

Our Ref: 105181-024

28 August 2026

Cheshire East Council
localplan@cheshireeast.gov.uk
via email only

Fisher German LLP
The Estates Office
Norman Court
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Dear Sir /Madam,

Cheshire East Local Plan Scoping Consultation July – 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 Development Site Allocations or Designations crossed by or in close proximity to NGET assets

Following a review of the above Scoping Document, we have identified that one or more Call for Sites are crossed by or in close proximity to NGET assets. Details of the sites or designations affecting NGET assets are provided below:

Development Plan Site / Designation	Asset Description
Land West of Hoogreen Lane (CFS26 ES4b)	ZO ROUTE TWR (011R - 197) 400KV Overhead Transmission Route: DAINES - DEESIDE 1. DAINES - DEESIDE 2.
Land off Brookledge Lane (CFS26 ES1, HE 211, HE 210)	YV ROUTE TWR (001 - 053 - ZZC040R) 400KV Overhead Transmission Line Route: BREDBURY – MACCLESFIELD 1. MACCLESFIELD - STALYBRIDGE – STOCKSBRIDGE 2.
Land North of Holehouse Lane (CFS26 615)	YV ROUTE TWR (001 - 053 - ZZC040R) 400KV Overhead Transmission Line Route: BREDBURY – MACCLESFIELD 1. MACCLESFIELD - STALYBRIDGE – STOCKSBRIDGE 2.
Land South of Holehouse Lane (CFS26 619)	YV ROUTE TWR (001 - 053 - ZZC040R) 400KV Overhead Transmission Line Route: BREDBURY – MACCLESFIELD 1. MACCLESFIELD - STALYBRIDGE – STOCKSBRIDGE 2.
Land at Congleton Road, Macclesfield (CFS26 414, HE 186)	ZE ROUTE TWR (349 - 452 - ZEA020) 400KV Overhead Transmission Line Route: CELLARHEAD – DAINES 1. CELLARHEAD – MACCLESFIELD 2.
Land at South West Macclesfield, Macclesfield (CFS26 238, CFS26 409, CFS26 476, CFS26 355, CFS26 326)	ZE ROUTE TWR (349 - 452 - ZEA020) 400KV Overhead Transmission Line Route: CELLARHEAD – DAINES 1. CELLARHEAD – MACCLESFIELD 2.
Land to the North of Pexhill Road (CFS26 324)	ZE ROUTE TWR (349 - 452 - ZEA020) 400KV Overhead Transmission Line Route: CELLARHEAD – DAINES 1. CELLARHEAD – MACCLESFIELD 2.
Land at Monks Heath Hall Workshops (HE 133d)	ZE ROUTE TWR (462R – 457 – ZEA020) 400KV Overhead Transmission Line Route: CELLARHEAD – DAINES 1. CELLARHEAD – MACCLESFIELD 2.
Land North-East of Bollington Lane (CFS26 251)	ZE ROUTE TWR (462R – 457 – ZEA020) 400KV Overhead Transmission Line Route: CELLARHEAD – DAINES 1. CELLARHEAD – MACCLESFIELD 2.
Land East of Melrose Way (CFS26 605)	ZE ROUTE TWR (462R – 457 – ZEA020) 400KV Overhead Transmission Line Route: CELLARHEAD – DAINES 1. CELLARHEAD – MACCLESFIELD 2.
Land East/West of Pepper Street (CFS26 467)	ZE ROUTE TWR (462R – 457 – ZEA020) 400KV Overhead Transmission Line Route: CELLARHEAD – DAINES 1. CELLARHEAD – MACCLESFIELD 2.

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:

YV ROUTE TWR (001 - 053 - ZZC040R): 400kV Overhead Transmission Line route: BREDBURY - MACCLESFIELD - MACCLESFIELD - STALYBRIDGE - STOCKSBRIDGE.

ZE ROUTE TWR (465R - 507A): 400kV Overhead Transmission Line route: CELLARHEAD - DAINES - DAINES - MACCLESFIELD.

ZEA ROUTE TWR (001R - 002 - 020): 400kV Overhead Transmission Line route: CELLARHEAD - MACCLESFIELD - DAINES - MACCLESFIELD.

ZE ROUTE TWR (349 - 452 - ZEA020): 400kV Overhead Transmission Line route: CELLARHEAD - DAINES - CELLARHEAD - MACCLESFIELD.

ZE ROUTE TWR (462R - 457 - ZEA020): 400kV Overhead Transmission Line route: CELLARHEAD - DAINES - DAINES - MACCLESFIELD.

ZO ROUTE TWR (011R - 197): 400kV Overhead Transmission Line route: DAINES - DEESIDE 1 - DAINES - DEESIDE 2.

Underground Cables:

MACCLESFIELD 400/275.

SGT1 33KV CABLE.

SGT2 33KV CABLE.

CELLERHEAD - DAINES.

DAINES - MACCLESFIELD.

Electrical Substations:

MACCLESFIELD 400KV Substation.

WOOD LANE CABLE COMPOUND Substation.

LADY LANE CABLE COMPOUND Substation.

MACCLESFIELD 275KV Substation

Landownership:

National Grid Electricity Transmission Plc – Freehold – Macclesfield

National Grid Electricity Transmission Plc – Freehold – New Mills (x2)

National Grid Electricity Transmission Plc – Freehold – High Legh

A plan showing details of NGET assets is attached to this letter. Please note that this plan is 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.

Identifying & Assessing Sites (Commentary)

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.

Following a review of the Interactive Mapping associated with previous Land Submissions, we have identified several potential areas put forward that interact with NGET assets. At Section 5.11 the Council make clear that a list of sites that will be considered further as potential draft allocations will emerge later in the process.

It is acknowledged the Call for Sites is an ongoing process, however in the event any of the above Land Submissions or additional sites presented are proposed for allocation in later stages of the Plan, site specific or appropriate overarching policies (such as policies setting out design requirements for new developments) should include wording which appropriately recognises and responds to the presence of NGET infrastructure within or adjacent to the sites. Wording to the following effect (*Red Italics*) may be suitable, though NGET will engage with future consultations and provide further input as appropriate:

"The development will include a strategy for responding to the NGET Overhead / Underground Cable Route 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."

Without appropriate acknowledgement of the NGET assets present within / adjacent to the Land Submissions, the related policies bringing them forth for allocation should not be considered effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of NGET infrastructure.

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

Engagement Principles

It is acknowledged the Council, at Section 6.62, refer to a list of stakeholders to be engaged in Local Plan consultations which includes "Utilities". Nonetheless, as 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 to aid in the effective production of the Local Plan where NGET assets and proposals of the Local Plan may interact.

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



Figure 1: OHL interaction with Land West of Hoogreen Lane



Figure 2: OHL interaction with Land off Brookledge Lane

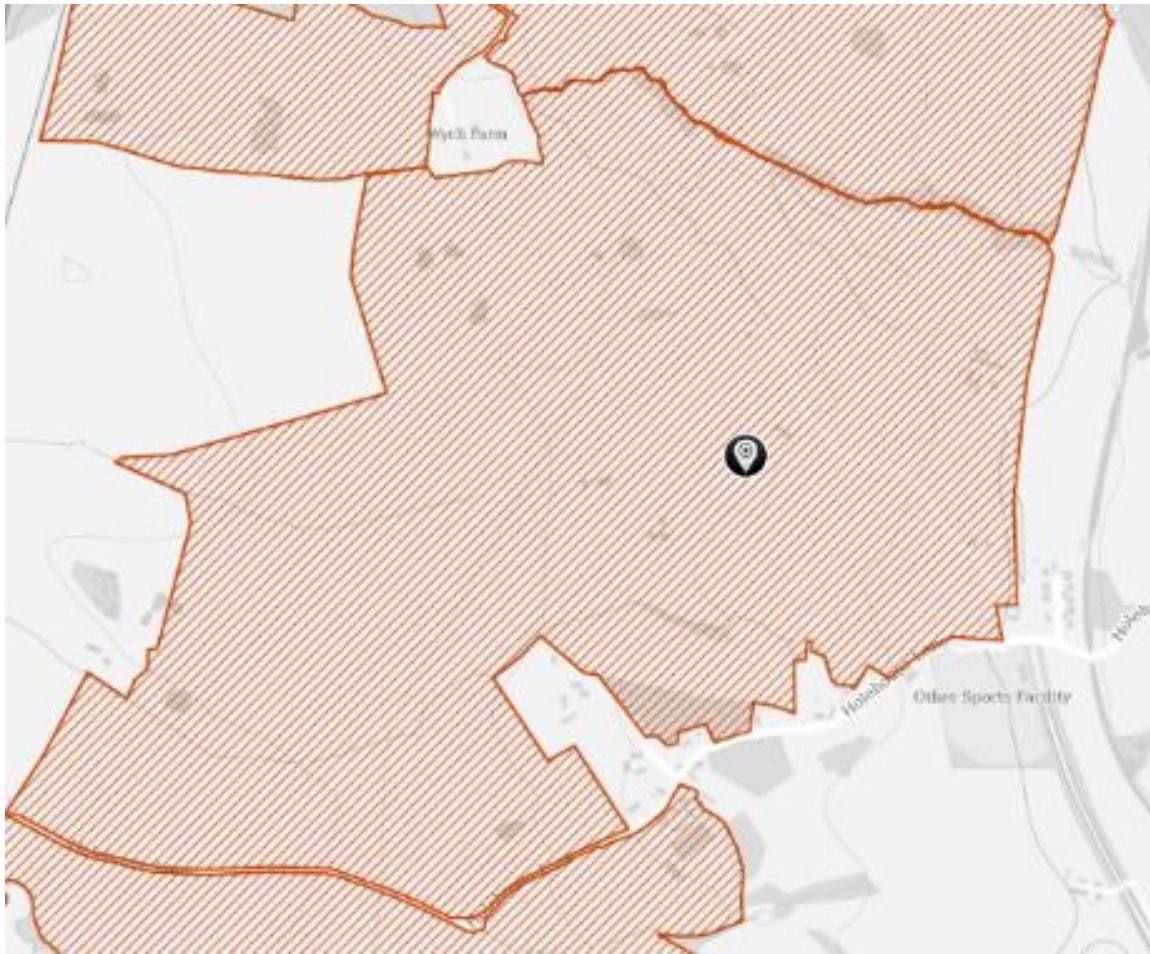


Figure 3: OHL interaction with Land North of Holehouse Lane

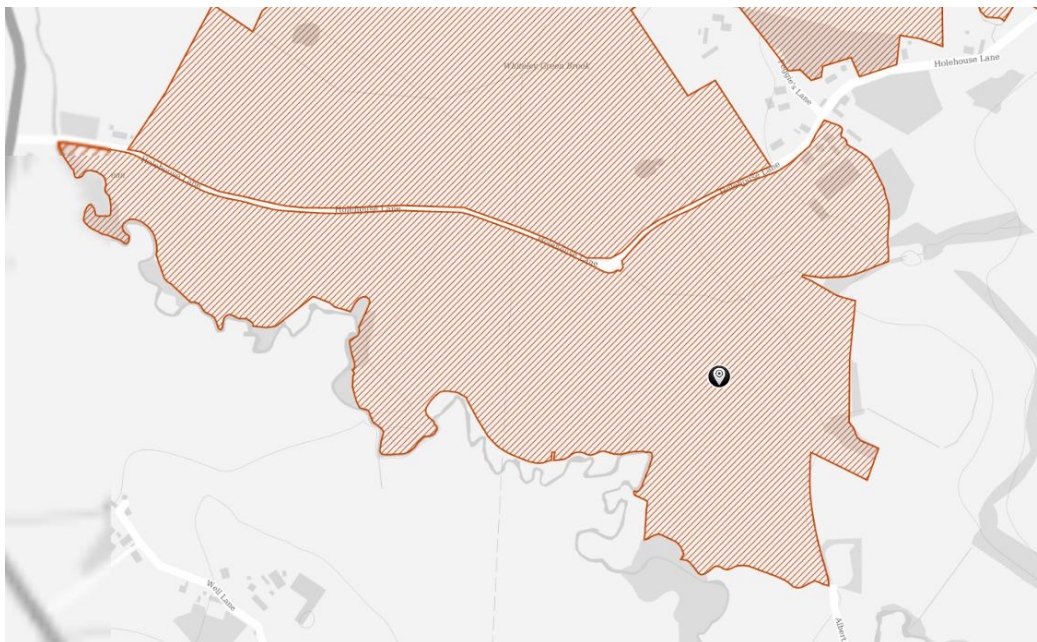


Figure 4: OHL interaction with Land South of Holehouse Lane

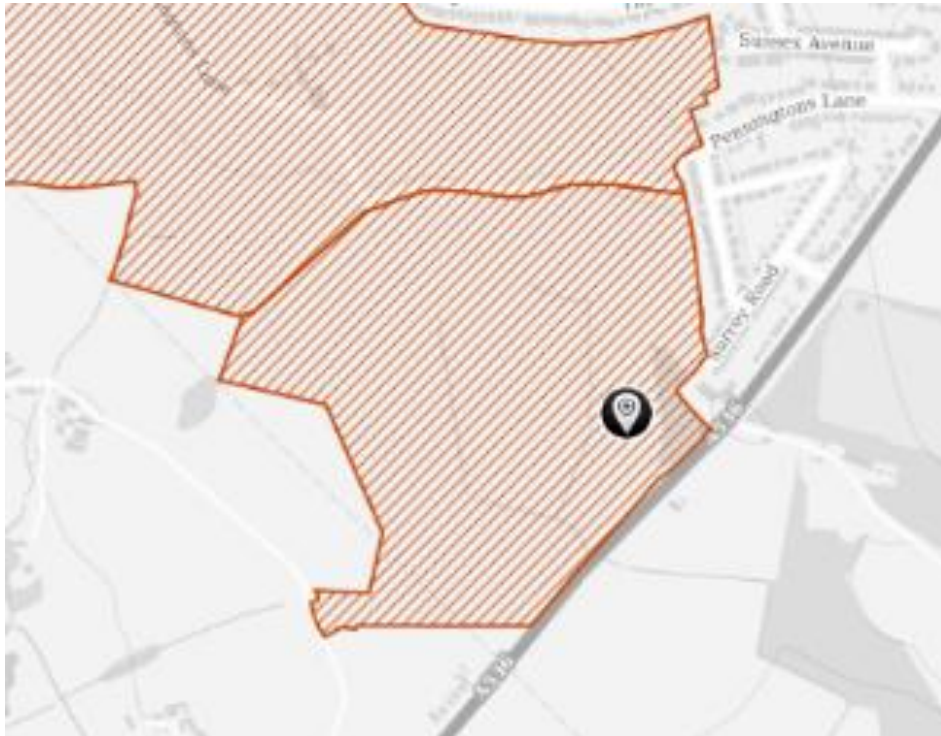


Figure 5: OHL interaction with Land at Congleton Road, Macclesfield

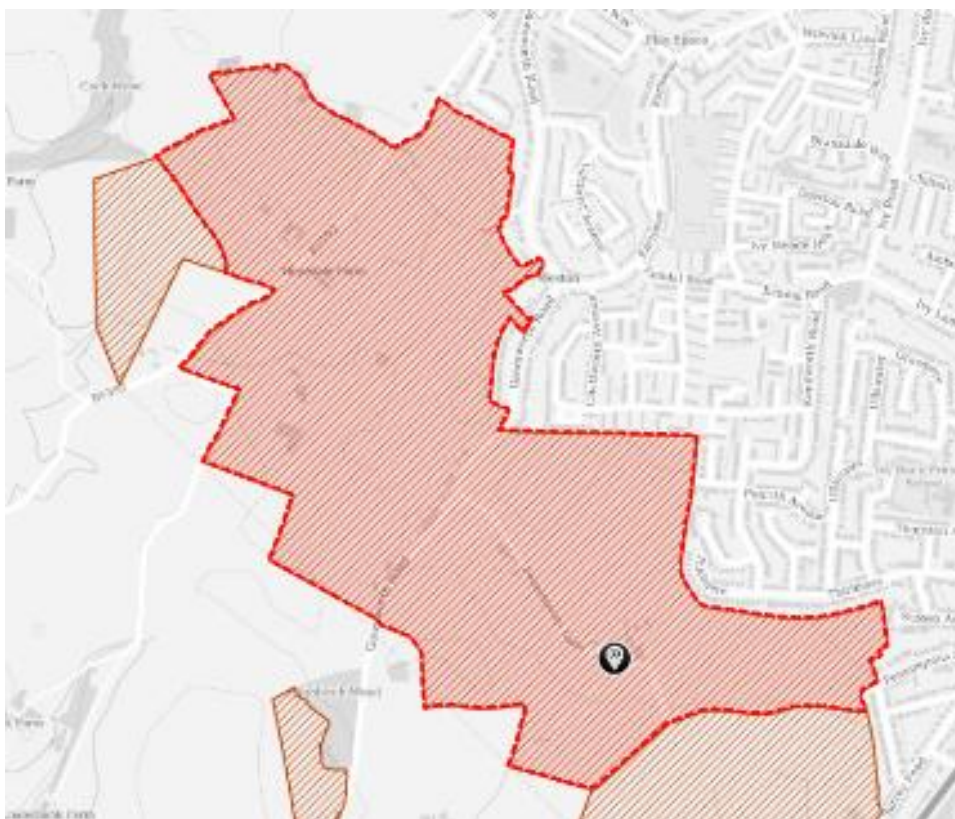


Figure 6: OHL interaction with Land at South West Macclesfield

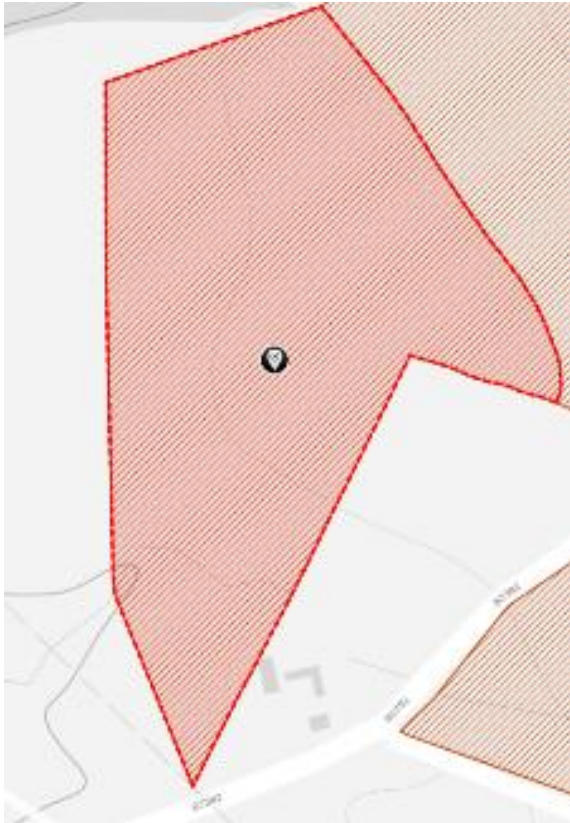


Figure 7: OHL interaction with Land to the North of Pexhill Road

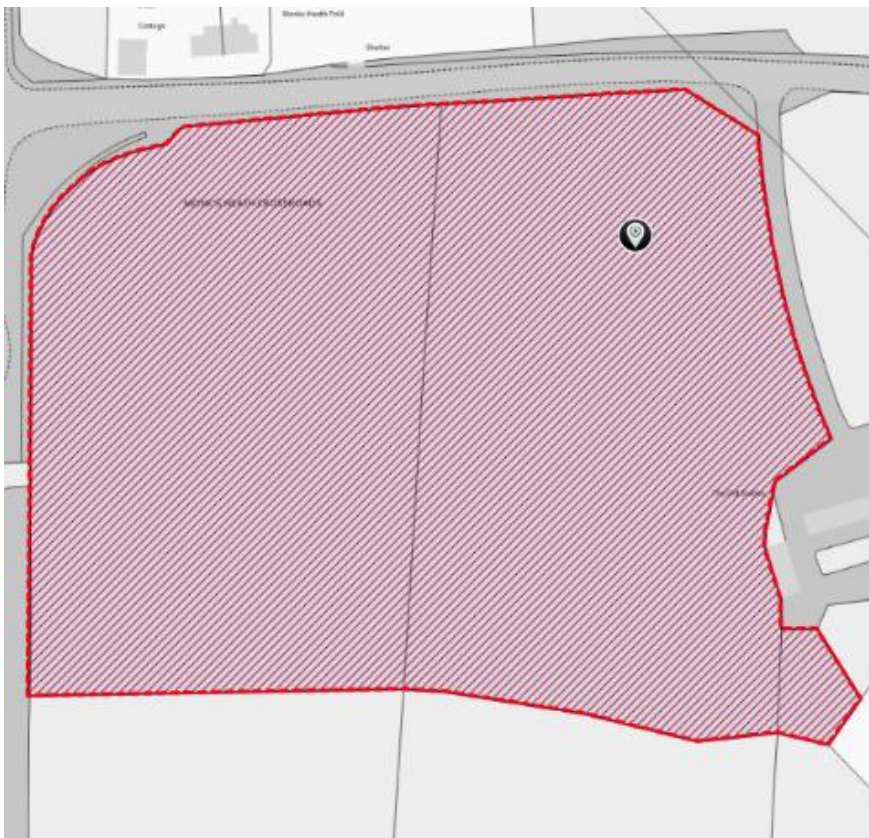


Figure 8: OHL interaction with Monks Heath Hall Workshops

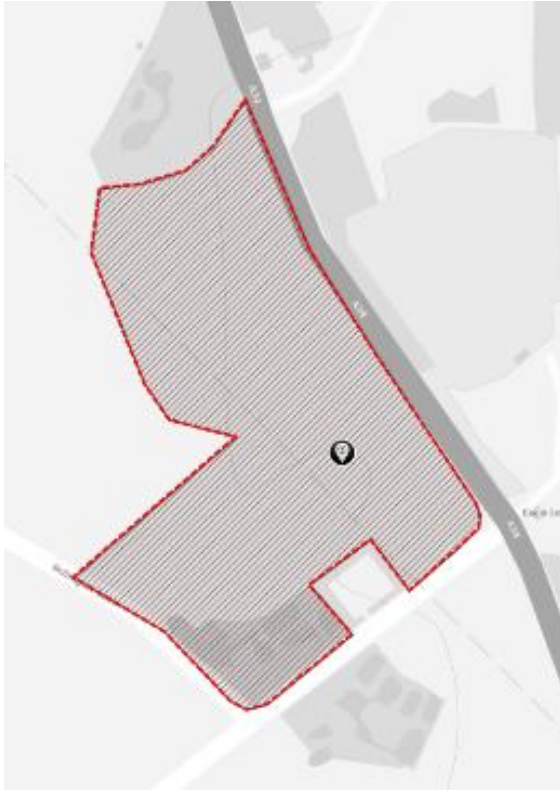


Figure 9: OHL interaction with Land North-East of Bollington

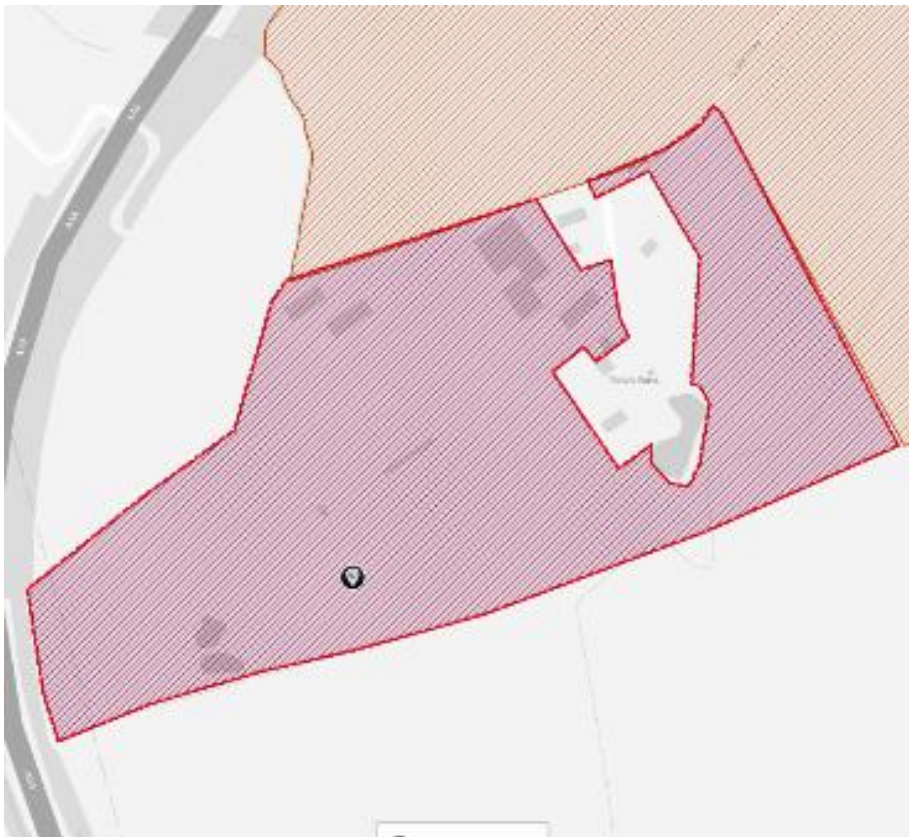


Figure 10: OHL interaction with Land East of Melrose Way

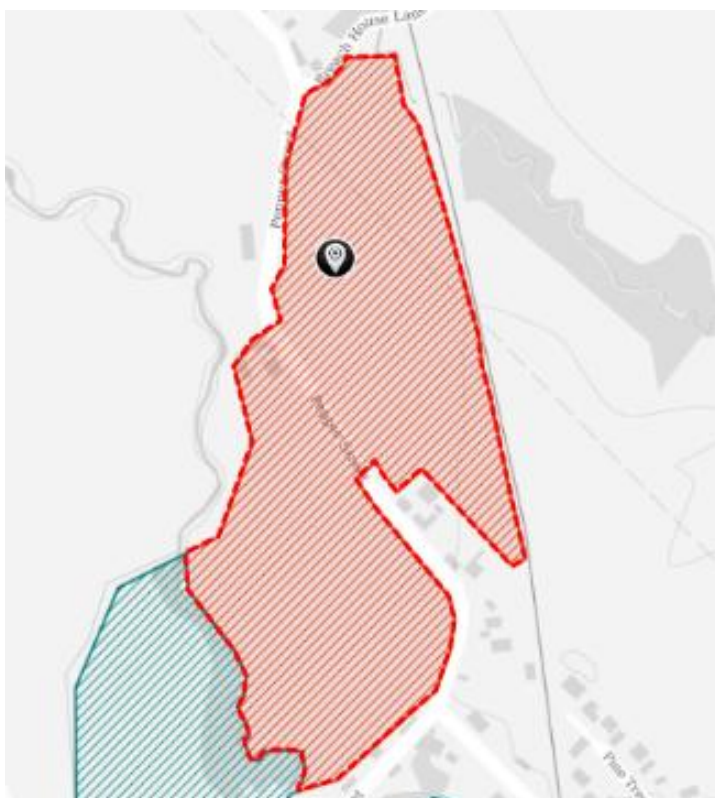


Figure 11: OHL interaction with Land East/West of Pepper Street

New Infrastructure

Currently there are no known new infrastructure interactions within the area, however 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

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The Estates Office
Ashby de la Zouch
LE65 2UZ

Tiffany Bates, Development Liaison Officer

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,

[Redacted]

For and on behalf of Fisher German LLP



Regulated by
RICS



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>

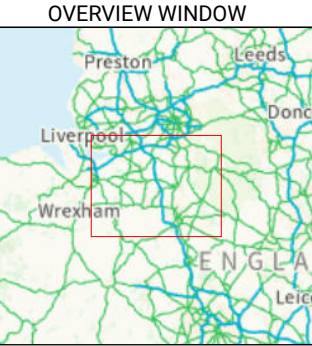
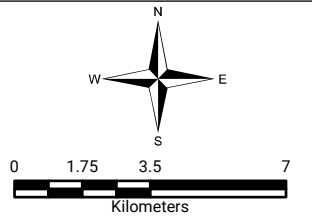
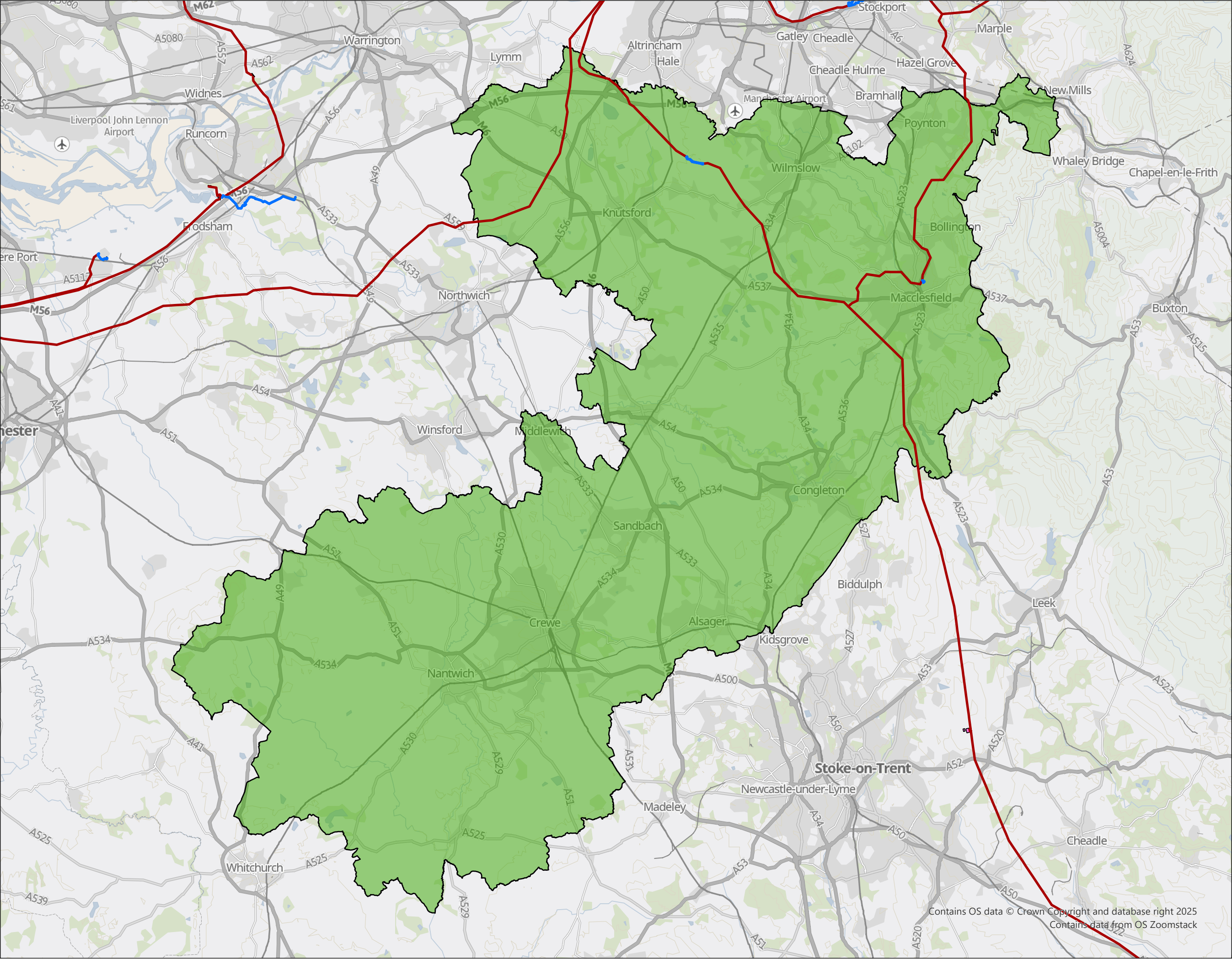
Assessing Electricity Network Infrastructure Applications

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



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

REVISION: A
CLIENT: **nationalgrid**
SCHEME:
PLANNING INTERACTION
TITLE:
LPA ASSET INTERACTION
FP: 105181-024
SCALE: 1:195,000 @ A3
DATE: 20/05/2025

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