LSBUD Reference:

Cadent
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Date:25/03/25

Customer Reference: 25/00385/CLED

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.

Previous planning application granted this is for a single pad for a property as discussed and accepted.

We have a 6 inch ST IP pipeline in the works area which will need to be protected at all times this has an easement in place with BPD distance from either side of the pipeline, which must not be encroached upon crossed over or nothing to be built on or placed/stored on or over the pipelines in or on top of the pipeline or easements for all assets in the works area.

No mechanical excavation within 3m main of the HP pipeline.

The ground levels must not be altered over the pipelines or in the easement.

Nothing to be built or positioned over the pipeline, or in the easement of the above said pipeline.

Please be aware that access to the pipeline 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 METERS MIN)
- Specific IP BPD (3 METERS MIN)
- Specific AGI BPD (based upon the hazardous area zoning)10 METERS MIN

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 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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