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To: [Planning](#)
Subject: ref 6/2019/0217/MAJ, Northaw House
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Attachments: [HSL Planning Tool Guide.pdf](#)

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Good afternoon, developers planning to build alongside high pressure pipelines should be aware that there are 3 factors that are relevant:

The pipeline easement - these are negotiated legal entitlements between Cadent Gas and the landowner and allow Cadent Gas to operate and maintain pipelines within the easement strip. Easement strips may vary in width typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. This cannot be confirmed at this stage without a legal search which can be requested through our plant protection team.

The building proximity distance - this is a separation distance recommended by the Institute of Gas Engineers and Managers pipeline design code (TD1) which a pipeline industry recognised standard to reduce the hazard to individuals living in proximity to the pipeline. The separation distance varies depending on the pipeline pressure and design (wall thickness and diameter) and can vary between 3 m and 130 m.

The land use planning distances - these are distances defined by the HSE to allow them to advise on the acceptability on new developments next to the pipeline and are controlled through the HSE's land use planning Advice for Developments near Hazardous Installations process. Further guidance on how these are applied can be found on the HSE's website

Unless written instructions are provided by Cadent, Cadent would want the pipeline easement to be maintained as Cadent would want to continue to have access for pipeline operation and maintenance purposes. Ideally Cadent would also want the building proximity distance to be maintained as this is a recognised safe distance for high pressure pipelines. However Cadent are not in a position to enforce the building proximity distance as control of planning is the responsibility of the local authority and they would normally follow the advice provided by the HSE in their guidance. Cadent would however welcome any enquiries by developers to discuss the potential safety risks from the pipeline, ideally this should be done at the early development design phases where Cadent can advise on the layout of the proposed development to mitigate any potential risks.

The Local Planning Authority will decide whether the development should be allowed and will base their decisions on the land use planning distances that they can obtain from the

HSE. It is important to note that the pipeline details at this location are consistent with the information already notified to the Health and Safety Executive.

Kind regards

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