

**LSBUD Reference:**

**EA\_3WWX\_36184848**

**Your Reference:** SCC/0045/23SE

**Date** 10/02/2025

**Cadent**

Cadent Gas Limited, Vicarage Farm  
Road, Peterborough, PE1 5TP  
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Dear Case Officer

**Your planning application** – We do not object to the proposal in principle.

Please refer to the following information on this letter and SSW22.

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, but we do have intermediate pressure assets in the vicinity of the work area. See attached maps that indicate the position of Cadent's assets to the proximity of your proposed development.

**What you need to do**

**Please refer to the BPD noted below and refer to SSW22 for guidance for working near our HP Pipeline in the works areas.**

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](http://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**.

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](http://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's 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 where 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](mailto:box.eaplantprotectionops@cadentgas.com) / quoting your reference at the top of this letter.

### **Kind Regards**

East Anglia Plant Protection Team

### **Cadent**

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