

Local Plan Consultation
 Planning Policy
 Haringey Council
 River Park House
 225 High Road
 Wood Green
 London
 N22 8HQ

Julian Austin
 Consultant Town Planner

24 March 2015

Dear Sir / Madam

**London Borough of Haringey - Draft Site Allocations (DPD): Preferred Option and Draft Tottenham Area Action Plan: Preferred Option
 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 London Borough of Haringey's administrative area

Electricity Transmission

National Grid has one high voltage overhead lines and three underground cables (listed below) within Haringey Council's administrative area. These form an essential part of the electricity transmission network in England and Wales.

Line Ref.	Description
VC line	275 kV route from Tottenham substation to Hackney substation
Underground Cables	2 no. underground cables running St Johns Wood substation to Tottenham substation in Haringey
	1 no. deep (approx. 20-35m) underground cable tunnel running from Hackney substation in Hackney to St Johns Wood substation via Eade Road and Highbury Substation on Seven Sisters Road.

The following substation is also located within the administrative area of Haringey Council:

Gables House
 Kenilworth Road
 Leamington Spa
 Warwickshire CV32 6JX
 United Kingdom
 Tel +44 (0) 1926 439 000
 amecfw.com

Amec Foster Wheeler Environment
 & Infrastructure UK Limited
 Registered office:
 Booths Park, Chelford Road, Knutsford,
 Cheshire WA16 8QZ
 Registered in England.
 No. 2190074



Tottenham 275 kV substation

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 no high pressure gas transmission pipelines within the administrative area of Haringey Council:

Gas Distribution

National Grid has a high number of gas distribution apparatus within the administrative area of Haringey Council. This includes:

- Low Pressure (LP) and Medium Pressure (MP) (below 2 bar) gas pipes and associated equipment.
- One Intermediate Pressure (IP) (above 2 bar) gas pipelines and associated equipment as listed below:

Pipeline Pressure	Pipeline route
LP	Mill Hill to Hornsey 18"

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

Please note that Gas pipeline diversions may take up to three years, please bear this in mind when engaging with National Grid

National Grid may have a Deed of Grant 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 on the land registry for the development area, if further information is required in relation to an easement please contact Laura Kelly, Town Planner, laura.kelly@nationalgrid.com

Electricity Distribution

UK Power Networks owns and operates the local electricity distribution network in Haringey's administrative area. Contact details can be found at www.energynetworks.org.uk.

SPECIFIC COMMENTS

Electricity Transmission

Having reviewed the Local Plan Preferred Option Site Allocations DPD, the following sites are crossed by, or located within close proximity to National Grid's high voltage underground electricity transmission cables:

- SA 36 – Omega Works
- SA 37 – Vale / Eade Road

In addition, the following sites identified in the Tottenham Area Action Plan Preferred Option Consultation are crossed by National Grid's assets:

- SS6 – Brunel Walk and Turner Avenue crossed by underground cables
- TH7 – Hale Wharf is crossed by VC 275 kV overhead line

Overhead line crossing through / in close proximity to the site

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 in the form of wayleaves and / or permanent easements. For assets located in the Public Highway, these are placed by right of New Roads and Street Works Act, therefore any stopping off of highways is covered by this act. 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 and 275kV 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

Underground cable crossing through / in close proximity to the site

Our underground cables are protected by renewable or permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our electricity transmission network. Hence we require that no permanent structures are built over or under cables or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the cable route or its joint bays and that unrestricted and safe access to any of our cable(s) must be maintained at all times.

The information supplied is given in good faith and only as a guide to the location of our underground cables. The accuracy of this information cannot be guaranteed. The physical presence of such cables may also be evident from physical protection measures such as ducts or concrete protection tiles. The person(s) responsible for planning, supervising and carrying out work in proximity to our cable(s) shall be liable to us, as cable(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a cable(s).

The relevant guidance in relation to working safely near to existing underground cables is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.

Our cables are normally buried to a depth of 1.1 metres or more below ground and cable profile drawings showing further details along the route of the particular cable can be obtained via the Asset Protection Team. Cables installed in cable tunnels, deeper underground, whilst less likely to be affected by surface or shallow works may be affected by activities such as piling. Ground cover above our cables should not be reduced or increased. In all cases significant vibration from third party construction activities can impact on the security of National Grid infrastructure. Before undertaking such activities in the proximity of National Grid assets contact with National Grid should be made for advice on acceptable vibration limits.

If a landscaping scheme is proposed as part of the works, we request that no trees and shrubs are planted either directly above or within 3 metres of the existing underground cable, as ultimately the roots may grow to cause damage to the cable. The relocation of existing underground cables is not normally feasible on grounds of cost, operation and maintenance and environmental impact and we believe that successful development can take place in their vicinity.

Appendix - National Grid Assets

Please find attached in:

- Appendix 1 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:

Julian Austin
Consultant Town Planner

Laura Kelly
Town Planner, National Grid

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

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

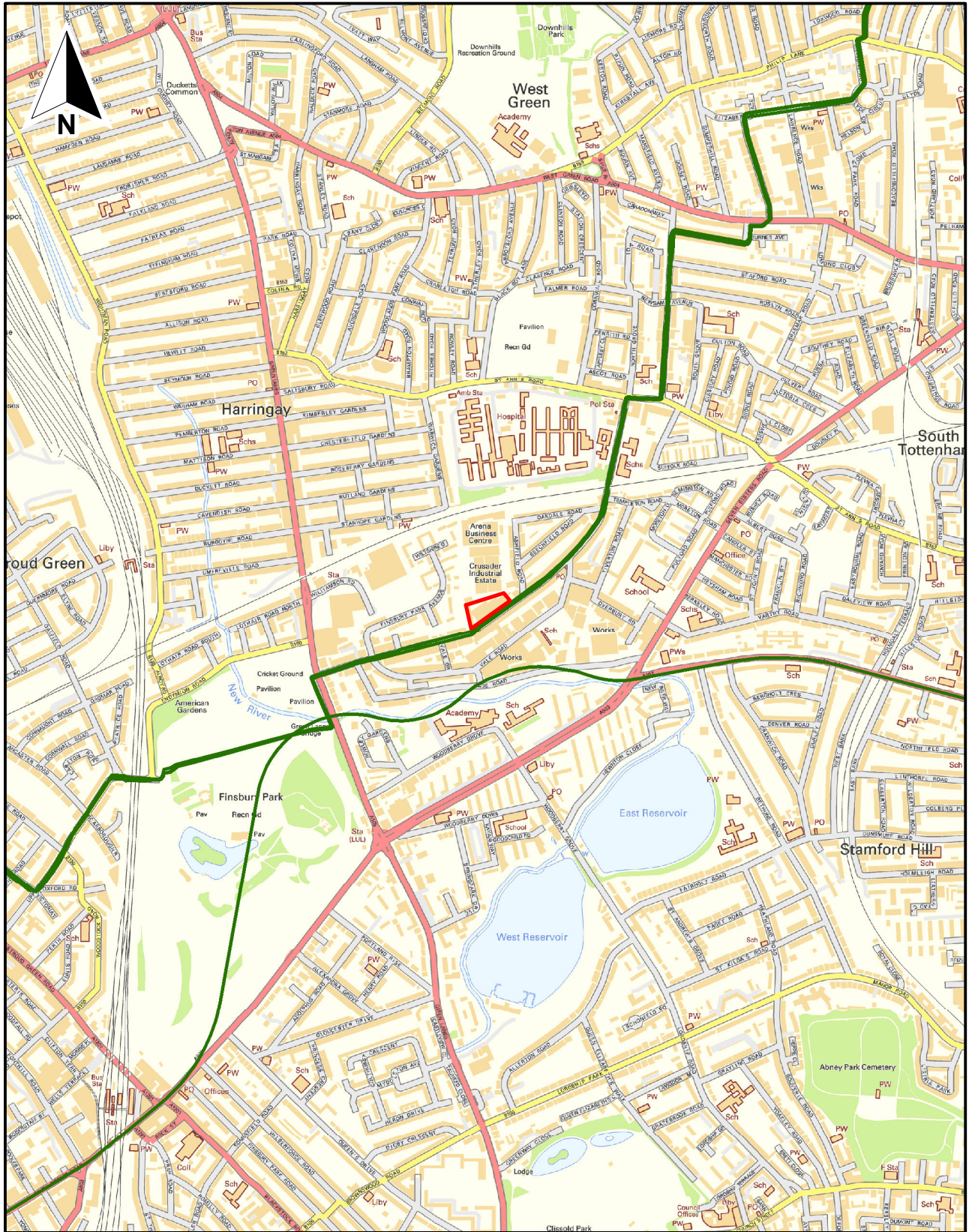
Yours sincerely

[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

 Underground cable

Development Plan Monitoring

National Grid Reference:

Site ET37

SA 36 Omega Works,

Haringey Proposed

Development Sites Type of

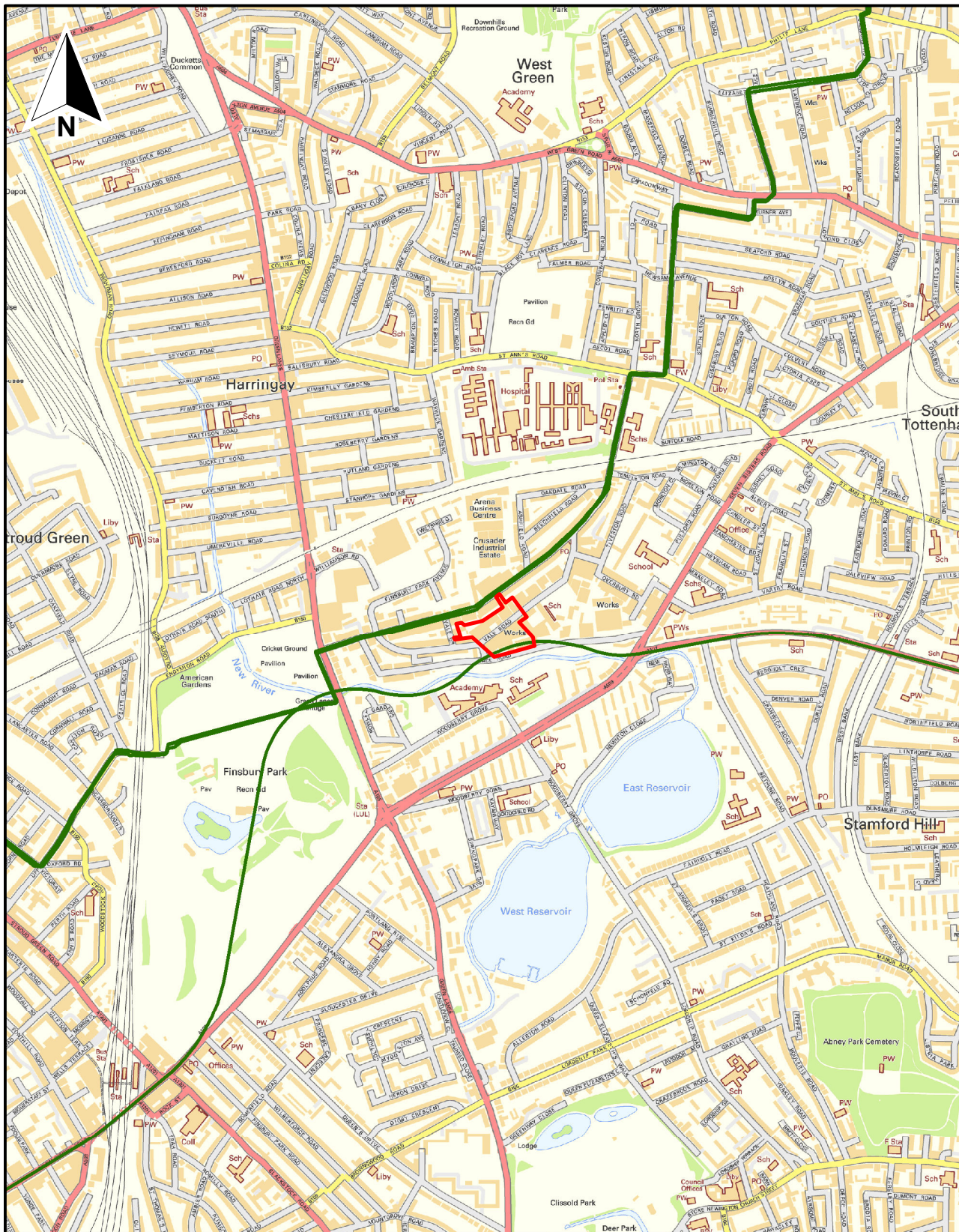
Development: Employment



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Key:

Indicative site boundary

National Grid Assets

Underground cable

Development Plan Monitoring

National Grid Reference:

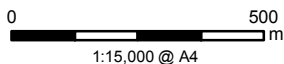
Site ET38

SA 37 Vale / Eade Road,

Haringey Proposed

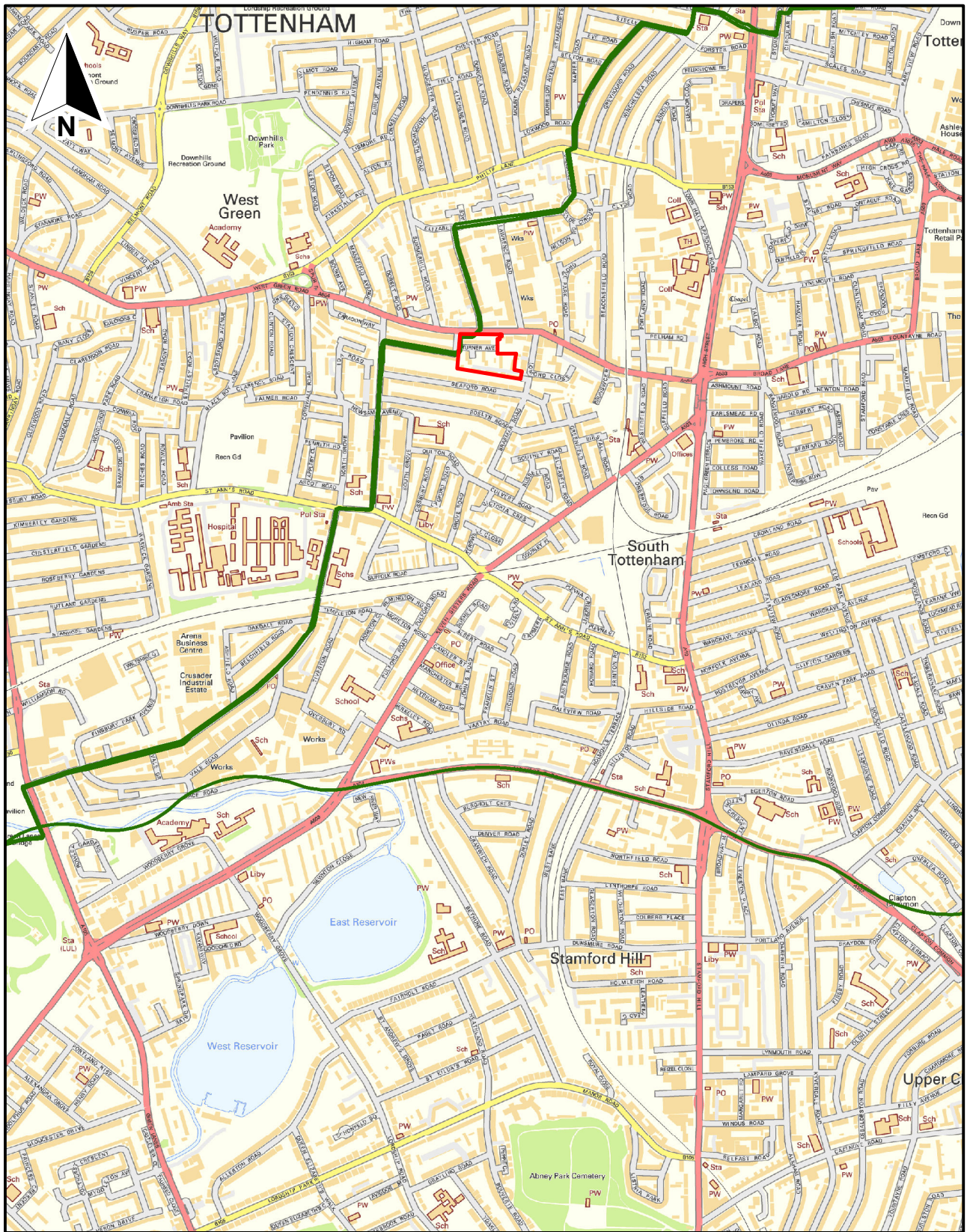
Development Sites Type of

Development: Employment



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Key:

 Indicative site boundary

National Grid Assets

 Underground cable

Development Plan Monitoring

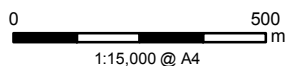
National Grid Reference:

Site ET39

**SS6 Brunel Walk and Turner Avenue
Proposed Development Sites**

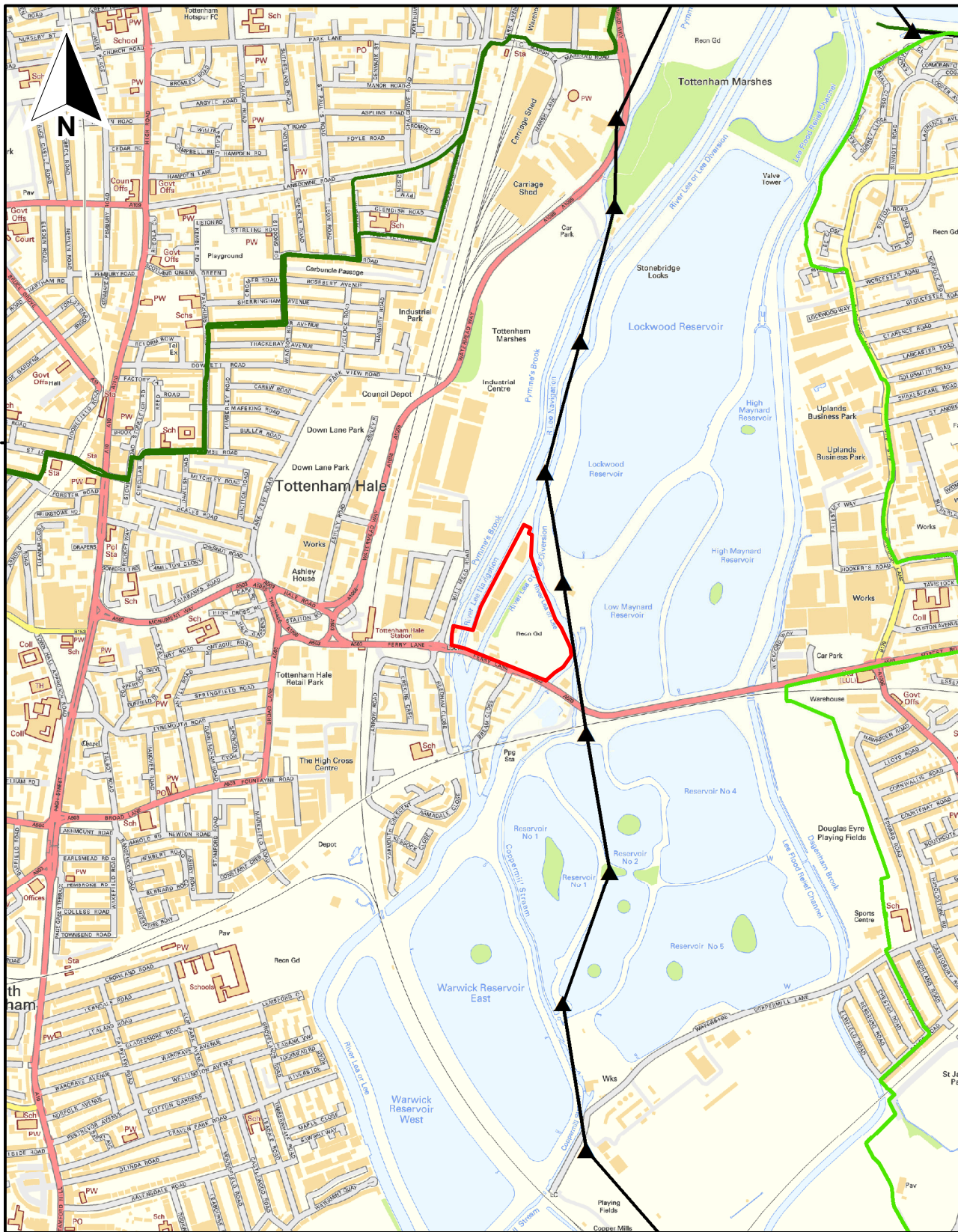
Type of Development:

Housing



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Key:

Indicative site boundary

National Grid Assets

- Tower
- Overhead line
- Underground cable
- Gas distribution pipeline (Intermediate Pressure)



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Development Plan Monitoring

National Grid Reference:
Site ET40
TH7 Hale Wharf
Proposed Development Sites
Type of Development:
Mixed Use

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