

Our Ref: MV/ 15B901605

15 August 2025

Cheshire West and Chester Council  
[planningpolicy@cheshirewestandchester.gov.uk](mailto:planningpolicy@cheshirewestandchester.gov.uk)  
**via email only**

Dear Sir / Madam

**Local Plan Issues and Options Consultation (Regulation 18)  
July – August 2025  
Representations on behalf of National Gas Transmission**

National Gas 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 Gas Transmission**

National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

**National Gas Transmission assets within the Plan area**

Following a review of the above Development Plan Document, we have identified one or more National Gas Transmission assets within the Plan area. Details of National Gas Transmission assets are provided below.

<b>Asset Description</b>
<b>Gas Transmission Pipeline, route: MICKLE TRAFFORD TO DEESIDE</b>
<b>Gas Transmission Pipeline, route: SHOCKLACH TO WESTON POINT</b>
<b>Gas Transmission Pipeline, route: HELSBY TO SHELLSTAR</b>
<b>Gas Transmission Pipeline, route: BRIDGE FARM TO MICKLE TRAFFORD</b>
<b>Gas Transmission Pipeline, route: ELWORTH TO MICKLE TRAFFORD</b>
<b>Birch_heath_4524 - AGI Gas Transmission Facility</b>
<b>Helsby_4115 - AGI Gas Transmission Facility</b>

A plan showing details and locations of National Gas Transmission's assets is attached to this letter. Please note that this plan is illustrative only.

Please also see attached information outlining further guidance on development close to National Gas Transmission assets.

**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 National Gas Transmission infrastructure.

National Gas Transmission 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 underground gas transmission pipelines and other National Gas Transmission assets.

Therefore, to ensure that proposed Policy DS1 'High Quality Design' is consistent with national policy we would request the inclusion of a policy clause with wording to the following effect:


- "Consider existing site constraints, including utilities within site boundaries, in the context of the development."

#### **Further Advice**


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

#### **Matt Verlander, Director**

  
Avison Young  
Central Square  
Forth Street  
Newcastle upon Tyne  
NE1 3PJ

#### **Kam Liddar, Asset Protection Lead**

  
National Gas 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,



**Matt Verlander MRTPI  
Director**



**For and on behalf of Avison Young**

National Gas Transmission 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.

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Gas Transmission have land rights 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 Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Gas Transmission's '*Guidelines when working near National Gas Transmission assets*' can be downloaded here: <https://www.nationalgas.com/document/82951/download>

How to contact National Gas Transmission

If you require any further information in relation to the above and/or if you would like to check if National Gas Transmission'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: [REDACTED]