Number	Sheet Number	Site or Tunnel	Site Name
London Borough of Richmond upon Thames	110-DA-GEN-00000-000913	Sheet 5	Tunnel	
London Borough of Richmond upon Thames	110-DA-GEN-00000-000914	Sheet 6	Tunnel	
London Borough of Richmond-upon Thames	110-DA-GEN-00000-000913 110-DA-GEN-00000-000914	Sheet 5 Sheet 6	Site	Barn Elms
London Borough of Southwark	110-DA-GEN-00000-000924	Sheet 16	Tunnel	
London Borough of Southwark	110-DA-GEN-00000-000925	Sheet 17	Site	Shad Thames Pumping Station
London Borough of Southwark	110-DA-GEN-00000-000925 110-DA-GEN-00000-000932	Sheet 17 Sheet 24	Site	Chambers Wharf
London Borough of Southwark	110-DA-GEN-00000-000925	Sheet 17	Tunnel	
London Borough of Southwark	110-DA-GEN-00000-000926	Sheet 18	Tunnel	
London Borough of Southwark	110-DA-GEN-00000-000932	Sheet 24	Tunnel	
London Borough of Southwark	110-DA-GEN-00000-000933	Sheet 25	Site	Earl Pumping Station
London Borough of Southwark	110-DA-GEN-00000-000933	Sheet 25	Tunnel	
London Borough of Tower Hamlets	110-DA-GEN-00000-000925	Sheet 17	Tunnel	
London Borough of Tower Hamlets	110-DA-GEN-00000-000926	Sheet 18	Tunnel	
London Borough of Tower Hamlets	110-DA-GEN-00000-000927	Sheet 19	Site	King Edward Memorial Park Foreshore
London Borough of Tower Hamlets	110-DA-GEN-00000-000927	Sheet 19	Tunnel	
London Borough of Tower Hamlets	110-DA-GEN-00000-000928	Sheet 20	Site	Bekesbourne Street
London Borough of Tower Hamlets	110-DA-GEN-00000-000928	Sheet 20	Tunnel	
London Borough of Tower Hamlets	110-DA-GEN-00000-000929	Sheet 21	Tunnel	
London Borough of Tower Hamlets	110-DA-GEN-00000-000930	Sheet 22	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000913	Sheet 5	Tunnel	

Local Planning Authority	Drawing Number	Sheet Number	Site or Tunnel	Site Name
London Borough of Wandsworth	110-DA-GEN-00000-000914	Sheet 6	Site	Putney Embankment Foreshore
London Borough of Wandsworth	110-DA-GEN-00000-000914	Sheet 6	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000915	Sheet 7	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000916	Sheet 8	Site	Falconbrook Pumping Station
London Borough of Wandsworth	110-DA-GEN-00000-000916	Sheet 8	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000917	Sheet 9	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000918	Sheet 10	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000919 110-DA-GEN-00000-000920	Sheet 11 Sheet 12	Site	Kirtling Street
London Borough of Wandsworth	110-DA-GEN-00000-000919	Sheet 11	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000920	Sheet 12	Site	Heathwall Pumping Station
London Borough of Wandsworth	110-DA-GEN-00000-000920	Sheet 12	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000921	Sheet 13	Tunnel	
London Borough of Wandsworth	110-DA-GEN-00000-000931	Sheet 23	Site	Dormay Street
London Borough of Wandsworth	110-DA-GEN-00000-000931	Sheet 23	Site	King George's Park
London Borough of Wandsworth	110-DA-GEN-00000-000931	Sheet 23	Tunnel	
London Legacy Development Corporation	110-DA-GEN-00000-000930	Sheet 22	Site	Abbey Mills Pumping Station
London Legacy Development Corporation	110-DA-GEN-00000-000930	Sheet 22	Tunnel	
Royal Borough of Greenwich	110-DA-GEN-00000-000936	Sheet 27	Site	Deptford Church Street

Local Planning Authority	Drawing Number	Sheet Number	Site or Tunnel	Site Name
Royal Borough of Greenwich	110-DA-GEN-00000-000936	Sheet 27	Site	Greenwich Pumping Station
Royal Borough of Greenwich	110-DA-GEN-00000-000936	Sheet 27	Tunnel	
Royal Borough of Kensington and Chelsea	110-DA-GEN-00000-000917	Sheet 9	Site	Cremorne Wharf Depot
Royal Borough of Kensington and Chelsea	110-DA-GEN-00000-000917	Sheet 9	Tunnel	
Royal Borough of Kensington and Chelsea	110-DA-GEN-00000-000918 110-DA-GEN-00000-000919	Sheet 10 Sheet 11	Site	Chelsea Embankment Foreshore
Royal Borough of Kensington and Chelsea	110-DA-GEN-00000-000918	Sheet 10	Tunnel	
Royal Borough of Kensington and Chelsea	110-DA-GEN-00000-000919	Sheet 11	Tunnel	

**SECRETARY OF STATE FOR COMMUNITIES AND
LOCAL GOVERNMENT**

**GUIDANCE AND EXPLANATORY NOTES FOR LOCAL PLANNING
AUTHORITIES TO ACCOMPANY CONSULTATION AND SAFEGUARDING
DIRECTIONS ISSUED FOR THE THAMES TIDEWAY TUNNEL PROJECT – FROM
ACTON STORM TANKS IN WEST LONDON TO ABBEY MILLS PUMPING
STATION IN EAST LONDON**

(These notes are not part of the Directions)

Background

In March 2012 Parliament approved the Waste Water National Policy Statement which established the need for the proposed Thames Tideway Tunnel, a designated Nationally Significant Infrastructure Project under the Planning Act 2008. The application for Development Consent for the project was submitted to the Planning Inspectorate on 28 February 2013 for determination under the Planning Act 2008.

The Secretary of State for Communities and Local Government has issued the following Directions (the 2012 Directions) in respect of the project:

(1) A Safeguarding Direction affecting:

- i. Carnwath Road Riverside site, in the London Borough of Hammersmith and Fulham; and
- ii. Kirtling Street site, in the London Borough of Wandsworth dated 24 April 2012.

(2) A Safeguarding Direction affecting:

- i. Blackfriars Bridge Foreshore, in the City of London;
- ii. Earl Pumping Station, in the London Borough of Lewisham; and
- iii. Greenwich Pumping Station, in the Royal Borough of Greenwich dated 5 October 2012.

(3) Consultation and Safeguarding Directions affecting the zone relating to the route of the proposed construction of the Thames Tideway Tunnel dated 21 December 2012.

The Directions issued on 15 March 2013 supercede the 2012 Directions which would otherwise have remained in force until 31 March 2013. The 2013 Directions affect all tunnel alignments that form part of the project and all sites required for the construction of the Thames Tideway Tunnel project. They affect additional sites but also cover the same area affected by the 2012 Directions.

Processing of applications

Applications for planning permission on which Thames Water Utilities Ltd must be consulted, in accordance with paragraph 6 of the Directions, should be sent by first class post and/or electronically to:

Development Planning Manager
Thames Water Utilities Ltd
Maple Lodge
Denham Way
Rickmansworth
Herts
WD3 9SQ

Email: Devcon.team@thameswater.co.uk

And copied to:

Senior Communications Executive
Thames Tideway Tunnels
7th Floor
The Point
37 North Wharf Road
Paddington
London
W2 1AF

Email: info@tidewaytunnels.co.uk

Such applications must not be determined before the expiry of the period for consultation set out in Article 16 (5) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (“the Order”).

Applications which local planning authorities are minded to approve against the advice of Thames Water Utilities Ltd should, in accordance with paragraph 7 of the Directions, be sent by authorities by first class post and/or by email to:

Planning Casework Division
Department for Communities and Local Government
Zone 1/H1
Eland House
Bressenden Place
London SW1E 5DU

Email: pcc@communities.gsi.gov.uk

The Department will inform local planning authorities of the date of receipt and if the Secretary of State intends to take any further action in respect of that application will, within 21 days, notify the authority in writing.

Where any area of the land is not required as part of the Thames Tideway Tunnel Project prior to 30 April 2022, in accordance with paragraph 10 of the Directions, Thames Water Utilities Limited and the local planning authority should provide written confirmation by first class post and/or by email to the Planning Casework Division at the address given above.

Blight and purchase notices

The provisions of the Town and Country Planning Act 1990 on blight and purchase notices will apply to property affected by the safeguarding. The appropriate authority

to receive purchase notices will be the local planning authority. Blight notices should be served on Thames Water Utilities Ltd and sent to:

The Company Secretary
Thames Water Utilities Ltd
Clearwater Court
Vastern Road
Reading
Berks
RG1 8DB

Planning and local land charges registers

In accordance with article 36 (4) (b) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended, the particulars of the Directions must be entered in part II of the register of applications, in respect of any application for planning permission to which they apply. The Department is also of the view that the safeguarding provisions should be revealed in response to Optional Enquiries sent with the requisitions for searches of the local land charges register

Pending planning applications

These Directions apply to any planning application that has already been made but not been fully determined by the date the Directions come into force, other than applications in relation to development in the exempted categories in paragraph 4 of the Directions, as well as any future planning applications.

Local Development Documents and Neighbourhood Development Plans

Any plans which contain proposals maps prepared by local planning authorities, in the case of local development documents, or qualifying bodies, in the case of neighbourhood development plans, should identify the area safeguarded by the Directions on the proposals map. Such plans should not include any proposal which conflicts with the Directions.

Local development documents should state that the Directions have been made by the Secretary of State for Communities and Local Government. They are not proposals of the local planning authority and the tunnel alignment will not be determined through the development plan process.