

nationalgrid

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2 January 2018

Dear Sir / Madam

Epping Forest District Council's: Local Plan Submission 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 regard to the current consultation on the above document.

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operates 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 customers. 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.

Specific Comments - Proposed sites crossed or in close proximity to National Grid infrastructure:

Electricity Transmission

- Land South of Epping – West EPP.R1 (our reference ET166)
- Land South of Epping – East EPP.R2 (our reference ET166)
- Land at Eppingdene EPP.E1 (our reference ET166)

Please see enclosed plan referenced ET166 at Appendix 1. The proposed Residential and Employment sites are crossed by a National Grid high voltage electricity transmission overhead line.

National Grid prefers that buildings are not built directly above underground cables. 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 underground cables.

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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.

Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. The relocation of existing high voltage overhead lines will only be considered for projects of national importance which has been identified as such by central government.

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.

'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

General information:

Electricity Transmission

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

Line Ref.	Description
ZB Route	275kV two circuit route from Waltham Cross substation in Epping Forest to Elstree substation in Hertsmere.
4ZM Route	400kV two circuit route from Waltham Cross substation in Epping Forest to Pelham substation in East Hertfordshire.
ZBC Route	400kV two circuit route from Waltham Cross substation in Epping Forest to Tottenham substation in Haringey.
ZBD Route	400kV two circuit route from Waltham Cross substation in Epping Forest to Tottenham substation in Haringey.

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

National Grid has four high pressure gas transmission pipelines within the administrative area of Epping:

Pipeline	Feeder Detail
FM18	Matching Green to Rye House PS

FM18	Matching Green to Stapleford Tawney
FM05	Roxwell to Abridge
FM05	Abridge to Luxborough Lane

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

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

National Grid requests that any High Pressure Major Accident Hazard Pipelines (MAHP) are taken into account when site options are developed in more detail. These pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to retain our existing transmission pipelines in situ.

National Grid may have a Deed of Easement 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 easement strip, and a deed of consent is required for any crossing of the easement. In the first instance please consider checking with the Land Registry for the development area. If further information is required in relation to an easement please contact Spencer Jefferies, Development Liaison Officer, box.landandacquisitions@nationalgrid.com

If you require any further information in relation to the above please contact National Grid's Plant Protection team via plantprotection@cadentgas.com

Electricity Distribution

UK Power Networks owns and operates the local electricity distribution network in Epping Forest District Council. Contact details can be found at www.energynetworks.org.uk.

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides maps 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>
- IGE/SR/18 – Safe working practices to ensure the integrity of gas pipelines and associated installations.
- HS(G)47 – Avoiding Danger from Underground Services.

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 faithfully

[via email]
Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: NATIONAL GRID TRANSMISSION ASSETS AFFECTED

Local Plan Regulation 19 Submission attachment
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