



North West Chilterns Community Board minutes

Minutes of the meeting of the North West Chilterns Community Board held on Tuesday 6 December 2022 in The Princes Centre, Clifford Road, Princes Risborough, HP27 ODP, commencing at 6.30 pm and concluding at 7.59 pm.

BC Councillors present

M Walsh (Chairman), S Broadbent, R Carington, C Etholen (Vice-Chairman), G Hall, M Smith and A Turner

Town/Parish Councils and other organisations present

Cllr S Breese and Cllr N Cox (Bledlow-cum-Saunderton Parish Council), Cllr H Holman (Ellesborough Parish Council), Cllr J Armshaw (Hughenden Parish Council), Cllr C Davies (Lacey Green Parish Council), Cllr V McPherson (Longwick-cum-Ilmer Parish Council), S Henson (West Wycombe Parish Council Clerk), Cllr V Smith (West Wycombe Parish Council).

Others in attendance

J Binning, M Devlin, S Payne and S Taylor (Buckinghamshire Council)
R Westley and C der Heijer (BCS Utilities), D Burton and D Gaughan (JSM), J Stevens

Agenda Item

1 The Chairman's Welcome

The Chairman, Councillor Matthew Walsh, welcomed everyone to the meeting and thanked them all for attending.

2 Declarations of Interest

There were no declarations of interest.

3 Apologies for Absence

Apologies were received from Buckinghamshire Councillors Shade Adoh, David Carrol, Clive Harriss and Paul Turner; Councillor Catherine Campbell (Princes Risborough Town Council), Councillor Stan Jones (Hughenden Parish Council), Councillor Jane Rogers (Longwick cum Ilmer Parish Council), John McGownan (Ellesborough Parish Council Parish Clerk), Giles Tandy (Downley Parish Council, Parish Clerk), Councillor James Cripps (Great and Little Kimble Parish Council), Councillor Josephine Biss (Princes Risborough Town Council), Councillor Simon Cope (West Wycombe Parish Council), Peter Spence (Hughenden Valley Residents Association), Hilda Stearn (Hughenden Street Association) and Rob Mills (JSM).

4 Notes of the last meeting

Jackie Binning, Community Board Manager, confirmed that all the actions had been carried out. It was noted that an amendment was required to item 9, Community Matters, Former Molins Site, Haw Lane, Saunderton. The text *'and part was due to High Speed Rail 2 (HS2) rail works'* would be removed and the first sentence now read: *'Sharon Henson, clerk, and Councillor Vicki Smith, West Wycombe PC, raised the issue regarding the volume of traffic passing through West Wycombe High Street, much of which was related to the former Molins site demolition works.'*

Resolved: The minutes of the meeting held on 27 July 2022 were **agreed** as accurate record, subject to the amendment being made.

5 The former Molins site in Saunderton

Rees Westley and Chris den Heijer, BCS Utilities and Dave Burton and David Gaughan, JSM Group, attended the meeting to increase stakeholder engagement, answer any questions, discuss the route to be taken off site and mitigate as much disruption as possible. A presentation was provided, appended to the minutes. Rees explained that BCS were managing the project and JSM were the principal contractor.

The following key points were raised during the presentation/answered by the team:

- It was confirmed that no houses would be built on the site; it would be a technological centre which had planning consent and the site was almost ready for construction.
- The power requirement was 120 MVA but this would be rationalised and possibly reduced.
- The Data Centre would not take precedence over residents during a power outage as it would be completely separate.
- The power would be supplied from the National Grid Amersham Substation rather than from Longwick as the Longwick site could not provide enough power.
- In response to a query on whether there would be any background noise; it was confirmed that acoustic surveys had been carried out at the site and there was a requirement to meet certain parameters which were set out in the planning conditions and were publicly available. The acoustic level was based on normal operational use; it would be a highly efficient sub-station, and less noisy than an older sub-station.
- Avalon DC Ltd had commissioned JSM to design and build the sub-station. JSM were a privately owned, accredited company, with extensive knowledge of this type of work and had a good reputation.
- The length of the cable route was 16.4 km, running from Mop End to Saunderton. It was agreed that a list of the roads affected would be supplied and circulated.

Action: Dave Gaughan/Jackie Binning

- There would be a dedicated site management team. An in-house engineering team would manage and co-ordinate the electrical and civil engineering activities.
- The trench for the cable would measure approximately one metre wide x 1.4 metre deep.
- It was anticipated that there would be approximately 10 HGV movements from the Haw Lane site per day.
- Two 'Special Engineering Difficulties' had been identified – Valley Road, Hughenden and Haw Lane Bridge, Saunderton.
- A third party traffic management company would be used, approved by the Local Authority.
- Variable Messaging Signs (VSMs) would be in place four weeks before the start date.
- The start date was confirmed as 3 January 2023; the cabling work would start in January 2024 and would commence in five different locations. There was an energisation date of August 2024 and the site would be cleared by September 2024.
- In response to a question on whether night time working would be undertaken on major routes such as the A4010; it was confirmed that night works were not being contemplated and that traffic lights would be used.
- The fibre installation would be carried out in conjunction with the cabling works on Wycombe Road.
- The biggest risks/difficulties were the two SEDs.
- Communication was key and it was suggested that all affected residents needed to be notified, not just the houses along the actual route. Public meetings would be arranged where required.
- The cabling works in Hughenden Valley would not affect the GP surgery.
- It was agreed that an increased number of VSMs should be in place rather than just on the A roads. The whole route would be under traffic management and an emergency number would be available; the ambulance service would also be made aware. The majority of the route would be controlled by two-way traffic lights. Some buses would need to be suspended, but the situation would be communicated to residents. The [One Network](#) website would include works happening in the area including the cabling works.
- It was confirmed that an Environmental Impact Assessment had been undertaken and was publicly available on the planning portal.
- The ambient noise in the area formed the baseline for the noise level and the requirement was to achieve a level five decibels below the current baseline.
- It was recommended that publicity material for residents included an explanation of what a data centre was i.e., a technical hub for storing data to facilitate the current way of working and that it was part of the economic regeneration plan.
- The work programme would be driven by the information received from the Highways Team. Traffic lights were not allowed within two miles of each other on an A road.

- Route maps would be supplied to the HGV drivers to prevent travel via West Wycombe High Street.
- Cllr Simon Breese highlighted the problem of traffic lights under Haw Lane rail bridge and offered to work with them to discuss the options.

Action: Rees Westley/Cllr Breese

- It was acknowledged that there would be disruption but the aim of the traffic plan was to minimise disruption. It was confirmed that the Street Works Team were aware of this forthcoming work.
- The letter drop, with contact details, would be undertaken two weeks before starting work on an affected route; side roads would also be included.
- 80% of the ducts were completed and it was estimated that there would be another 18 articulated lorry deliveries to come; they would not be travelling through Bledlow Ridge.
- The Vice-Chairman asked if Members could be notified to enable them to circulate to the parish councils and via the community board. Dave Gaughan reiterated that the information would be on One Network but would not be specified as cabling work; however, Dave offered to provide a schedule of works to Jackie Binning for circulation; project updates would also be circulated.

Action: Dave Gaughan/Jackie Binning

- It was also suggested that a dedicated website be set up; Dave Gaughan offered to look into whether this was possible.

Action: Dave Gaughan

- The site had not been sold so there was no tenant to share any information on.

The Chairman thanked Rees, Chris, Dave and David for attending.

6 Community Board Updates

Action Groups Briefing Reports

The Chairman advised that the briefing reports had been circulated with the agenda pack. Jim Stevens, Chairman of the Transport and Road Issue Action Group, added that the report only provided a snapshot of what was actually being carried out. The Chairman stated that he had received excellent feedback on the work of the action groups at a recent meeting with the Community Board Service Director.

The following key points were raised in discussion:

- In response to a request for an update on the 'County Lines' in Buckinghamshire, Councillor Valerie McPherson, Chairman of the Community Resilience Action Group, explained that the group had been concentrating on knife crime as County Lines was not such a big problem as in other areas of the Thames Valley region, although there was a problem in High Wycombe. Jackie Binning added that the knife crime project dealt with children and young people who became involved with County Lines. Last year, the Transitions UK project had interlinked with the knife crime project and County Lines; it had been successful and shared across whole of

Buckinghamshire.

- It was agreed that a wild verge scheme would be discussed at the next Environmental and Climate Change Action Group meeting.

Action: Cllr Carington

Funding update

Jackie Binning, Community Board Manager, advised that the funding summary report included in the agenda pack stated that £55,192 remained in the budget; however, two Project Initiation Documents had been withdrawn and the allocated funding had been returned to the pot. Other projects had since been approved and there were several pending applications amounting to approximately £26,000. There were also some pre-application conversations taking place, also amounting to approximately £26,000, which, if progressed, would mean that the budget would be spent. If anyone knew of any other projects, let Jackie know as they could be considered for next year's budget.

The [North West Chilterns Community Board action plan](#) was available on the Buckinghamshire Council website.

7 Community Matters

Sophie Payne, local resident and Community Board champion, highlighted the following from the Buckinghamshire Council update in the agenda pack:

- A [comprehensive package](#), provided by the Council, was available to help residents with the rising cost of living. The Helping Hands team at BC was the key point of contact for any residents who were struggling financially.
- The Council libraries would be acting as welcoming spaces to provide a warm, welcoming, supportive place for anyone in need of one. A toolkit and guidance were available for other venues who were interested in opening up as a welcoming space.
- Two new Highways contracts had been awarded; Atkins (consultancy contractor) and Balfour Beatty who would replace Transport for Bucks). The general message was that there would be further communications with the community boards.
- Some hosts were coming to the end of their arrangement with Ukrainian guests and work was being undertaken with the Housing Team to support the guests. Work was also continuing to support asylum seekers.
- There had been an improvement in the waste collection service; however, any issues should be logged <http://www.buckinghamshire.gov.uk/missed-bin>.
- The garden waste charges scheme launched in September and had received a good response with approximately 26,000 households having signed up.
- There was a new on-demand PickMeUp bus service in High Wycombe. The pilot scheme had received good feedback and was designed to help people in areas not well served with bus routes. Buses could be booked in advance via an app or by phoning 01494 296021.
- The County Show was very successful with the community boards being well

represented.

- There was a new [Town and Parish Charter](#).
- Funding had been received to develop a Local Heritage listing and nominations were being assessed.
- There was a library service survey available on the BC website – ‘Help Shape the Buckinghamshire Libraries’ Vision and Strategy for 2023 to 2028 <https://yourvoicebucks.citizenspace.com/communities/libraries-vision-and-strategy/>. Libraries carried out a huge amount of partnership work e.g., to reduce social isolation, cultural participation opportunity, health and wellbeing as well as traditional activities.
- The [Buckinghamshire Film Office](#) launched last week. Anyone could register their property on their database as an opportunity for filming. The CB members were asked to promote the webpage to residents to maximise investment for Buckinghamshire.

The following key points were raised in discussion:

- Cllr Steve Broadbent suggested that in areas where moving traffic offences were an issue e.g., parking on zig zag lines, that a recommendation be submitted for inclusion on the list for monitoring by camera.
- The Council had been successful in a bid for providing [EV charging points](#) in the council car parks; the EV charging points would be provided by BP Pulse.
- A traffic flow problem was raised at George Road in Stokenchurch and a number of suggestions were made. Cllr Carl Etholen offered to discuss the situation with the parish council/residents.

Action: Cllr Etholen

The Chairman thanked the residents, parish councils, BC officers and BC councillors for their work over the past year.

- 8 Date of the next meeting**
Tuesday 7 February 2023



Avalon Data Centre 132/11kv 120MVA Electricity Connection

North West Chilterns Community Board

Presented by
David Burton & Dave Gaughan

Minute Items 5

Presentation to



Content

JSM Overview

Project Management Team

Accreditations

Project Overview

Methodology

SED's

Traffic Management

Programme

Public Relations

Feedback & Questions

JSM Overview

Privately owned business built over 20 years...

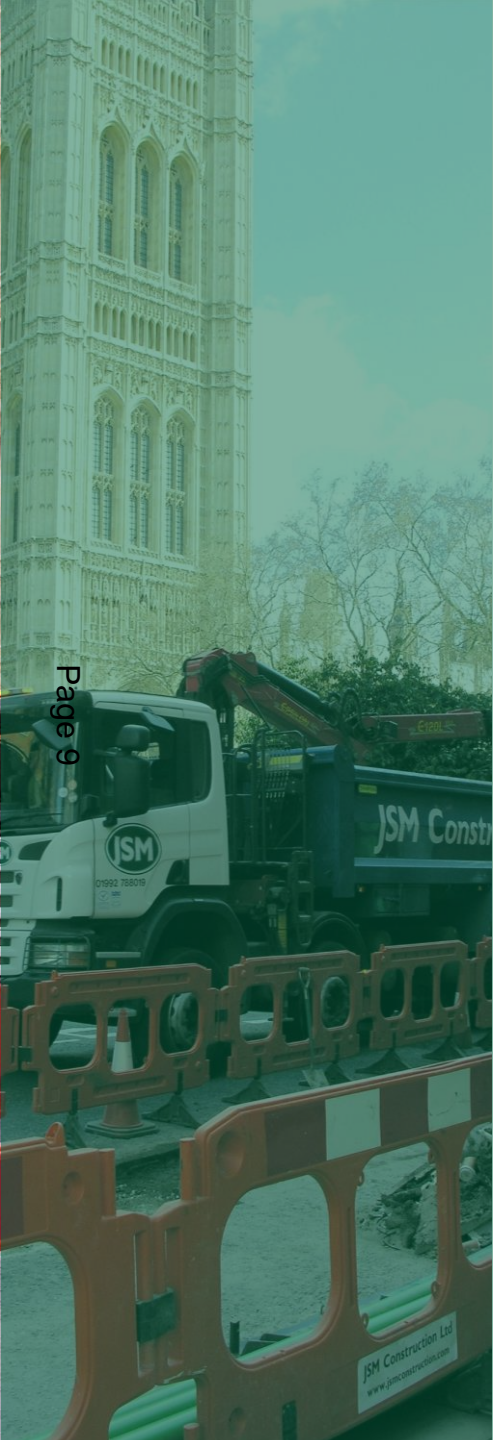
- £120m turnover largely based on repeat business
- Extensive local authority contacts & other third-party knowledge
- Long standing framework agreements including National Grid & SSE

Strong reputation in the market...

- Particular expertise within the Southeast and central London
- Power & Fibre core markets (NERS accredited)
- Multi-Utility capability (GIRS and WIRS accredited)

Operations

- 90% of work is self-delivered including excavation & reinstatement
- Subcontractors are used for some specialist activities
- 100% of Power project staff are directly employed
- 90% of specialist plant is owned by JSM (including cable pulling equipment, cable leak detection and cable fluid degasifying plants)



Strong & experienced team in place...

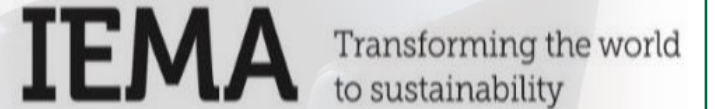


A dedicated management team with decades of experience and the ability to deliver on time, on budget and of the best quality



“At JSM we value the global commitments set out for a net zero carbon future and are well placed to help meet the challenge”

Accreditations



Project Overview

Avalon DC Limited have commissioned JSM for the design & build of a 132/11kV 120MVA Substation and cable installation associated with the new development at the site accessed from Haw Lane, Saunderton.

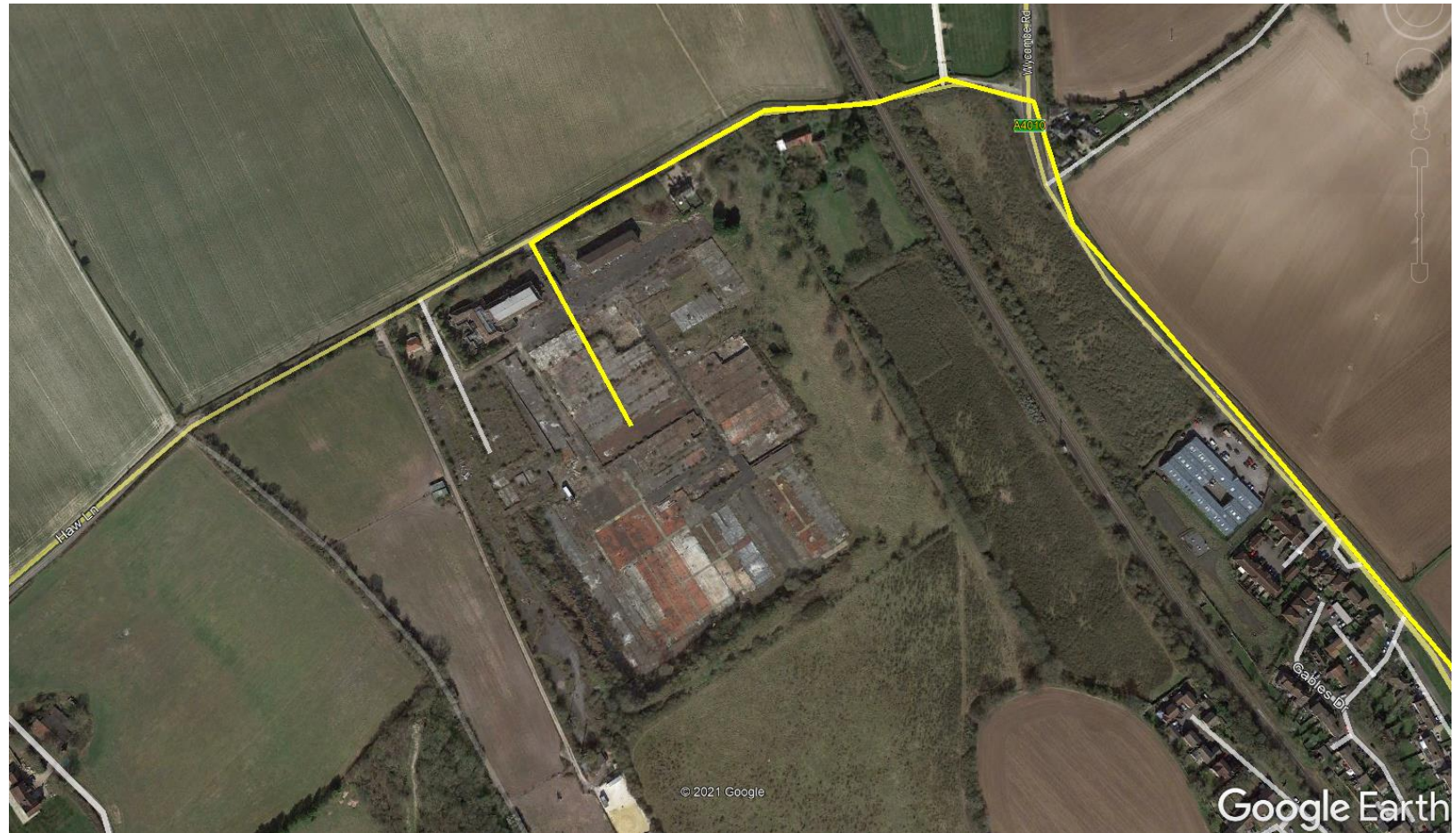
JSM will carry out the excavation of 2 sets of ducts, cable laying and reinstatement from the Cable Sealing End Structures within the National Grid Amersham Substation to the new Avalon DC Limited Substation. The final Connection at Amersham Substation is to be completed by National Grid.

The cable route from the National Grid Substation at Amersham comprises of 16.4km of two 132kV circuits, and associated Fibre Optic Cables.

- Phase 1 = Cable Duct Installation
- Phase 2 = Joint Bays, Cable Installation and Jointing

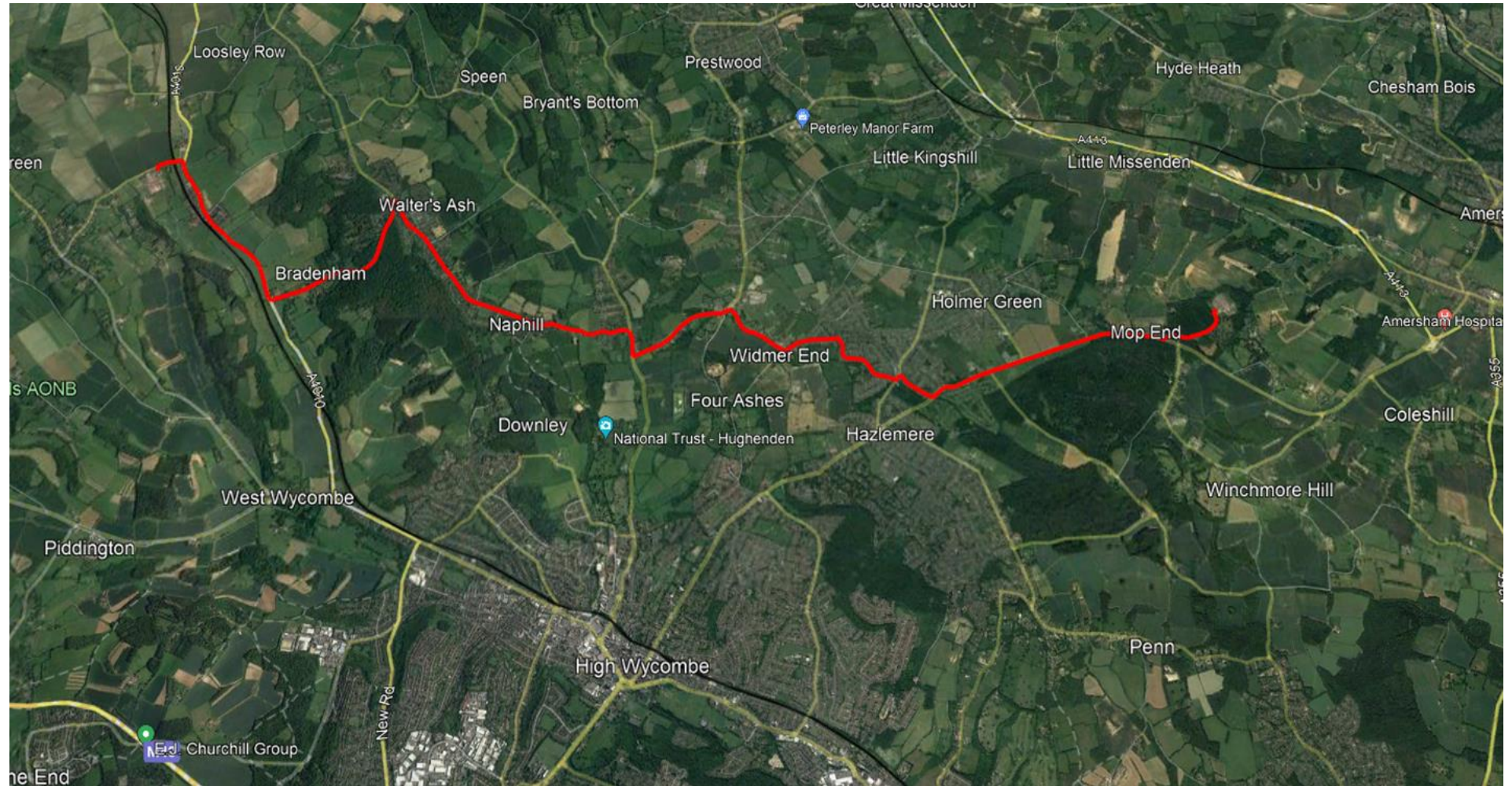
Project Overview

Customer Site Haw Lane, Saunderton.



Project Overview

Cable Route 16.4km



Project Overview

Point of Connection, National Grid Site, Mop End Lane



Project Resourcing

Dedicated Site Management

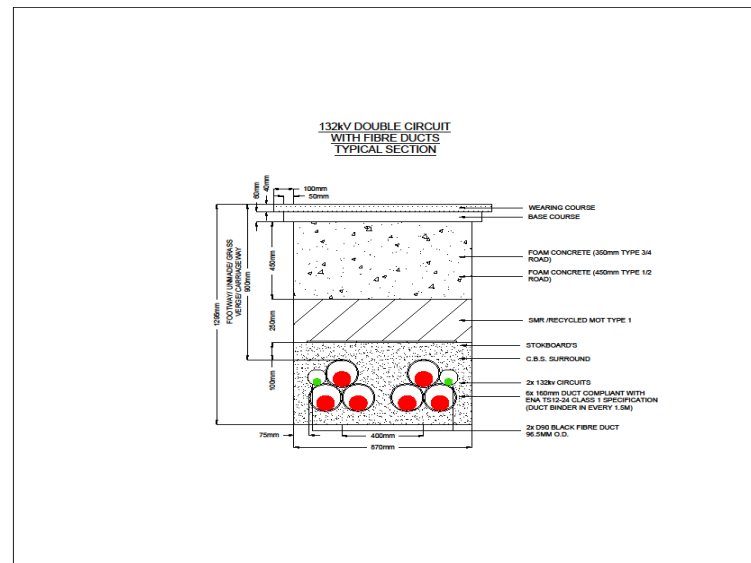
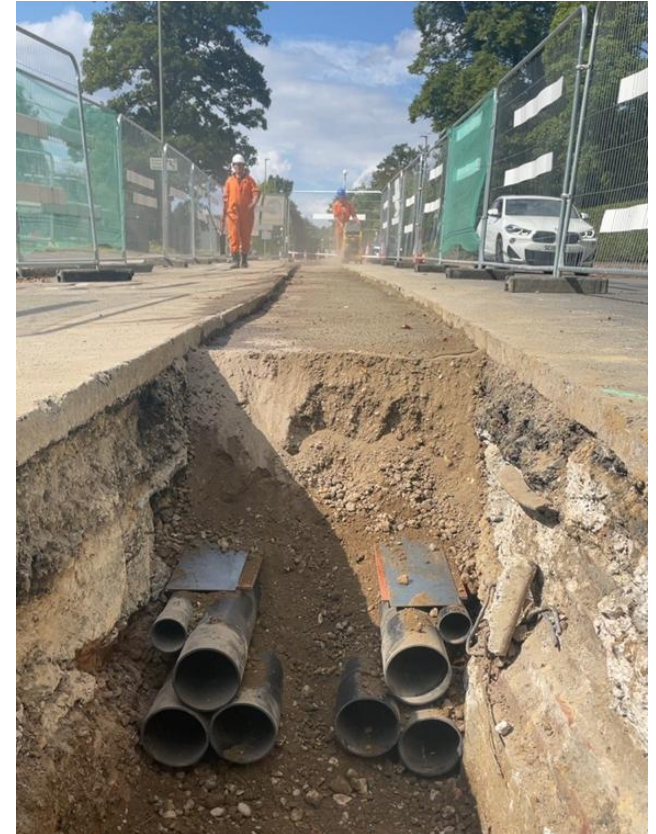
- Will have a clear understanding of the project commitments and deliver against them
- Providing a single point of communication
- Will have full responsibility including liaison with National Grid to ensure that project programmes are closely aligned to achieve the desired energisation date, and also close liaison with the Local Highways Authority

In-house civil engineering and street-works noticing team

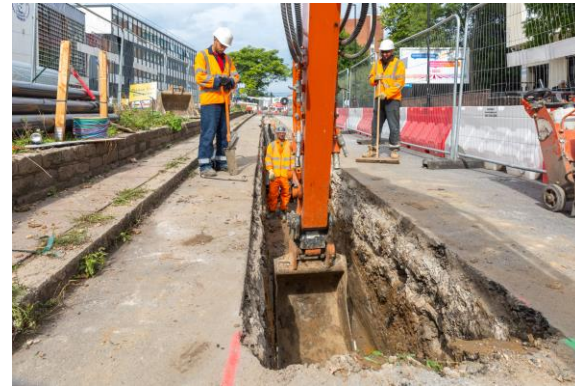
- Gives us the unique ability to directly design, plan, manage and coordinate all of the electrical and civil engineering activities without heavy reliance on third party subcontractors
- We believe that the success of a project is only realised when these activities complement each other 'hand in glove'.

Methodology (Trench Works)

- Utilising mechanical excavators and traditional open cut methods.
- Hand dig methods will be utilised for localised areas to negotiate services
- Use of Block & Mesh Fencing on all sites
- Use of Foamed Concrete (where permitted)
- First Pass Reinstatement
- Use of independent UKAS accredited company to carry out unbiased NRSWA & TMA audits on our works
- c10 HGV movements per day
- Potential HDD for SED's



Methodology (Trench Works)



Methodology (Joint Bays)



Average size of 132kV Joint Bay – 12m x 3m

Special Engineering Difficulties (SEDs)

Valley Road / Cryers Hill Road

Feasibility Study (Stage 1 Desktop Review)	
Cam Capital, Molins 100MVA Connection – Stage 1 Feasibility Study	Date: 6 th Decemeber 2021
SPECIAL ENGINEERING DIFFICULTY (SED) REPORT	

Feasibility Study (Stage 1 Desktop Review)	
Cam Capital, Molins 100MVA Connection – Stage 1 Feasibility Study	Date: 6 th Decemeber 2021
SPECIAL ENGINEERING DIFFICULTY (SED) REPORT	

SED Report 1

SED / STRUCTURE NAME	CULVERT CROSSING				
STRUCTURE NO.					
LOCATION	Valley Road, High Wycombe HP14 4LG	CHAINAGE LOCATION (m)	7820m		
EASTING (m)	486464				
NORTHING (m)	196421				
TYPE OF SED					
Bridge Structure	Culvert Crossing	Retaining Walls	Subway	Undertaker's Apparatus and Utilities	Other
	X				
KNOWN UTILITIES:	BT, Electric, Foul Water, Gas & Water				
CONDITION:	Not Known				
COMMENTS:	PAS128 Utility Surveys and Trial Holes to confirm available and/or route for proposed trench configuration or HDD installation.				

PHOTO 2. Side view SED 1 – Culvert Crossing



PHOTO 1. Location of SED 1 – Culvert Crossing





HDD



Special Engineering Difficulties (SEDs)

Haw Lane

Feasibility Study (Stage 1 Desktop Review)	
Cam Capital, Molins 100MVA Connection – Stage 1 Feasibility Study	Date: 6 th Decemeber 2021
SPECIAL ENGINEERING DIFFICULTY (SED) REPORT	

Feasibility Study (Stage 1 Desktop Review)	
Cam Capital, Molins 100MVA Connection – Stage 1 Feasibility Study	Date: 6 th Decemeber 2021
SPECIAL ENGINEERING DIFFICULTY (SED) REPORT	

SED Report 2

SED / STRUCTURE NAME	RAILWAY BRIDGE UNDERPASS				
STRUCTURE NO.					
LOCATION	Haw Lane, High Wycombe HP14 4LG	CHAINAGE LOCATION (m)	16100m		
EASTING (m)	480946				
NORTHING (m)	198767				
TYPE OF SED					
Bridge Structure	Culvert Crossing	Retaining Walls	Subway	Undertaker's Apparatus and Utilities	Other
X					
KNOWN UTILITIES:	BT, Electric, LP & MP Gas & Water				
CONDITION:	Not Known				
COMMENTS:	PAS128 Utility Surveys and Trial Holes to confirm available and/or route for proposed trench configuration or HDD installation.				

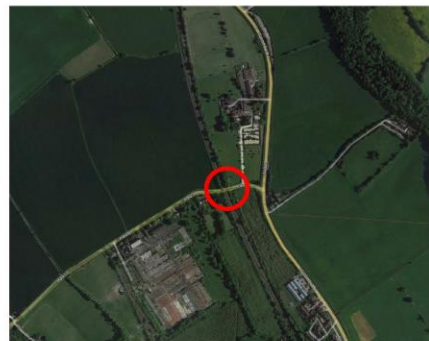
PHOTO 2. Side view SED 2 – Railway Bridge Underpass



PHOTO 3. Side view SED 2 – Railway Bridge Underpass



PHOTO 1. Location of SED 2 – Railway Bridge Underpass



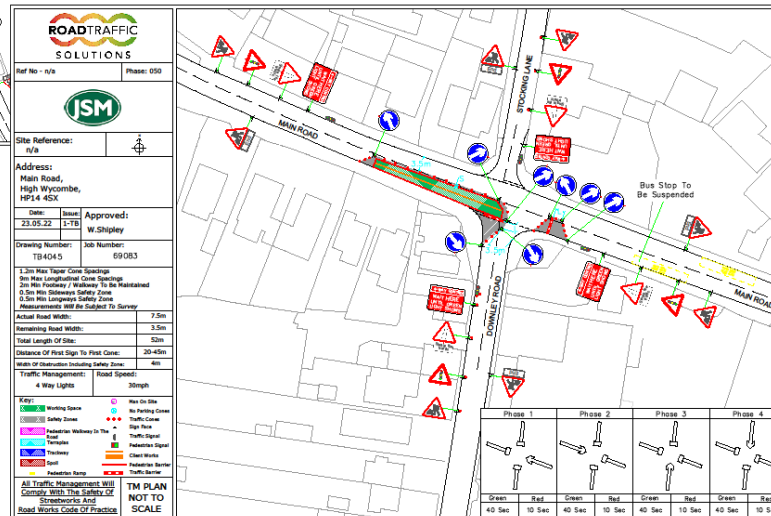
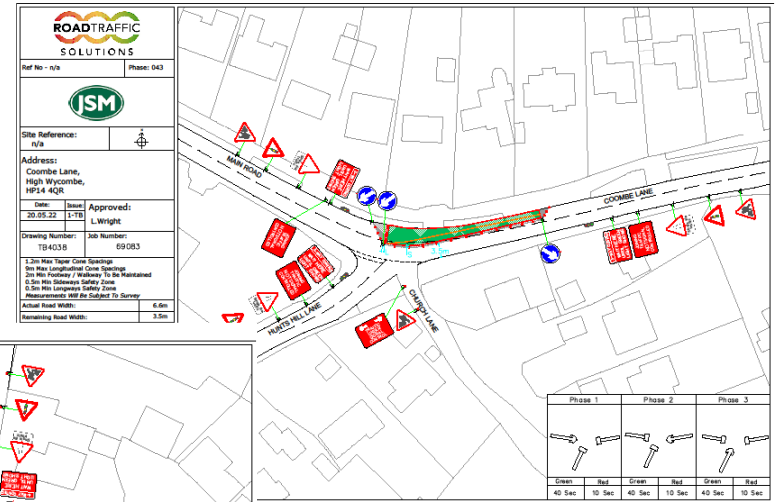
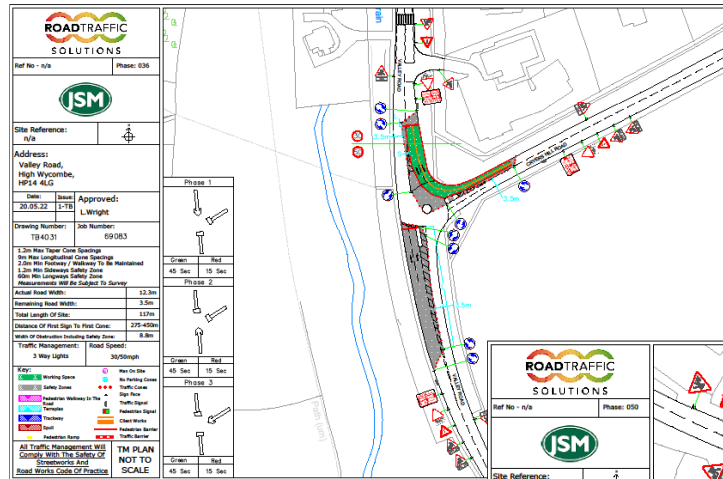
Potential HDD



Traffic Management

Traffic Management supplied & managed by Road Traffic Solutions Ltd

- Multi Phase Lights to be utilised at Junctions (to be agreed)
- Generic Two Way Lights to be used between Junctions



Traffic Management (examples)



Programme (Key Dates)

- Variable Messaging Signs (VMS) Information Boards / Advance Notification Signs = 4 Weeks prior to start date
- Letter Drops = 2 Weeks prior to start date
- Proposed Start Date (Duct Install) = January 2023
- Proposed Start Date (Cable Install /Jointing) = January 2024
- Energisation = August 2024
- Site Clear/Demobilisation = September 2024

*Program based on five excavation teams

Public Relations

- Letter Drops (with JSM contact details)
- Public Meetings
- VMS Displays on Traffic Sensitive Roads
- Advance Warning Signs on non Traffic Sensitive Roads



IMPORTANT INFORMATION

Dear Owner/Occupier

RE: Expansion of the Zayo Telecommunications Network

Please be advised that JSM Construction will be carrying out section 81 frame and cover repair on **(ROAD NAME)** from **(locations)** on **(date of works)** 2022.

This work is being carried out with the permission of the Local Authority's Highway Department and the Traffic Police and is in strict accordance with the New Roads & Street Works Act 1991.

We would like to apologise in advance for any inconvenience that these essential works may cause and I can assure you that we will endeavour to keep disruption to the absolute minimum, whilst passing your property as quickly as possible.

Since our inception Zayo has been granted numerous awards by local authorities for consideration and care in contracting.

May we thank you in advance for your co-operation and should you require any further information regarding these works please contact our agent on site our Head Office On: 01992 788 019.

Thank you
Any questions?

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