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Cambridge City Council and South Cambridgeshire District Council
localplan@greatercambridgeplanning.org
via email only

Dear Sir / Madam

Proposed Submission Greater Cambridge Local Plan – Public Consultation
August – September 2026
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 across the UK on its behalf. Avison Young are instructed by National Gas Transmission 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.

Proposed sites crossed by or in close proximity to National Gas Transmission Assets

Following a review of the above document we have identified one or more proposed development sites as being crossed or in close proximity to National Gas Transmission assets.

Details of the sites affecting National Gas Transmission assets are provided in the table below. The table also includes requested policy amendments in relation to the affected sites.

Development Plan Document Site Reference	National Gas Assets Affected	Comments	Requested Policy Amendments
Buffer Sites			
Policy S/BRC: Babraham Research Campus	Gas Transmission Pipeline, route: GREAT WILBRAHAM TO WHITWELL	The Site boundary is located within the 500m 'buffer zone' of a National Gas Transmission pipeline. A map showing the proximity of the pipeline has been submitted in support	The site boundary set out through Draft Policy S/BRC is located within the National Gas Transmission 500m consultation zone for planning applications.

		of this representation. Further comments are provided in this table row.	To ensure that the policy and its' supporting text is effective, we recommend that an addition is made to the supporting text of Policy S/BRC, to include wording to the following effect: *"National Gas Transmission should be consulted on all development proposals at the site due to the presence of National Gas Transmissions pipeline within the 500m consultation zone for planning applications."*
Policy S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston	Gas Transmission Pipeline, route: GREAT WILBRAHAM TO WHITWELL	The Site boundary is located within the 500m 'buffer zone' of a National Gas Transmission pipeline. A map showing the proximity of the pipeline has been submitted in support of this representation. Further comments are provided in this table row.	The site boundary set out through Draft Policy S/RSC/FSS is located within the National Gas Transmission 500m consultation zone for planning applications. To ensure that the policy and its' supporting text is effective, we recommend that an addition is made to the supporting text of Policy S/RSC/FSS, to include wording to the following effect: *"National Gas Transmission should be consulted on all development proposals at the site due to the presence of National Gas Transmissions pipeline within the 500m consultation zone for planning applications."*
Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm	Gas Transmission Pipeline, route: GREAT WILBRAHAM TO WHITWELL	The Site boundary is located within the 500m 'buffer zone' of a National Gas Transmission pipeline. A map showing the proximity of the pipeline has been submitted in support of this representation. Further comments are	The site boundary set out through Draft Policy S/GF is located within the National Gas Transmission 500m consultation zone for planning applications. To ensure that the policy and its' supporting text is effective, we recommend

		provided in this table row.	that an addition is made to the supporting text of Policy S/GF, to include wording to the following effect: *"National Gas Transmission should be consulted on all development proposals at the site due to the presence of National Gas Transmissions pipeline within the 500m consultation zone for planning applications."*

Plans showing details of the site locations and details of National Gas Transmission's assets is included in the email response on behalf of National Gas Transmission.

Without appropriate acknowledgement of the National Gas Transmission assets present, these policies and their supporting text should not be considered effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of National Gas Transmission infrastructure. Therefore, we propose modifications to the above site allocation policies and / or supporting text to include additional wording as set out in the table above.

Avison Young and National Gas Transmission are happy to assist South Cambridgeshire District Council and Cambridge City Council throughout the preparation of the Greater Cambridge Local Plan, and in respect of the suggested additions to the wording of the above site allocation policies / supporting text. If you have any site specific queries related to your development and require technical assistance please contact National Gas at box.assetprotection@nationalgas.com.

LSBUD

Linesearch BeforeUdig (LSBUD) is a free online service used before carrying out any development at a site, specifically digging or excavation work. National Gas use the LSBUD Website (https://lsbud.co.uk/) to monitor any work around their High Pressure Gas Pipelines and use This is a free to use online search service that any individual ("User") can use to check their works against over 160 asset owners' ("Members") utility assets.

Submitting a query to LSBUD has several benefits, including improving safety of proposed developments and to ensure there is an audit trail for all responses to them. The LSBUD enquiry will provide clear documentation, including detailed utilities plans, and confirmation of who owns assets within a particular area / site.

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Development Guidance

National Gas Transmission provides information in relation to its assets at the website below.

- https://www.nationalgas.com/our-businesses/network-route-maps

Planning and Development Guidance is provided at the following link in relation to National Gas Transmission assets.

- https://www.nationalgas.com/our-businesses/planning-and-development

National Gas Transmission also provides advice regarding '*Guidelines when working near National Gas Transmission assets'* at the following link:

- https://www.nationalgas.com/our-businesses/working-near-our-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.

Further Advice

National Gas Transmission is happy to provide advice and guidance to the Council concerning their networks.

Please see enclosed information outlining further guidance on development close to National Gas Transmission 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, 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 add our details shown below to your consultation database, if they are not already included:

[redacted]

AVISON YOUNG

[redacted]

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

Yours faithfully,

[redacted]

Matt Verlander MRTPI
Director
[redacted]
For and on behalf of Avison Young

Additional Guidance

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.

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 following website: https://lsbud.co.uk/

For local planning policy queries, please contact: nationalgas.uk@avisonyoung.com