

View Response

Response #1329060

From [mark jackson](#)

[REDACTED]

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Status Complete

Title Mr

First Name mark

Last Name jackson

Organisation Cushman & Wakefield

Job Title Partner

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

Visibility Unknown.

1.

To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please fill out a separate questionnaire form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and

relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

You must provide an answer to this question.

Other

If 'other' please explain

AM74

2.

Do you consider the Local Plan is:

Please check one.

Select the most applicable option in each row.

	Yes	No
Legally Compliant	<input checked="" type="radio"/>	<input type="radio"/>
Sound	<input type="radio"/>	<input checked="" type="radio"/>

3.

If you checked 'No' to Sound at question 2 above, please confirm below which of the 'tests' the Local Plan fails to meet.

Please check the relevant box.

- Positively Prepared
- Justified
- Effective
- Consistent with National Policy

4.

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The last sentence of the proposed modification to Policy STRA3 relating to National Grid (NGET) is not considered necessary. E.ON is concerned that the additional wording is unspecific and, in overlapping with selective themes of the NGET design guide rather than simply referring to the design guide as had been originally proposed, this could lead to confusion as to whether the policy has been satisfied or not. The amended policy wording is not “effective” and therefore would not be “sound” under paragraphs 36 and 37 of the NPPF.

E.ON note that National Grid supported the submission draft text to policy STRA3 in its representation dated 13 April 2025 and did not recommend any further changes. The policy already sets out how the development needs to respond to the existing NGET site infrastructure with specific reference made to the NGET design guide.

5.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The following text should be deleted:

"Development of the site will need to mitigate the impact on these assets to ensure that it does not compromise the effectiveness of the assets and this should be done in consultation with National Grid Electricity Transmission."

The additional text proposed in AM74 should read:

"The site is crossed, or within close proximity to, a number of National Grid Energy Transmission electricity infrastructure assets. These include a number of high voltage 400Kv overhead electricity transmission lines and substations which are not surplus to requirements."

6.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Please check the relevant box

- No, I do not wish to participate in hearing sessions.
- Yes, I wish to participate in hearing sessions.

7.

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.

Please write your answer in the box below.

E.ON is the owner of the Drakelow Power Station site to which policy STRA3 relates. It is important for the owner of this strategic site has the opportunity to participate in the relevant hearing sessions.