

Supp. Item 1

1 Catherine Street. Grimsby      DM/0441/19/FUL

Comment from Housing Enforcement Lead Officer, Home Improvement Service

With regards to the above property and permission to be used as an air b&b my concerns are that the property must only be used if the clients has another place of residence. If a room is given to someone and it's there only place of residence then this would make it a HMO and possibly a licence required.

## Bethany Loring (Engie)

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**From:** Keith Proctor  
**Sent:** 13 May 2020 12:29  
**To:** Bethany Loring (Engie)  
**Cc:** Keith Proctor  
**Subject:** Re: DM/0043/20/FULA - 125 Peaks Lane, New Waltham  
**Attachments:** IMG\_3509.JPG; IMG\_3510.JPG; IMG\_3511.JPG; IMG\_3492.JPG

Thanks for the contact, please find attached photo's discussed.

Picture 1. From our garden room patio doors  
Picture 2&3 From garden pathway adjacent gazebo  
Picture 4. Front view of my home at No.127

Summary of my points for consideration are:-

- Overall height of existing double garage is overpowering - why does the office extension need to be the same height.
- There is currently 6 metres length of garage wall visible in picture 2 - planning approval will make it 10m which will bring the garage / office forward beyond my gazebo in picture 2 to give an even more overpowering structure approx. 7.5m from my home.
- The visual impact of the proposed extension is upsetting & will devalue the appeal & valuation of my lovely home.
- Surface water run- is a concern due to flooding from the higher ground level at No.125

I am not objecting to the principal of an office extension at No. 125 - but to continue the roof line from the existing garage seems inappropriate.

Regards - Keith Proctor 127 Peaks Lane. New Waltham, Grimsby, DN36 4LU.

**Sent:** 13 May 2020 10:40  
**To:** Keith Proctor  
**Subject:** DM/0043/20/FULA - 125 Peaks Lane, New Waltham

Good Morning,

Further to our telephone conversation, please can you send any photos that you wish to be considered, as discussed, at the meeting as soon as possible. We are currently getting the presentation together and I will need to get this included in good time prior to the meeting.

Regards,

**Bethany Loring**  
Town Planner  
Development Management  
Places & Communities North – NEL  
[Bethany.Loring@nelincs.gov.uk](mailto:Bethany.Loring@nelincs.gov.uk)  
Tel. +44 (0) 147 232 6181  
Mob. +44 (0) 7920 768 686



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[engie.co.uk](http://engie.co.uk)

New Oxford House, George Street  
Grimsby, North East Lincolnshire, DN31 1HB

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## **Planning Committee 20<sup>th</sup> May 2020 – Supplementary Information**

### **Item 4 – DM/0664/19/FUL Land at Hobson Way**

Members should note the attached updated consultation response from Natural England who have removed their objection to the scheme subject to conditions and an updated Habitat Regulations Assessment being submitted by the applicant.

The following amended conditions are also recommended:

#### **Condition 2**

The development shall be carried out in accordance with the following plans:

CRM.0120.001.PL.D.002.B - Site location plan  
CRM.0120.001.P.D.012 - Existing site layout  
ENZ/IMM/002 - Topographical survey  
CRM.0120.001.P.D.010 - South east elevations 1 of 2  
CRM.0120.001.P.D.010I - South east elevations 2 of 2  
CRM.0120.001.P.D.010 - North west elevations 1 of 2  
CRM.0120.001.P.D.010I - North west elevations 2 of 2  
CRM.0120.001.P.D.010II - North east elevations 1 of 3  
CRM.0120.001.P.D.010II - North east elevations 2 of 3  
CRM.0120.001.P.D.010II - North east elevations 3 of 3  
CRM.0120.001.P.D.010III - South west elevations 1 of 3  
CRM.0120.001.P.D.010III - South west elevations 2 of 3  
CRM.0120.001.P.D.010III - South west elevations 3 of 3  
CRM.0120.001.LA.D.00.023.A - Proposed Landscape Strategy  
181883-0000-46-LAY-0001-01 Rev 10 - Proposed site plan

#### **Reason**

For the avoidance of doubt and in the interests of proper planning.

#### **Condition 4**

No development shall take place until final details of all piling works to be undertaken during the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The piling details shall follow the Piling Methodology submitted in the document ref: CRM.0120.001Piling Scheme Methodology (dated 28<sup>th</sup> April 2020) and included shall be a scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding ecology, premises and pollution to the underlying chalk aquifer. The development shall then be built out in accordance with the approved details.

#### **Reason**

In the interests of environmental protection in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032.

#### Condition 9

No development shall commence until:

- (a) A scheme of landscaping in general accordance with submitted landscape strategy plan CRM.0120.001.LA.D.00.023.A showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) A plan including details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) Measures for the protection of trees and hedges during construction work;
- (d) Confirmation of the timing for the landscaping works to be completed by;
- (e) A detailed landscape maintenance and management plan.

has been submitted to and approved in writing by the Local Planning Authority. The landscaping works shall then be completed by the time agreed as part (d) of this condition and thereafter maintained in accordance of part (e) of this condition.

#### Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032.

#### Condition 10

No development shall commence until:

- (a) A scheme of Ecological Enhancement throughout the site in accordance with the measures set out in Chapter 11 and Appendix 11.1 of the Environmental Statement;
- (b) Confirmation of the timing for the completion of the works;
- (c) A detailed maintenance and management plan for the scheme.

have been submitted to and approved in writing by the Local Planning Authority. The approved ecological improvement scheme shall then be delivered in accordance with part (b) of this condition and maintained in accordance with part (c) of this condition.

#### Reason

In the interests of ecological enhancement in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032.

Condition 12 – to be deleted as covered by other conditions

#### Condition 13

Prior to the commencement of the development, a Construction Travel Plan (CTP) shall be submitted to and approved in writing by the Local Planning Authority. The CTP should be produced in accordance with NELC guidance. The CTP submitted shall be in accordance with the Framework Construction Travel Plan within Appendix 6.2 - CRM.0120.001.TR.R.002 Velocys Site Travel Plan 121119 of the submitted Environmental Statement Addendum. Once approved, the CTP shall be

implemented in full and operated in line with its terms and timings throughout the lifetime of the development.

#### Reason

In the interests of sustainable development in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

#### Condition 14

Prior to development commencing, an Operational Travel Plan (OTP) shall be submitted to and approved in writing by the Local Planning Authority. The OTP should be produced in accordance with NELC guidance. The OTP submitted shall be in accordance with the Framework Operational Travel Plan within Annex 6 of Appendix 9A of the submitted Environmental Statement. Once approved, the OTP shall be implemented in full and operated in line with its terms and timings throughout the lifetime of the development.

#### Reason

In the interests of sustainable development in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

#### Condition 17

Prior to development commencing full details of all external lighting on the site shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall then be installed in accordance with the approved details and retained in that state.

#### Reason

In the interests of ecological and habitat protection in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032.

#### Condition 19

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) [July 2019, CRM.0120.001.HY.R.001.A Altalto Immingham Ltd] and in particular the following mitigation measures detailed within the FRA on pages 36-37:

- Critical infrastructure to be set no lower than 4.55m above Ordnance Datum (AOD) or, alternatively, adequately protected through flood resistance and resilience measures to be agreed in writing with the Local Planning Authority;
- Flood resilience and resistance measures to be incorporated into the proposed development as stated;
- A safe refuge to be provided within the office building at a height above 4.55m AOD;

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

#### Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.



The following additional conditions are recommended:

Condition

Only waste as described in the Waste Strategy (dated 13<sup>th</sup> May 2020) shall be brought to and used within the site.

Reason

In the interests of environmental protection in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

Condition

At no time shall any waste be stored externally within the site. Any Solid Derived Fuel (SDF) stored externally shall fully wrapped and be stored in the location identified on plan ref: 181883-0000-46-LAY-0001-01 Rev 10.

Reason

In the interests of environmental protection in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

Date: 18 May 2020  
Our ref: 314305  
Your ref: DM/0664/19/FUL



Mr Richard Limmer  
North East Lincolnshire Council,  
New Oxford House,  
2 George Street,  
Grimsby,  
DN31 1HB  
[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Mr Richard Limmer

**Planning re-consultation:** Development of a sustainable transport fuels facility, including various stacks up to 80m high, creation of new accesses, Installation of pipe lines, rail link, associated infrastructure and ancillary works

**Location:** Land At Hobson Way, Stallingborough, North East Lincolnshire

Thank you for your re-consultation on the above which was received by Natural England on 09 April 2020. Please read this letter alongside our previous responses dated 26 September 2019, 18 December 2019 and 20 February 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**SUMMARY OF NATURAL ENGLAND'S ADVICE**

**NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of the Humber Estuary Special Area of Conservation, Special Protection Area and Ramsar.  
<https://designatedsites.naturalengland.org.uk/>
- damage or destroy the interest features for which the Humber Estuary Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the mitigation measures as set out below should be secured.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites and advice on other natural environment issues is set out below.

### Further advice on mitigation

The appropriate assessment concludes that the applicant is able to ascertain that the below impact pathways from the proposal will not result in adverse effects on the integrity of any of the sites in question, due to proposed mitigation measures:

- a) Changes in air quality during operation.
- b) Changes in water chemistry and/or turbidity due to operational effluent discharge into the Humber Estuary.
- c) Changes in water chemistry and/or turbidity (i.e. through accidental spillages, dust generation, sediment mobilisation) during construction at Middle Drain and Old Fleet Drain, which discharge into the Humber Estuary.
- d) Direct loss of approximately 31ha of suitable secondary roosting/foraging habitat for overwintering and migratory bird species.
- e) Potential noise disturbance impacts during construction and operation.
- f) Potential visual disturbance impacts during construction and operation (including lighting impacts).

### *Changes in air quality during operation*

The applicant has provided an updated air quality assessment (dated 13 March 2020), which has a number of proposed alterations to the scheme that reduce emissions. These include:

- 1. a 50% reduction in the required size of emergency diesel generators at the facility (reduced to 7.5 MWe from 15 MWe);
- 2. a reduction in the proposed testing hours of the generators (reduced to 50 hours per annum from 208 hours per annum);
- 3. a commitment to install generators which meet USEPA Tier 4 emissions standards for NO<sub>x</sub>; and
- 4. minor design changes to the auxiliary gas boilers resulting in lower NO<sub>x</sub> emissions.

We note that the assessment has also been updated since the previous air quality assessment (AQA; dated 04 March 2020) and now only considers the scenario of operating with pulse combustors using syngas, where previously natural gas was also modelled. The previous assessment concluded that there would be less pollutants produced when natural gas was used compared with syngas, although the results of both scenarios did not exceed any of the critical loads/levels.

Natural England notes that the assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur alone. However, contrary to the Habitats Regulations Assessment (HRA; dated May 2020), Natural England is of the opinion that a Likely Significant Effect cannot be ruled out in combination with other projects, this is supported by the in-combination assessment provided in the AQA. Therefore we advise that the HRA is updated to include an Appropriate Assessment as soon as possible. Our advice in this letter is based on the understanding that this will be updated.

We refer back to the appropriate assessment provided in the previous HRA (dated March 2020) which concludes that the proposal will not result in adverse effects on the integrity of any of the sites in question due to air quality impacts. Natural England advises that we concur with these conclusions, on the understanding that the measures (1-4) listed above are a condition of any permission given. Our conclusions are due to the following reasons:

- 1. The annual NO<sub>x</sub> Process Contributions (PC) does not exceed the 1% of the critical level. We note that this is only just on the threshold.
- 2. The short term (24 hour mean) NO<sub>x</sub> PC is less than 10% of the critical level.
- 3. The nutrient nitrogen deposition rate PC is less than 1% of the critical load for the site.
- 4. The nearest sensitive Humber estuary habitat to the proposal is saltmarsh habitat, which is not sensitive to acid deposition.

5. The annual and 24 hour mean NO<sub>x</sub> PEC both exceed the critical levels in-combination with other projects (as listed in Table 23) and therefore a Likely Significant Effect cannot be ruled out. However, this proposal is the smallest proportion of the cumulative total annual and 24 hour mean NO<sub>x</sub> PECs listed in Table 23. Overall, we consider that these exceedances are unlikely to have an adverse effect on saltmarsh habitat along the Stallingborough foreshore area of the Humber Estuary as:

- The approach to add the maximum predicted NO<sub>x</sub> PCs for neighbouring projects together is likely to be very precautionary.
- For the contributor of the highest proportion of the 24 hour mean NO<sub>x</sub> PC (DM/0862/19/FUL) modelling is based on 22 hours running per day; this is demonstrated to be a worst case scenario, where actual running hours are likely to be significantly less for the majority of the year.
- At 7.44 of the AQA, an analysis on the probability of cumulative effects carried out for the planning application reference DM/0562/19/FUL has been used as justification that there will be no adverse impacts on the Humber Estuary designated sites. This concludes that the likelihood of coincidence of the NO<sub>x</sub> 24 hour maxima for these developments is small, hence the risk posed by the in-combination 24 hour NO<sub>x</sub> emissions can be considered low. We note that this assessment was carried out prior to the additional emission reduction measures being added to the model as outlined above. Ideally, the analysis should be updated to account for these changes.

However, we are minded to advise your authority that this conclusion is made on an individual basis, and that we may have concerns for any future proposed development that causes further exceedances of these pollutants in this area.

*Changes in water chemistry and/or turbidity (i.e. through accidental spillages, dust generation, sediment mobilisation) during construction at Middle Drain and Old Fleet Drain, which discharge into the Humber Estuary*

Although the HRA does not assess potential impacts of increased surface water discharge on the designated sites, we assume that the design remains the same as that described in the information provided to us on 06 November 2019. This stated that the surface water discharge from the proposal will “mimic greenfield/existing drainage rates”. Therefore, if this is still the case, Natural England advises that a likely significant effect can be ruled out.

*Changes in water chemistry and/or turbidity due to operational effluent discharge into the Humber Estuary*

The application has now been amended so that all effluent will now be discharged through the existing cooling water outfall owned by South Humber Power Station (SHPS), rather than the construction of a new outfall. We note that the Water Framework Directive compliance assessment has not been updated since these amendments. Natural England notes that an Effluent Screening Assessment (dated March 2020) has been provided. As the Environment Agency are the existing regulator of the SHPS outfall, we defer to their advice on the potential impacts from the effluent discharge on the Humber Estuary designated sites.

*Impacts on SPA/Ramsar birds using neighbouring functionally linked land*

As previously advised, the development is within the South Humber Gateway mitigation zone, therefore an additional HRA is required to be carried out by North East Lincolnshire Council. If your authority intends to adopt an HRA provided by the applicant, this additional HRA should be appended. The additional HRA only addresses the impacts on loss of Functionally Linked Land.

## *In Conclusion*

Having considered the assessment, and the measures proposed to mitigate for identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given. These mitigation measures (as proposed in the HRA) are:

- Good practice water pollution prevention measures during construction will be implemented. This is to ensure that construction activities do not release pollutants into the designated sites. These could be secured through a Construction Environmental Management Plan.
- Mitigation for loss of functionally linked land will be delivered through the NELC South Humber Gateway Ecological Mitigation Delivery Plan mechanism (in accordance with Policy 9 of the Local Plan).
- Both construction and operational lighting will comply with the mitigation measures as outlined in the Lighting Impact Assessment (24 January 2020).
- Noise reduction fencing along south west boundary will be in place during the construction phase. As proposed in the “Outline Cress Marsh Mitigation Measures” document dated 16 March 2020.
- Additional scrub will be planted along the south-west boundary to reduce visual and noise disturbance impacts. As proposed in the “Outline Cress Marsh Mitigation Measures” document dated 16 March 2020. This could be secured through a Landscape Management Plan.
- A direct flight path will be maintained between the Cress Marsh mitigation site and the Humber Estuary at the south of the site. As proposed in the “Outline Cress Marsh Mitigation Measures” document dated 16 March 2020.
- The “Construction Piling Scheme Methodology” document dated 28 April 2020 states that the piling methodology has not yet been determined as detailed geotechnical surveys have not yet been carried out. It has been proposed that “where possible subject to technical and project consideration CFA piling techniques will be deployed as the preferred piling technique as this type of piling is expected to result in a lower noise emissions and lower vibration during piling installation.” Natural England welcomes this commitment, and concurs with the conclusions of the document that a detailed piling methodology will be required prior to the commencement of the works. This should contain a noise assessment that includes information such as the noise intensity at the Cress Farm mitigation site and how this differs from the current background day and night levels (e.g. LA90, LAeq) and at peak levels (e.g. LMax) if impact piling is required. Natural England should be consulted on any proposed methodology.

These measures will need to be strictly implemented by the applicant so that the conclusions of the HRA remain valid. If these measures need to be amended, a new assessment should be undertaken and Natural England will need to be re-consulted.

## **WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)**

### **Sites of Special Scientific Interest**

Natural England notes that the application site is located in close proximity to the Humber Estuary SSSI. Based on the plans submitted, Natural England considers that the proposed development could have potential significant effects on the interest features for which the site has been notified. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. Our advice regarding the potential impacts upon the Humber Estuary SSSI coincide with our advice regarding the potential impacts upon the Humber Estuary SPA / SAC / Ramsar as detailed above.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.



For any queries relating to the specific advice in this letter please contact Hannah Gooch at [Hannah.Gooch@naturalengland.org.uk](mailto:Hannah.Gooch@naturalengland.org.uk) or 02082 258503. For any new consultations, or to provide further information on this consultation please send your correspondence to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Hannah Gooch  
Yorkshire and Northern Lincolnshire Area Team  
Natural England



National Grid House  
Warwick Technology Park  
Gallows Hill, Warwick  
CV34 6DA

Richard Limmer  
North East Lincolnshire Council  
Municipal Offices  
Town Hall Square  
Grimsby  
DN31 1HU

Wayne Smith  
Asset Protection Assistant  
Business & Operation Support  
Gas Transmission Asset Management  
National Grid  
Warwick  
Direct Tel: 01926 656102  
Email: [Wayne.Smith@nationalgrid.com](mailto:Wayne.Smith@nationalgrid.com)

### Planning Work?

**Contact us on 0800 688 588\***

**Mon-Fri 8am-4pm**

(\*Calls may be recorded and monitored)

**E-mail: [Plantprotection@nationalgrid.com](mailto:Plantprotection@nationalgrid.com)**

**Electricity Emergency Number:**

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**0800 111 999\***

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Calls may be recorded and monitored.

[www.nationalgrid.com](http://www.nationalgrid.com)

Date : 5/12/2020

Our Reference: EM\_GE1B\_3NWP\_019471

Your Reference: DM/0664/19/FUL

Dear Mr Limmer,

**Ref: Land At Hobson Way Stallingborough North East Lincolnshire DN41 8DZ**

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline & High Voltage Transmission Overhead Line.

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

Yours sincerely  
Wayne Smith

Asset Protection Assistant

### **EAGLES (Electricity And Gas Location Enquiry System)**

Is now available to use simply click on the link to register [www.beforeyoudig.nationalgrid.com](http://www.beforeyoudig.nationalgrid.com), submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

National Grid is a trading name for:  
National Grid Electricity Transmission plc  
Registered Office: 1-3 Strand, London WC2N 5EH  
Registered in England and Wales, No 2366977

### **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 Grid.
- National Grid 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 grid 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 Advice for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To view the PADHI Document, please use the link below:  
<http://www.hse.gov.uk/landuseplanning/padhi.pdf>
- 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 Grid 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:  
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>
- A National Grid 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 Grid 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 Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid 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 Grid 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 confirmed on site under the supervision of a National Grid 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 Grid 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 Grid pipeline without the prior permission of National Grid. National Grid 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 Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid 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 Grid 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 Grid Management Procedures
- 
- National Grid's Overhead Line/s is protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset.
  - National Grid requires 3D drawings to be provided at the earliest opportunity (DWG, DGN or DXF)

- Statutory electrical safety clearances must be maintained at all times. National Grid recommends that no permanent structures are built directly beneath our overhead lines. These distances are set out in EN 43 – 8 Technical Specification for “overhead line clearances Issue 3 (2004) To view EN 43 – 8 Technical Specification for “overhead line clearances Issue 3 (2004).  
[http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl\\_final/appendixIII/applIII-part2](http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/applIII-part2)
- The statutory minimum safety clearance is 7.6 metres to ground and 8.1 metres to a normal road surface. Further detailed information can be obtained from the Energy Networks Association’s ([www.energynetworks.org.uk](http://www.energynetworks.org.uk)) Technical Specification E-43-8 for “Overhead Line Clearances”, Issue 3 (2004)
- Any changes in ground levels which are proposed either beneath or in close proximity to our existing overhead lines would serve to reduce safety clearances. Safety clearances to existing overhead lines must be maintained in all circumstances.
- To view the Development Near Overhead Lines Document.  
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=23713>
- To view the National Grid Policy's for our Sense of Place Document.  
<http://www2.nationalgrid.com/UK/Services/Land-and-Development/A-sense-of-place/>
- The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive’s ([www.hse.gov.uk](http://www.hse.gov.uk)) Guidance Note GS 6 “Avoidance of Danger from Overhead Electric Lines.”
- Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any of our high voltage conductors at the point where the conductors are under their maximum ‘sag’ or ‘swing’ conditions. Overhead Line profile drawings should be obtained using the above contact details.
- If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.
- Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or “pillars of support” of our towers. These foundations extend beyond the base of the tower. Pillar of Support drawings should be obtained using the contact details above.
- Due to the scale, bulk and cost of the transmission equipment required to operate at 275kV or 400kV we only support proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by government.
- To promote the successful development of sites crossed by existing overhead lines, and the creation of well-designed places, National Grid has produced ‘A Sense of Place’ guidelines, which look at how to create high quality development near overhead lines and offer practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.
- Further information regarding our undergrounding policy and development near transmission overhead lines is available on our website at: <http://www.nationalgrid.com/uk/LandandDevelopment>