

## **Site Allocations Local Plan**

### **Statement of Common Ground**

**Reference: SoCG with National Grid and Forest Heath District Council**

**Date: 05 October 2017**

This statement of common ground relates to the representations made by National Grid in relation Site SA10(a): Focus of Growth – North Red Lodge of the Forest Heath Proposed Submission Site Allocations Local Plan.

This Statement of Common Ground has been agreed by National Grid and Forest Heath District Council for submission to the Inspector for the Site Allocations Local Plan Examination.

National Grid Gas Plc has a high pressure gas transmission pipeline (Feeder Main 03) that crosses the proposed site allocation SA10(a).

The pipeline is located to the north of the allocation and it is highly unlikely that National Grid would divert the pipeline or carry out works to reduce the HSE consultation zone. Consequently, the development would need to be designed to accord with the Health and Safety Executive guidance.

#### **Policy**

The parties agree that any development should accord with the guidelines of the Health and Safety Executive and these guidelines must be adhered to.

A Master Plan is required prior to any planning application. The policy requires the provision for a minimum of 3ha for a new primary school, 8ha of employment land, 350 houses and other appropriate uses. The distribution of uses and access arrangements will accord with the policy criterion and will be informed by a detailed masterplan for the site.

The policy criterion includes the need for the development to accord with the Health and Safety Executive (HSE) guidelines, set out below:

H) The advice of the Health and Safety Executive must be adhered to regarding the development near the major hazard pipeline;

#### **Deliverability**

An indicative land use Masterplan has been provided by Eclipse Planning Services working on behalf of the land owner. The Plan illustrates how the requirements of proposed allocation SA10(a) could be accommodated on site, taking into account the Health and Safety guidelines and other known constraints (Appendix A).

Taking account of HSE's Land Use Planning Methodology and other known constraints, the illustrative plan meets the following requirements:

- The required Inner/Middle Zones standoff distances from either side of the gas pipeline are 80m;
- A 3 hectare (ha) site is shown for the primary school located outside the HSE Outer Zone. The identified 2.2ha school site has already received planning permission for the construction of a new 420 place Primary School and 30 place Pre-School;
- The residential development can be accommodated on land that sits outside the HSE Inner Zone;
- 8 ha of employment land is proposed. Each employment building located within the HSE Inner Zone would provide for less than 100 occupants and be less than 3 storeys. This will be secured by design in agreement with the Council and HSE;
- Existing tree belts would be retained;
- No uses with a HSE level 4 rating of sensitivity would be located in the HSE Outer Zone.
- New cycle and pedestrian links would be created within the site and link to the existing network in Red Lodge;
- A landscape buffer and noise attenuation measures would be provided along the A11; and
- The potential pub site sits outside the proposed site boundary for SA10 and is shown for information.

Overall, the proposed policy wording for SA10(a) requires development to accord with HSE Guidance and the distribution of land uses as shown on the attached illustrative masterplan conforms to current HSE Guidance.

No development is to take place within National Grid's pipeline easement (24.4m wide). If a crossing of the pipeline and easement is required then the location, protection and specification will need to be agreed with National Grid.

**On the basis of the above National Grid considers the concerns relating to Policy SA10(a) have been addressed and the policy is sound.**

Signed on behalf of Forest Heath District Council

Marie Smith

Service Manager (Planning - Strategy)



Signed on behalf of National Grid



Nick Dexter

DCO Liason Officer