

Our Ref: MV/15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

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South Norfolk District Council;
Norwich City Council;
Norfolk County Council;
Broadland District Council;
via email only

Dear Sir / Madam

**Greater Norwich Local Plan - Strategy and Document 2: Sites Plan
January – March 2020
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document 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, so it can reach homes and businesses.

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 by or in close proximity to National Grid assets

Following a review of the above Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to National Grid assets.

Details of the sites affecting National Grid assets are provided overleaf.

Electricity Transmission

Development Plan Document Site Reference	Asset Description
Policy HET 1 - GNL0177-A	4VV ROUTE TWR (001 - 223): 400Kv Overhead Transmission Line route: NORWICH MAIN - WALPOLE 1
Land off Watton Road - GNL0552	4VV ROUTE TWR (001 - 223): 400Kv Overhead Transmission Line route: NORWICH MAIN - WALPOLE 1

In addition to the sites identified above, National Grid have electricity and gas assets within the Local Planning Authority areas responsible for the production of the consultation document, which are identified in the tables below:

Electricity Transmission

Asset Description
4VV ROUTE TWR (001 - 223): 400Kv Overhead Transmission Line route: NORWICH MAIN - WALPOLE 1
4YM ROUTE TWR (001 - 195): 400Kv Overhead Transmission Line route: BRAMFORD - NORWICH MAIN 1
PHC ROUTE: 132Kv Overhead Transmission Line route: NORWICH MAIN - NORWICH TROWSE 1

Gas Transmission

Asset Description
Gas Transmission Pipeline, route: BACTON TO WISBECH NENE WEST 1
Gas Transmission Pipeline, route: BACTON TO WISBECH NENE WEST 2
Gas Transmission Pipeline, route: BACTON TO KINGS LYNN
Gas Transmission Pipeline, route: BACTON TO ROUDHAM HEATH
Gas Transmission Pipeline, route: BACTON TO YELVERTON

A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that these plans are illustrative only.

As a general rule, development easements around National Grid assets should be:

- 15 metres either side of any electricity assets; and
- 12 metres either side of gas assets.

These are minimums only and will depend on site and the type of proposed development. These easements are necessary for maintenance, access and safety. We would refer you to the guidance at the end of this letter regarding development within close proximity to National Grid assets. If you are in any doubt about any proposed allocations, you should contact National Grid to discuss.

Please also see attached information outlining further guidance on development close to National Grid assets.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets. We would be grateful if you could check that our details as shown below are included on your consultation database:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

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
0191 269 0094
nationalgrid.uk@avisonyoung.com
For and on behalf of Avison Young

Guidance on development near National Grid assets

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

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

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 contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>