

WDLP Action Point 7.18

WDC to consider implications for Policy HW17 of the presence of the gas pipeline and landscape assessment

Implications of the Gas Pipeline

The NPPG Paragraph: 065 Reference ID: 39-065-20161209 says "Plan preparation can be informed by taking into account the likely [HSE] advice on applications". In this case, the Council has consulted the HSE via their standing advice web app. [HSE's Planning Advice Web App](#)

The response from the web app is that the HSE would not advise against development of this site, with advice to consult the operator of the specific gas line. As this advice is geared to the Development Management process we have made some assumptions about the nature of the development form that the allocation might deliver. In particular we have categorised this as 'a workplace' with 'fewer than 100 occupants in any single building' and 'no more than 3 storeys'. (These are the preset options in the web app, in truth development at this site is likely to accommodate far fewer than 100 occupants and the policy restricts buildings to a single storey.)



In discussions with the operator, CADENT, it appears that this is a high pressure gas line (although it may not currently be operating at high pressure). They have also advised that no buildings would be allowed within 8 metres of the pipeline itself. Based on the scale of the map extract this would appear to relate very closely to the red inner zone, which is circa 20metres wide.

The implications for HW17 are therefore limited to the detailed design and layout stage. The location is suitable for the allocated uses.

Implications of the Landscape Appraisal (see AP 7.16)

Pending any further discussions to be held in connection with the landscape assessment (submitted in response to AP7.16) the Council does not consider there are any specific implications for Policy HW17.