

143/1433/07-012

Ack

**From:**  
**Sent:** 15 April 2015 15:42  
**To:** Local Plan Review  
**Cc:** Kelly, Laura  
**Subject:** Representation on behalf of National Grid  
**Attachments:** Mid Devon DC- Local Plan Proposed Submission 15.04.2015.pdf

Dear Sir / Madam

Please find attached representation on behalf of National Grid in response to the Local Plan proposed submission consultation.

Regards

ilian

**Amec Foster Wheeler on behalf of National Grid**

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15 April 2015

Dear Sir / Madam

**Mid Devon District Council – Local Plan Review Proposed Submission Consultation  
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the current consultation on the above document.

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

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 our assets.

**National Grid infrastructure within Mid Devon District Council's administrative area**

Electricity Transmission

National Grid has two high voltage overhead lines (listed below) within Mid Devon District Council's administrative area. These form an essential part of the electricity transmission network in England and Wales.

Line Ref.	Description
ZZ line	400 kV route from Exeter substation in East Devon to Taunton substation in Taunton Deane
4VW line	400 kV route from Indian Alverdiscott substation in Torridge to Taunton substation in Taunton Deane

National Grid has provided information in relation to electricity transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

Gas Transmission

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[amecfw.com](http://amecfw.com)

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& Infrastructure UK Limited  
Registered office:  
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Registered in England.  
No. 2190074



National Grid has no gas high pressure gas transmission pipelines within the administrative area of Mid Devon District Council.

### Electricity and Gas Distribution

Western Power Distribution own and operate the local electricity distribution network in Mid Devon District Council's administrative area. Wales and the West Utilities own and operate the local gas distribution network in Mid Devon District Council's administrative area.

Contact details for both companies can be found on the Energy Networks website. [www.energynetworks.org](http://www.energynetworks.org)

### **SPECIFIC COMMENTS**

The East Cullompton Urban Extension (Policy CU7 – CU12) is identified as being crossed by National Grid's high voltage overhead line (ref ZZ 400 kV). National Grid therefore request that the following comments are taken into consideration.

National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments.

National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines.

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. 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 seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

'A Sense of Place' is available from National Grid and can be viewed at:  
<http://www.nationalgrid.com/uk/Senseofplace/Download/>

Further information regarding development near overhead lines and substations is available here:  
[http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl\\_final/pdf/brochure.htm](http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/pdf/brochure.htm)

### **Appendix - National Grid Assets**

Please find attached in:

- Appendix 1 map of the sites referenced above in relation to the affected National Grid Transmission assets outlined above.

## Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our 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. In addition the following publications are available from the National Grid website or by contacting us at the address overleaf:

- National Grid's commitments when undertaking works in the UK - our stakeholder, community and amenity policy;
- Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties; and
- A sense of place - design guidelines for development near high voltage overhead lines.
- T/SP/SSW22 – Specification for safe working in the vicinity of National Grid high pressure gas pipelines and associated installations – requirements for third parties.  
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

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Consultant Town Planner

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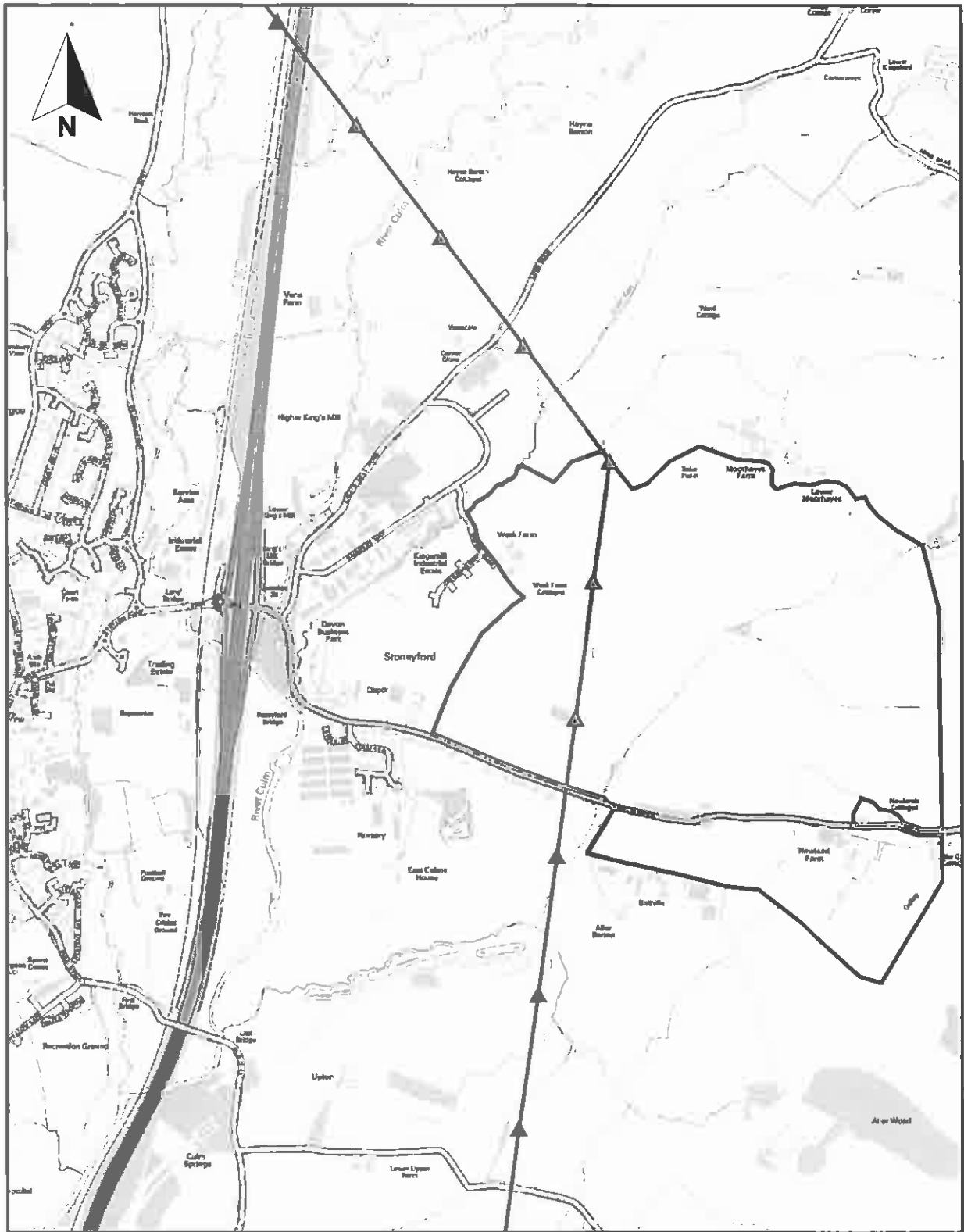
I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours sincerely

[via email]  
**Julian Austin**  
**Consultant Town Planner**

cc. Laura Kelly, National Grid

**APPENDIX 1: NATIONAL GRID TRANSMISSION ASSETS AFFECTED**



**Key:**

 Indicative site boundary

**National Grid Assets**

-  Tower
-  Overhead line

**Development Plan Monitoring**

**National Grid Reference:**  
**Site ET44**  
**East Cullompton Urban Extension**  
**(Policy CU7 – CU12), Mid Devon**  
**Proposed Development Sites**  
**Mixed Use**



April 2015  
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