LSBUD Reference: EA_3WWX_43724115

Cadent
Cadent Gas Limited, Vicarage Farm Road, Peterborough, PE1 5TP
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cadentgas.com

Date: 20/11/2026

Customer Reference: 26/01971/NMA

Cadent
Your Gas Network

After receiving the details of your planning application, we have completed our assessment. We have **no objection in principle** to your proposal from a planning perspective.

We have a 324mm ST HP high pressure pipeline 120m from the works area, which will need to be protected at all times this has an easement in place with BPD distance that must not be encroached upon, nothing to be built on or placed/stored on or over the pipeline or in the easement for any assets in the works area.

No Mechanical excavation within 3m of the HP pipeline as per SSW22.

The pipeline may require protection during the works this will be determined when the work RAMS and plans are sent through via the LSBUD system.

Please be aware that access to the Pipelines will be always required in the event of an emergency or operational maintenance needs.

Any damage or any action that puts the pipeline at risk will be reportable to the HSE.

Please refer to MAHP and the BPD noted below.

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high- pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following **Informative Note** into the **Decision Notice:**

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

- Specific MAHP BPD (15.3 METERS MIN) this only a guide and the exact BPD can be larger.

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 6 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability were prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at **[box.eaplantprotectionops@cadentgas.com /** quoting your reference at the top of this letter.

Kind Regards
East Anglia Plant Protection Team

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63mm PE
125mm PE
180mm PE
63mm PE
994095526
994094014
994000018
0.7 COV
994092524
Swimming Pool
Play Area
Sports Court
Sports Court
Sports Court
Tennis Courts
Spring Common
Horse Common
Pond
Path (um)
Path
Astilbe Lane
El Sub Sta
Walnut Tree Drive
Spring Common
Horse Common
900001314019
900001315938
198482