



HC/FC/P22-0 172

6 December 2023

Directorate for Planning, Growth and Sustainability  
Buckinghamshire Council - Aylesbury Area  
The Gateway  
Gatehouse Road  
Aylesbury  
HP19 8FF

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Building 3, Bear Brook Office Park, Walton Street, Aylesbury, HP21 7QW**  
**Planning Portal Ref: PP- 12634267**

We write on behalf Bear Brook Developments Ltd ("the applicant") to submit a full planning application for the following development at Building 3, Bear Brook Office Park, Walton Street, Aylesbury, HP21 7QW ('the site'):

*"Installation of an electric substation."*

Accordingly, the following documentation has been submitted via the Planning Portal (ref. PP-12634267):

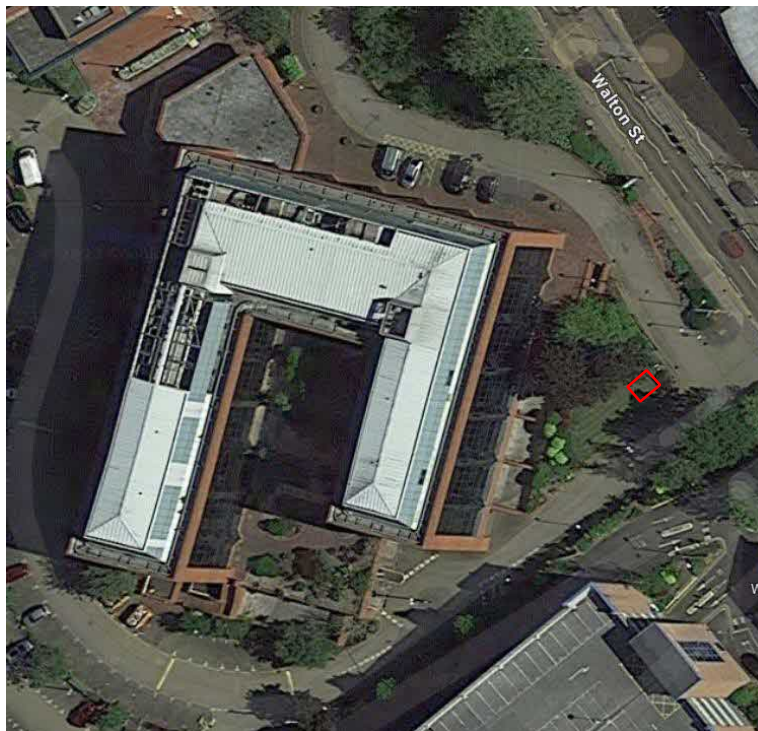
1. Application Form;
2. CIL Form;
3. Architectural drawings, prepared Silverline Architects:
  - a. Site Location Plan (ref. S00 Rev -);
  - b. Site Plan – Existing (ref. P300 Rev -);
  - c. Site Plan – Showing Proposed Substation (P301 Rev -);
4. Substation Drawings, prepared by UK Power Networks:
  - a. Civil Layout (EDS 07- 3102.0 1Sheet 1 of 3 Rev C);
  - b. Earthing Layout (EDS 07- 3102.0 1Sheet 2 of 3 Rev A);
  - c. Small Power & Lighting (EDS 07- 3102.0 1Sheet 3 of 3 Rev A); and
5. Planning Assessment (included within this letter).

The requisite planning application fee of £642 (£578.00 planning application fee + £64.00 Planning Portal administration fee) will be submitted to the Council under separate cover.

## Site Description

The application site (to house the proposed substation) comprises a triangular area of soft landscaping, formed mostly of grass, with 2no. trees and a mixture of shrub and hedge planting. The site lies immediately east of the "U- shaped" Building 3 within Bear Brook Office Park. Exit and entrance car access routes to the Building 3 car park abut the eastern boundary of the site, while a set of car park barriers lie immediately south, regulating the car parking area to the south-east. A satellite image of the site is included at Figure 1 below.

Building 3 itself is of a Postmodern architectural style which appears to have been built in the 1980s. The building was previously used by Lloyd's Bank for offices (Use Class E), although is currently undergoing conversion to residential. The building is made from a red brick and each main façade is largely glazed. The uppermost fourth floor is in the form of an inset mansard roof. Car parking areas are at basement level and at the ground floor. The application site lies to the west of Walton Street and is served by two vehicle accesses (one the north-east and one to the south-east of the application site).



*Figure 1– Satellite image of Building 3 with application site outlined in red*

The site is located on the edge of the Aylesbury Town Centre.

No heritage assets or tree preservation orders are designated on site.

According to the Environment Agency's Flood Map, the proposed location for the substation lies within Flood Zone 1 which has the lowest probability of flooding.

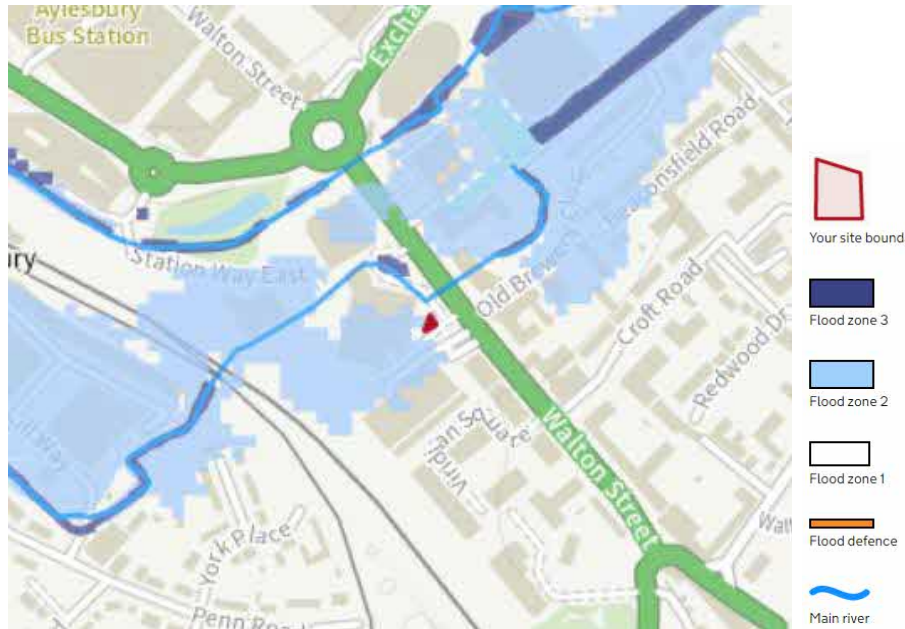


Figure 2 – Extract of Flood Risk Map with area of soft landscaping outlined in red

## Planning History

The following applications are of relevance to the proposal:

**21/03083/COUOR** - *Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 Offices into 144 residential flats.* Granted 4 October 2021.

**22/00865/COUAFN** - *Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of existing office into 56 residential on fourth floor including new 5th floor mezzanine.* Granted 27 April 2022

**21/B3083/INON** - *Proposed non-material amendment to permission for Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 Offices into 144 residential flats granted under planning ref: 21/03083/COUOR.* Granted 12 August 2022.

Following the grant of the Prior Approval referenced above, Building 3 Bear Brook Office Park is currently undergoing conversion to provide residential apartments.



## Proposed Development

This application seeks planning permission to install an electric substation on site to serve the residential development currently under construction at Building 3, in particular for the provision of EV parking which calls for a high demand of electricity. The proposed substation will be situated on foundations comprised of shallow slab. The substation will measure 3m width x 3m length x 2.4m height.

## Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The new Local Plan for Buckinghamshire Council is currently being prepared, with a call for sites ending on 29<sup>th</sup> December 2023. Given the early stage of the new Local Plan for Buckinghamshire Council and as the site is also located within the jurisdiction of the Aylesbury Vale district area, for the purposes of this application the adopted Development Plan comprises the Vale of Aylesbury Local Plan 2013- 2033 (adopted 15<sup>th</sup> September 2021).

Other material considerations that are relevant to the application proposals include the National Planning Policy Framework (NPPF) (2021), and relevant supplementary planning documents and guidance.

The key policies relevant to this application are outlined below.

### Vale of Aylesbury Local Plan 2013- 2033 (2021)

**Policy BE2 ‘Design of new development’** states all new development shall respect and complement the physical characteristics of the site and its setting, the local distinctiveness and vernacular character of the locality, the natural qualities and features of the area, and the effect on important public views and skylines.

**Policy BE3 ‘Protection of the amenity of residents’** states proposals should not unreasonably harm any aspect of amenity of existing residents and should achieve a satisfactory level of amenity for future residents. The council will use conditions or planning obligations to ensure that any potential adverse impacts on neighbours are eliminated or appropriately controlled.

**Policy NE8 ‘Trees, hedgerows and woodlands’** states that where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be required. The implementation of any protective measures it identifies will be secured by the use of planning conditions.

**Policy 14 ‘Flooding’** requires proposals including land within Flood Zones 2 and 3 to provide a site-specific flood risk assessment.



## Planning Assessment

This application seeks planning permission for the installation of an electric substation to serve the development of 144 residential flats currently under construction at Building 3, as approved by application ref. 21/03083/COUOR on 4<sup>th</sup> October 2021 (subsequently amended by NMA application ref. 21/03083/NON). In particular, the substation will facilitate the providing of EV parking which calls for a high demand of electricity. The substation will be powered by UK Power Networks, a distribution network operator for electricity covering South East England, the East of England and London.

Permitted Development Rights (Part 15, Class B of the General Permitted Development Order 2015 (as amended)) allows for the installation of electricity substations by Statutory Undertakers. As this substation is to be installed by the developer, it is our understanding that full planning permission is required, although it should be noted that if the substation was to be installed by UK Power Networks directly then planning permission would not be required.

It is also noted that Proposed Site Plan (Drawing no. PD86- SNUG- XX- XX- DR- A- 0300-) for extant permission ref. 21/03083/COUOR indicatively included the substation with the intention to approve this at a later date through a separate consent.

### Design and Amenity

The substation is located on an area of soft landscaping adjacent to the entrance and exit car access for the Building 3 and as such, is visible from the access roads for the site in addition to the nearby Walton Street. The positioning of the substation allows for convenient servicing of the substation.

To mitigate against noise and visual impacts to the surrounding roads as well as the future residents of Building 3, the substation has been designed to be contained within a metal enclosure, with louvred panels for ventilation. The enclosure can be accessed via doors which open towards the eastern elevation of Building 3.

While the substation will be located on an area of landscaping in close proximity to Building 3, it has notably been located at the corner closest to Walton Street, thus providing visual separation between Building 3 and the substation. Furthermore, the substation itself is proposed to extend 2.4m in height (with 0.15m footing). This is a modest scale when considered against the height of Building 3 and is considered to respect the characteristics of the site and its setting.

As such, given the inclusion of the metal enclosure, alongside the scale and positioning of the substation, the proposal will achieve a satisfactory level of amenity for future residents of Building 3 resulting from noise and visual impacts and the design will respect characteristics of the site and its setting. The proposal therefore accords with Policies BE2 and BE3 of the Vale of Aylesbury Local Plan (VoALP) 2021.



### Trees

The area of soft landscaping proposed for the location of the substation is also host to 2no. trees and a mixture of hedge and shrub planting. Notably, these trees are not subject to a TPO and are located approximately 2m from the proposed substation.

The substation is to be located on a 0.6m deep shallow slab foundation, while excavation and subsequent backfilling will be carried out up to 1.2m depth to facilitate cable installation. However, given the distance between the proposed substation and 2no. trees, which are to remain in situ, there is not considered to be an impact on the root protection area as a result of the development. Furthermore, the proposed location of the substation is conveniently located next to road access, therefore there will be no risk of damage to trees resulting from construction/maintenance vehicle access. As such, it is considered that the proposed substation will comply with Policy NE8 of the VoALP 2021.

### Food Risk

Although parts of Building 3 are located within Flood Zone 2, according to the Environment Agency's flood maps, the proposed location of the substation is located within Flood Zone 1 which indicates the lowest probability of flooding.

As set out above, the proposed substation seeks to facilitate the redevelopment of Building 3 for residential use, as approved by application ref. 21/0 30 83/COUOR. Notably, Condition 4 of this permission (ref. 21/A3083/DIS) was discharged on 17<sup>th</sup> November 2022, where a Drainage Report was submitted to demonstrate that the surrounding water network could accommodate the water discharge and drainage resulting from the development.

As set out above, the substation is proposed to be located on a 0.6m deep shallow slab foundation which will extend 3m length x 3m width. Given that this proposal would result in only a modest addition of hard surfacing, it is not considered to have a significant impact on the ability for the future residential development to manage flood risk. As such, the details approved under Condition 4 are not considered to be impacted by the proposed substation and the surrounding area would not be at increased risk of flooding as a result of the proposed substation. The proposal is therefore in accordance with Policy 14 of the VoALP 2021.

### **Conclusion**

The proposed development seeks planning permission in order to install an electric substation on site to serve the residential development currently under construction at Building 3, in particular for the provision of EV parking which takes a high electricity demand.

The proposed development has been designed to mitigate against noise and visual amenity impacts and will be relatively modest scale against the height of Building 3, thus respecting the characteristics of the site and its setting. Furthermore, the proposal will not result in harm to





existing trees on site, nor will it result in increased flood risk. The proposal will therefore accord with Policies BE2, BE3, NE8 and 14 of the Vale of Aylesbury Local Plan 2013-2033.

I trust the above and enclosed is sufficient for the registration of this application. If you require any further information, please do not hesitate to contact me or my colleague ([Henry.Courtier@pegasusgroup.co.uk](mailto:Henry.Courtier@pegasusgroup.co.uk)).

Yours faithfully,



Fiona Campbell

**Planner**

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