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Planning West Suffolk

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Planning Work?
Please enquire with us at
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*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgas.com

Date: July 15, 2025
Our Reference: GE3_35364225
Your Reference: National gas use-DC/23/1577/OUT

Dear Planning West Suffolk,

Ref: Site Address Not Provided

National Gas Transmission has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder providing the below conditions are adhered to:
No Objection Under Condition:

NGT pipelines are designed, constructed, operated and maintained in accordance with the IGEM/TD/1 industry code. The code requires new and existing population clusters within the four times of the building proximity distance (BPD) of the pipeline to be risk assessed. This is to ensure the risk to the public remains within acceptable levels. The BPD for the Roudham Heath to Gt Wilbraham pipeline section is 76m, and the proposed housing and commercial development at North Red Lodge falls within 4xBPD of the pipeline. Therefore, a risk assessment in form of a Quantitative Risk Assessment (QRA) is required to assess if the individual and societal risks are acceptable at this location. DNV conducted a QRA at the request of NGT and R J Upton Ltd.

The results as documented in DNV Report 10549751-2, Rev. 1, along with a cost benefit analysis have confirmed that the risk associated with this development are as low as reasonably practicable (ALARP), hence, acceptable to NGT. In other words, the individual and society risks from the proposed development are acceptable to NGT without the need for mitigations. NGT will not object to the proposed development on the condition the remaining integrity assessments are acceptable to NGT requirements and deed of consents are completed pre-construction.

The QRA report is a contractual deliverable between DNV and R J Upton Ltd and both parties have to consent before the report can be disclosed to the council. DNV have indicated the work is confidential and have not consented to its disclosure to the council. NGT is supportive of this as the report also contains confidential NGT data such as the QRA methodology and the mitigation thresholds.

I have enclosed a location map to show the location of National Gas Transmission high-pressure gas pipeline(s) within the vicinity of your proposal and associated information below.

Yours sincerely
Jordane Maples
Asset Protection Assistant

PLEASE READ CAREFULLY

- No buildings should *encroach within the Easement strip of the pipeline indicated above*
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Gas Transmission.
- National Gas Transmission has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National Gas Transmission will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.

- To visit the Land Use Planning site, please use the link below:
https://www.hse.gov.uk/landuseplanning/methodology.htm

- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services ", and National Grid's specification for Safe Working in the Vicinity of National Gas Transmission High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.

- To view the SSW22 Document, please use the link below:
https://www.nationalgrid.com/uk/gas-transmission/document/113921/download

- A National Gas Transmission representative will be monitoring the works to comply with SSW22.

- To download a copy of the HSE Guidance HS(G)47, please use the following link:
http://www.hse.gov.uk/pubns/books/hsg47.htm

- National Gas Transmission will also need to ensure that our pipelines access is maintained during and after construction.

- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Gas Transmission representative. Ground cover above our pipelines should not be reduced or increased.

- If any excavations are planned within 3 metres of National Gas Transmission High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Gas Transmission representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been has been confirmed on site under the supervision of a National Gas Transmission representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Gas Transmission engineer.

- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.

- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Gas Transmission pipeline without the prior permission of National Gas Transmission. National Gas Transmission will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Gas Transmission.

- Please be aware that written permission from National Gas Transmission is required before any works commence within the National Gas Transmission easement strip.

- A National Gas Transmission representative shall monitor any works within close proximity to the pipeline to comply with National Gas Transmission specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.

- A National Gas Transmission representative shall supervise any cable crossing of a pipeline.

- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.

- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Gas Transmission Management Procedures