

Our Ref: MV/ 15B901605

12 June 2026

Bracknell Forest Council
development.plan@bracknell-forest.gov.uk
via email only



Dear Sir / Madam
**Sandhurst Neighbourhood Plan Regulation 16 Consultation
May – July 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 or in close proximity to National Gas Transmission assets:

An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.

National Gas Transmission has identified that no National Gas Transmission assets are currently affected by proposals (including allocations) included within the Neighbourhood Plan area for Sandhurst.

As such, no further action is required by National Gas Transmission or Bracknell Forest Council at this stage.

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>

LSBUD

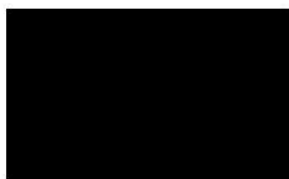
Linesearch BeforeUdig (LSBUD) is a free online service used before carrying out any development at a site, specifically digging or excavation work. National Gas use SBUD Website: <https://lsbud.co.uk/> to monitor any work around their High Pressure Gas Pipelines and use LSBUD. This is a free to use online 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.

Further Advice

Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents 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:

_____, Director



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

Yours faithfully,



_____ MRTPI
Director



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.

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.

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: [REDACTED]

For local planning policy queries, please contact: [REDACTED]

If you wish to contact National Gas Transmission directly to discuss any proposed work near National Gas Transmission assets, please contact the Asset Protection Team using the following details:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]