

**Sara Chiong**

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**From:** National Grid (Avison Young - UK) <[REDACTED]>  
**Sent:** 17 September 2024 15:48  
**To:** Local Plan  
**Cc:** Planning Policy  
**Subject:** RE: Newham Local Plan Regulation 19 consultation - deadline for responses extended by two weeks  
**Attachments:** Newham Draft Local Plan; 17-09 Newham LP.pdf; N11.SA1.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Afternoon

Please find the attached letter of representation and accompanying plan on behalf of our client National Grid in response to the Regulation 19 Consultation. Avison Young previously submitted representations on behalf of National Grid to the Regulation 18 Consultation in February 2023 which I have attached to this email for reference.

Please do not hesitate to contact me via [REDACTED] if you require any further information or clarification.

Kind Regards  
Tom

**Tom Wignall**  
Graduate Planner

Mobile [REDACTED]  
[REDACTED] | [avisonyoung.com](mailto:[REDACTED]@avisonyoung.com)

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**From:** Planning Policy <PlanningPolicy@londonlegacy.co.uk>  
**Sent:** Friday, August 23, 2024 3:46 PM  
**Subject:** Newham Local Plan Regulation 19 consultation - deadline for responses extended by two weeks

**CAUTION: External Sender**

This email is being sent on behalf of **Newham Council's Planning Policy Team**.

Dear consultees,

We have received a number of requests for an extension to the consultation period, to provide more time to respond outside of the school summer holiday period. Our consultation timing was directed by the July General Election and local by-elections and the June 2025 deadline for submission of plans under the current planning regime.

In the Government's consultation on revisions to the National Planning Policy Framework, published on the 30<sup>th</sup> July, they announced a proposed change to the submission deadline for plans to progress under the current planning regime from June 2025 to December 2026. As such, we are now in a position to extend our consultation period by 2 weeks to enable more time for consultees to provide responses beyond the summer holiday period.

The new consultation deadline is **5pm on 20<sup>th</sup> September 2024**.

Go to [Newham Co-create](#) or [Newham's website](#) to find copies of the Regulation 19 Draft Submission Local Plan and supporting documents. There is also further information on how to respond to the consultation in the [Regulation 19 Consultation Guidance](#) and [Statement of Representations Procedure](#) document.

There are many ways you can submit a representation:

- **Online response form:** submit responses using the online response form on [Newham Co-create](#)

- **Downloadable response form:** submit responses using the [downloadable response form](#) on [Newham Co-create](#) and [Newham's Regulation 19 consultation webpage](#) and return the downloadable response form by:
  1. **Email** to [localplan@newham.gov.uk](mailto:localplan@newham.gov.uk)
  2. **Post** to the Planning Policy Team, London Borough of Newham, Newham Dockside, 1000 Dockside Road, London E16 2QU.
- Hard copies of the response form are also available at Newham Libraries and Newham Dockside and can be returned by email or post, using the addresses above.

Yours sincerely,

**Ellie Kuper Thomas**  
**Planning Policy Manager | Planning and Development**  
**London Borough of Newham**

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Our Ref: MV/ 15B901605

17 September 2024

Newham Council  
[localplan@newham.gov.uk](mailto:localplan@newham.gov.uk)  
**via email only**



Dear Sir / Madam

**Newham Local Plan Review Third Consultation: Draft Submission Local Plan (Regulation 19)  
July – September 2024  
Representations on behalf of National Grid**

National Grid Electricity Transmission 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 Electricity Transmission**

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 no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (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. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

**Proposed development sites crossed or in close proximity to NGET 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 NGET assets. Details of the sites affecting NGET assets are provided below.

The following sites were identified in previous representations made by Avison Young on behalf of National Grid to the Draft Newham Regulation 18 Consultation in February 2023.

Development Plan Document Site Reference	Asset Description
N8.SA6 Stratford Waterfront South	400Kv Underground Cable route: HACKNEY - WESTHAM 2 400Kv Underground Cable route: HACKNEY - WESTHAM 1
N8.SA9 Pudding Mill	Electrical Substation: PUDDING MILL LANE 400KV

	400Kv Underground Cable route: CITR4 - PUDM4 1 CABLE SECT 38
N8.SA7 Rick Roberts Way	400Kv Underground Cable route: HACKNEY - WESTHAM 2 400Kv Underground Cable route: HACKNEY - WESTHAM 1
N7.SA2 Parcelforce	400Kv Underground Cable route: CITY ROAD - WEST HAM 400Kv Underground Cable route: PUDDING MILL LANE - WEST HAM 1 400Kv Underground Cable route: HACKNEY - WESTHAM 2 400Kv Underground Cable route: HACKNEY - WESTHAM 1
N7.SA1 Abbey Mills	400Kv Underground Cable route: HACKNEY - WESTHAM 2 400Kv Underground Cable route: HACKNEY - WESTHAM 1
N5.SA4 Limmo	ZR ROUTE TWR (063A - 93): 400Kv Overhead Transmission Line route: BARKING - WEST HAM 1
N4.SA4 Thameside West	ZR ROUTE TWR (063A - 93): 400Kv Overhead Transmission Line route: BARKING - WEST HAM 1
N4.SA1 Royal Albert North	ZR ROUTE TWR (063A - 93): 400Kv Overhead Transmission Line route: BARKING - WEST HAM 1
N1.SA1 Beckton Riverside	ZR ROUTE TWR (063A - 93): 400Kv Overhead Transmission Line route: BARKING - WEST HAM 1
N13.SA3 Former East Ham Gasworks	ZBH ROUTE: 275Kv Overhead Transmission Line route: BARKING - REDBRIDGE 1

Following a review of the Regulation 19 Consultation documents, the following proposed site has also been found to conflict with a National Grid asset.

Development Plan Document Site Reference	Asset Description
N11.SA1 East Beckton Town Centre	ZR ROUTE TWR (063A - 93): 400Kv Overhead Transmission Line route: BARKING - WEST HAM 1

A plan showing details of the site locations and details of NGET assets is attached to this letter. Please note that this plan is illustrative only.

Without appropriate acknowledgement of the NGET assets present within the site, these policies should not be considered effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of NGET infrastructure.

We propose additions to the above site allocations and/or policies to include wording to the following effect:

#### **N11.SA1 East Beckton Town Centre**

*"The development will include a strategy for responding to the NGET overhead transmission lines present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design."*

Please see attached information outlining further guidance on development close to NGET assets.

NGET also provides information in relation to its assets at the website below.

- <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps>

### **Utilities Design Guidance**

The increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by NGET infrastructure.

NGET advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new development around high voltage overhead lines and other NGET assets.

Therefore, to ensure that Policy D1 Design Standards is consistent with national policy we would request the inclusion of a policy strand such as:

*"taking a comprehensive and co-ordinated approach to development including respecting existing site constraints including utilities situated within sites."*

### **Further Advice**

NGET 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, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect NGET's assets. We would be grateful if you could check that our details as shown below are included on your consultation database:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the signatory.

**For and on behalf of Avison Young**

NGET 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.

Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET 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.

NGET'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.

NGET'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](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

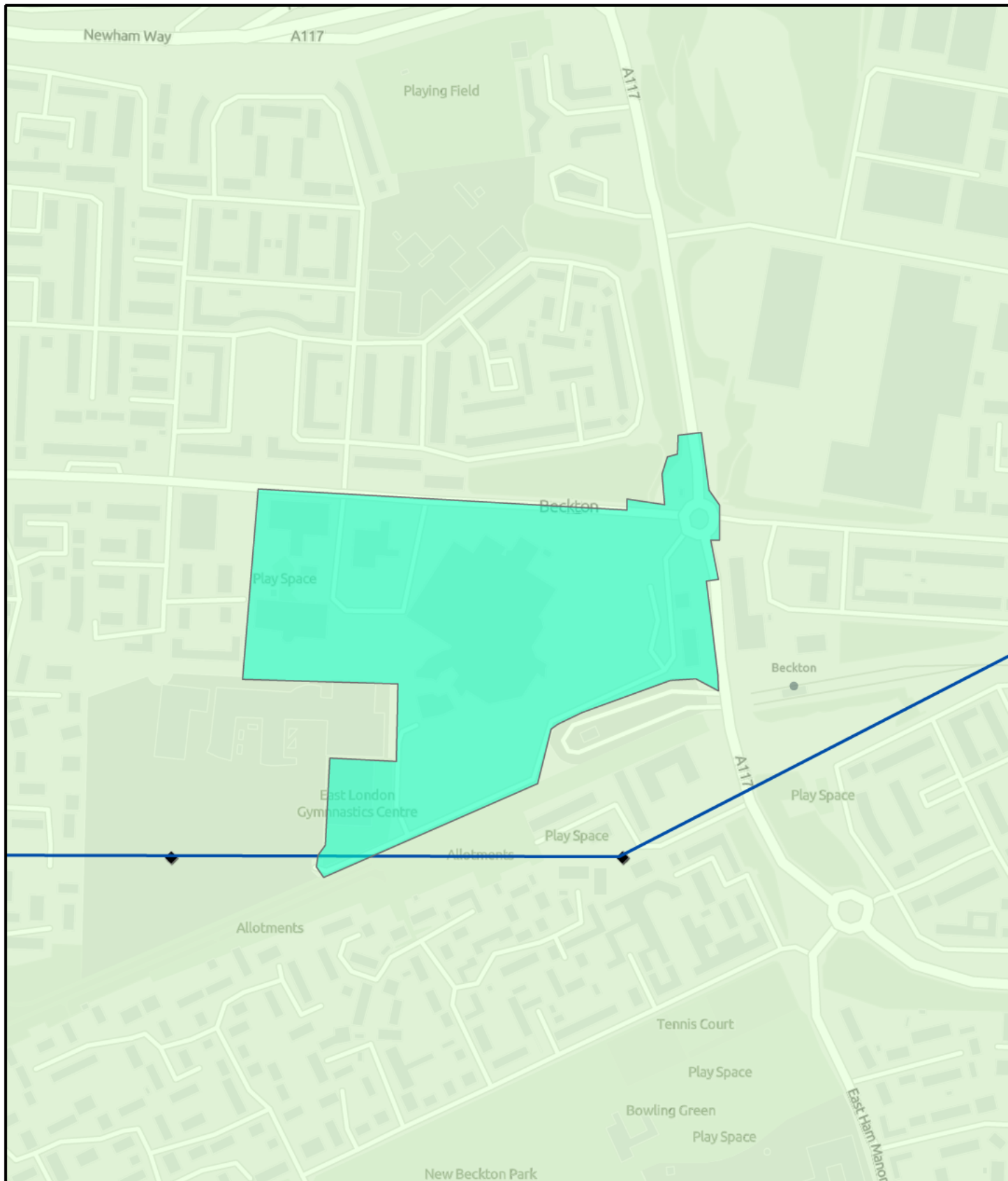
#### How to contact NGET

If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: [nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)



# N11.SA1 East Beckton Town Centre



17/09/2024, 15:41:54

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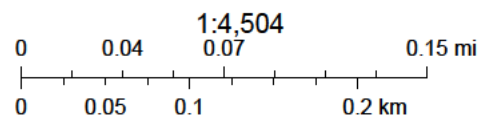
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