

Our Ref: 105181-024

21 September 2026

Fisher German LLP  
The Estates Office  
Norman Court  
Ashby de la Zouch  
LE65 2UZ

t. 01530 412821  
fishergerman.co.uk

Norwich City Council / South Norfolk District Council / Broadland District Council  
[ldf@norwich.gov.uk](mailto:ldf@norwich.gov.uk)  
via email only

Dear Sir /Madam,

## **Greater Norwich Local Plan 2045 Scoping Consultation August – September 2026 Representations on behalf of National Grid Electricity Transmission (NGET)**

National Grid Electricity Transmission has appointed Fisher German LLP 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 (NGET)**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.

National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.

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.

National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Early engagement with NESO is recommended in order to establish available supply capacity to any potential development sites and what, if any, reinforcement is required to ensure adequate continued supply. Please consult with NESO separately from NGET.

### **Proposed Policies affecting NGET's Assets or Statutory Duties**

Following a review of the above Scoping Document, we have identified that one or more proposed policies conflict with NGET's assets or statutory duties as an electrical transmission operator. A list of NGET assets falling within the Council's administrative area is detailed below. A discussion on specific policy conflicts identified follows the below table:

#### **List of Assets:**

##### **Overhead Transmission Lines:**

PGG ROUTE: 132kV Overhead Transmission Line route: NORWICH MAIN - NORWICH TROWSE 3.

4VV ROUTE TWR (001 - 223): 400kV Overhead Transmission Line route: NORWICH MAIN - WALPOLE 1 - NORWICH MAIN - WALPOLE 2.  
 4VV ROUTE TWR (223 - 223A ): 400kV Overhead Transmission Line route: NORWICH MAIN - WALPOLE 2.  
 4VV ROUTE TWR (223 - 224): 400kV Overhead Transmission Line route: NORWICH MAIN - WALPOLE 1.  
 4YM ROUTE TWR (001 - 195): 400kV Overhead Transmission Line route: BRAMFORD - NORWICH MAIN 1 - BRAMFORD - NORWICH MAIN 2.  
 PHC ROUTE: 132kV Overhead Transmission Line route: NORWICH MAIN - NORWICH TROWSE 1.

**Underground Cables:**

PGG001A - PGG001 CABLE SECT 01.  
 NORWICH MAIN - NORWICH TROWSE 1.  
 SGT2 132KV CABLE.  
 SGT4 132KV CABLE.  
 Decommissioned DC Cable (x2)

**Electrical Substations:**

NORWICH 400KV S/S  
 NORWICH TROWSE 132KV S/S

**Landownership:**

National Grid Electricity Transmission Plc – Freehold – Norwich Main (x2)

Plans showing details of NGET assets within the Plans combined jurisdiction are attached to this letter. Please note that these plans are illustrative only. 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>

## NGET Electricity Network Infrastructure

The security and reliability of the UK's current and future energy supply is highly dependent on having an electricity network which will enable the existing and new electricity generation, storage, and interconnection infrastructure that the country needs to meet the rapid increase in electricity demand required to transition to net zero, while maintaining energy security.

In general, NGET does not own the land crossed by its overhead lines but has responsibility for maintaining the equipment and safe supply of electricity. 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 assets.

Despite this NGET is not a statutory consultee in the plan-making process but it is recommended that NGET are consulted at the earliest possible opportunity in order that advice and guidance can be taken into account on development near overhead lines, or wider policies that may affect the existing or future supply of electricity.

With the above context in mind, the Council should ensure that development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement or future network expansion. The Council should safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations and resist development or highway alterations that would prejudice, constrain or render impractical AIL access unless suitable mitigation or alternative agreed routes can be secured.

## Proposed Policies affecting NGET's Assets or Statutory Duties (Commentary)

### *Question 8 - What measures could the councils take to improve housing delivery rates through the local plan?*

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.

Section 7 of the Scoping Consultations sets out that there are significant challenges and viability pressures associated with the delivery of housing in the Greater Norwich Area, noting that ongoing major projects have staggered, thus resulting in a need for wider allocation of sites for development.

Given the above context, there is an increased risk of interaction between development sites and NGET assets. Where interaction occurs, NGET consider future iterations of the Local Plan should include wording within site specific policies or an appropriate overarching policy (such as one setting out approach to development of allocations) which appropriately recognises and responds to the presence of NGET assets. Wording to the following effect (*Red Italics*) may be appropriate for a site-specific policy. In addition, it would also be beneficial to have wording within an overarching policy (*blue Italics*), but not as a replacement for site-specific policy:

*"Development will include a strategy for responding to the NGET Overhead / Underground Cable Route present within / adjacent to the sites 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."*

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

Where future policy proposals are identified to interact with NGET assets, there should be appropriate acknowledgment. Without such acknowledgment, policies of the Local Plan and as such its ability to facilitate housing delivery may not be as effective as such proposals may not be deliverable as proposed, unencumbered by the constraints posed by the presence of NGET infrastructure.

### *Question 20 - Do you consider that our proposed approach to engagement at the statutory consultation stages correctly identifies the target audience(s) at each stage?*

It is acknowledged the Council, at Section 12, refer to a list of who will be engaged in Local Plan consultations which includes what it considers to be the relevant 'Stakeholders and Consultees' within the district. Given NGET have a number of existing assets within the Local Plan area, it is essential that they are included specifically as a General Consultation Body to be consulted from the earliest stages of Local Plan production to allow for effective and timely engagement with Development Plan Documents to aid in the effective production of the Local Plan where NGET assets and proposals of the Local Plan may interact. In relation to this, we would draw your attention to the guidance provided at the beginning of this letter under 'About National Grid Electricity Transmission (NGET)' which clarifies the relationship between various companies operating under the National Grid title but which are separate from one another. In view of this, NGET requires direct engagement.

Where Development Plan Documents do not suitably consider NGET assets within the area, there is a risk that those assets will unduly impact on the effectiveness of Local Plan proposals; in particular on the ability for allocations to come forward where NGET assets interact. Importantly, the presence of NGET assets within a proposed allocation does not preclude it from development; we only ask that such interactions are appropriately recognised and responded to. To this end, we kindly request the following email is included within the Council's consultation database:

NG Planning [ngplanning@fishergerman.co.uk](mailto:ngplanning@fishergerman.co.uk)

## New Infrastructure

Demand for electricity is expected to rise significantly as the way we power homes, businesses and transport evolves. As the UK transitions towards net zero, fossil fuels will be replaced by increasing volumes of low-carbon electricity, including from offshore wind and other renewable sources.

The UK Government has committed to achieving net zero emissions by 2050, requiring a balanced approach to greenhouse gas emissions and removals. Decarbonising the energy system is central to meeting this national objective.

National Grid Electricity Transmission (NGET) is delivering a range of infrastructure projects across England and Wales to support this energy transition and ensure that the transmission network can accommodate the rapid growth in low-carbon generation.

The way NGET generates electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea. Taking this context into account, in planning for the area the Council should:

- **Safeguard all existing NGET transmission assets**, including overhead lines, underground cables and substations.
- **Support future reinforcement and expansion**, including works required for the Great Grid Upgrade and other strategic national infrastructure projects.
- **Ensure development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement, or future network expansion.**
- **Safeguard existing and potential access routes** required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations.
- **Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access**, unless suitable mitigation or alternative agreed routes can be secured.
- **Encourage early engagement with NGET** to identify and resolve any potential impacts at the earliest possible stage of the planning process.

Protecting existing assets and enabling future network development will ensure that the Council contributes effectively to national decarbonisation targets while supporting local growth, resilience and energy security.

**Further Advice**

NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

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 our assets.

We would be grateful if you could add our details shown below to your consultation database, if not already included:

**Angela Brooks MRTPI, Partner**

[ngplanning@fishergerman.co.uk](mailto:ngplanning@fishergerman.co.uk)

Fisher German LLP  
The Estates Office  
Ashby de la Zouch  
LE65 2UZ

**Tiffany Bates, Development Liaison Officer**

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid Electricity Transmission  
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,

**Angela Brooks MRTPI  
Partner**

For and on behalf of Fisher German LLP

## Further Guidance

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.

## Working Near NGET 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 'Design 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.nationalgrid.com/document/345326/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 Technical Guidance Note 'Third-party guidance for working near National Grid Electricity Transmission equipment', which can be downloaded here: <https://www.nationalgrid.com/document/349291/download>

NGET have produced additional guidance for decision makers on operational noise emitted from existing and planned substation infrastructure. Detail is provided for environmental factors, established acceptable British standards and the 'Agent of Change' principle underpinned by the NPPF. More information can be accessed here: <https://www.nationalgrid.com/document/573711/download>

Further information on working near NGET assets can be found on the following webpage: <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/working-near-our-assets>

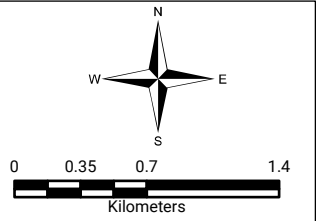
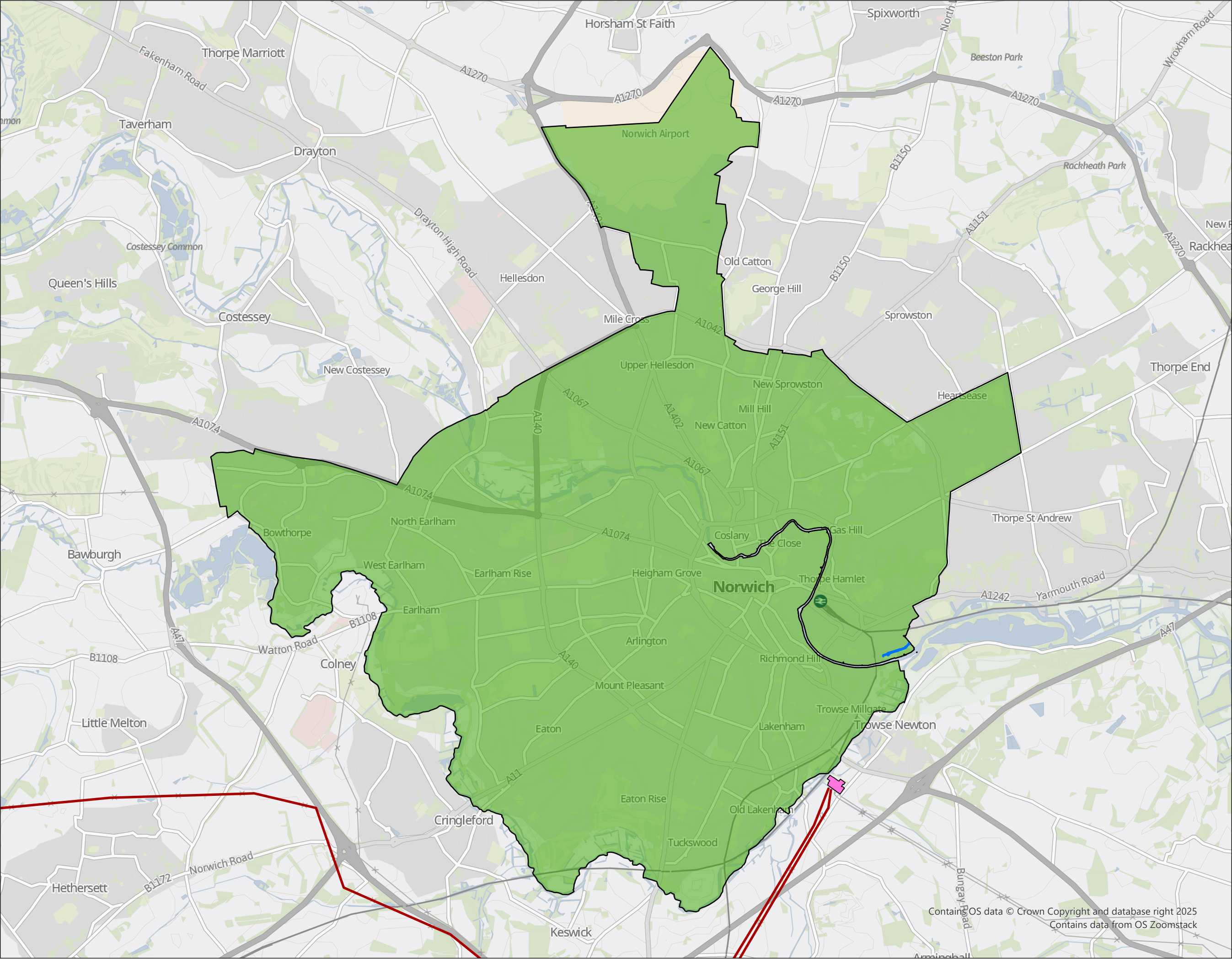
## Assessing Electricity Network Infrastructure Applications

Regen, in partnership with the Department for Energy Security and Net Zero (DESNZ) have produced guidance for LPA's on assessing electricity network infrastructure applications. This is intended to be used as a practical tool for officers and details various legislative frameworks and infrastructure components that NGET engage with. More information can be accessed here: <https://3477141.fs1.hubspotusercontent-na1.net/hubfs/3477141/DESNZ%20planner%20guides/2026-03-31%20Assessing%20electricity%20network%20infrastructure%20applications%20-%20Regen.pdf>

## 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: [ngplanning@fishergerman.co.uk](mailto:ngplanning@fishergerman.co.uk)



- LEGEND:
- Cable
  - OHL
  - Substation
  - LPA Area

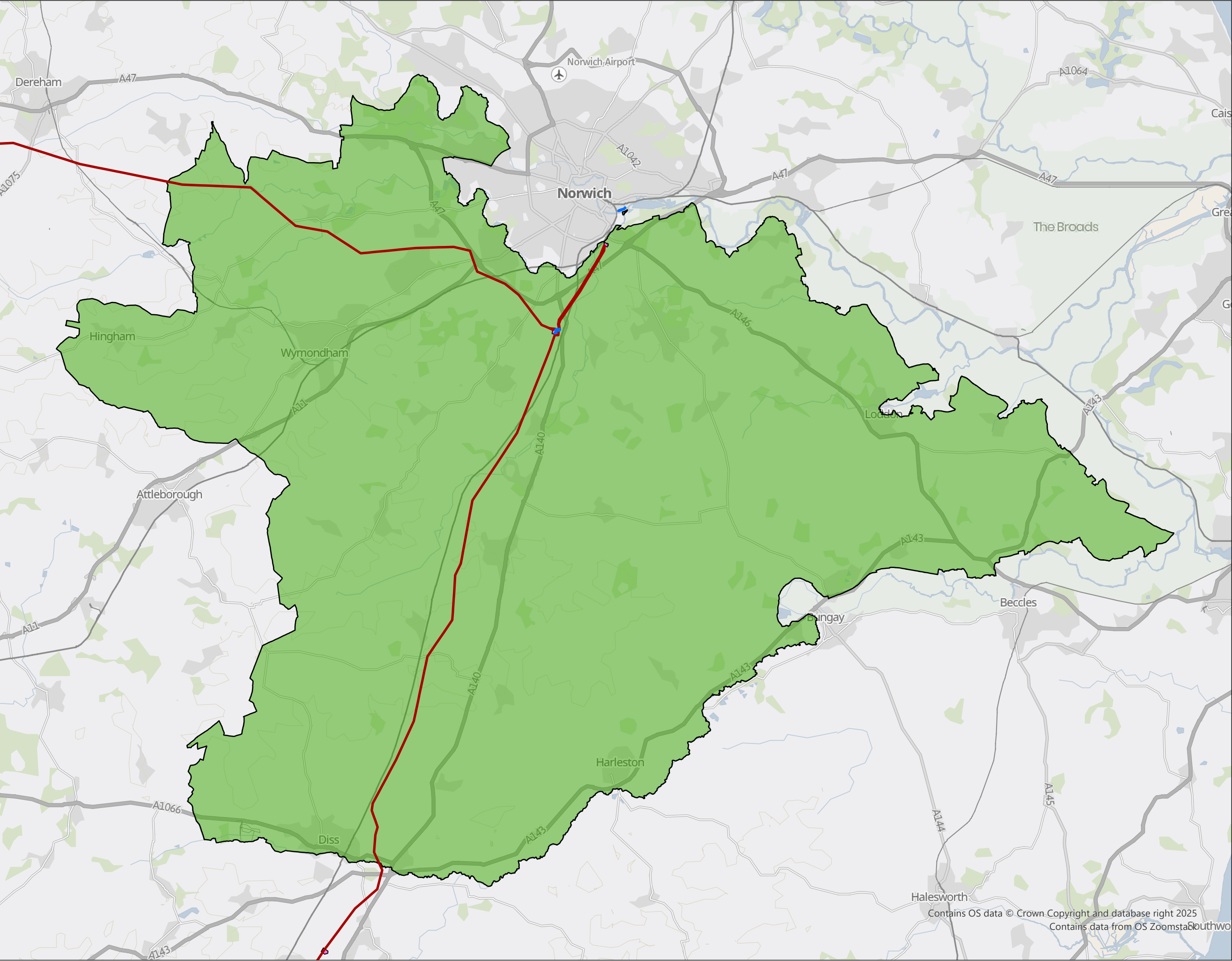
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CLIENT: **nationalgrid**  
SCHEME:  
PLANNING INTERACTION  
TITLE:  
LPA ASSET INTERACTION  
FP: 105181-024  
SCALE: 1:40,000 @ A3  
DATE: 20/05/2025

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**fisher  
german**  
The Estates Office, Norman Court  
Ashby de la Zouch,  
Leicestershire, LE65 2UZ  
01530 412821  
fishergerman.co.uk

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OVERVIEW WINDOW

LEGEND:

Cable

OHL

Substation

LPA Area

REVISION: A

CLIENT: **nationalgrid**

SCHEME:  
PLANNING INTERACTION

TITLE:  
LPA ASSET INTERACTION

FP: 105181-024

SCALE: 1:153,000 @ A3

DATE: 20/05/2025

**Ordnance Survey**

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german**

The Estates Office, Norman Court  
Ashby de la Zouch,  
Leicestershire, LE65 2UZ  
01530 412821  
fishergerman.co.uk

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