From: box.assetprotection <box.assetprotection@nationalgas.com>
Sent: 28 May 2026 10:46
To: _planningadvice
Subject: RE: Consultation - H07-0477-26: Hillgate Farm Our ref; GE2_41669721
Attachments: National Gas Transmission 41669721.pdf

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Planning Team,

Thank you for your email.

Regarding planning application H07-0477-26, there are National Gas Transmission assets in this area. I have raised this as an enquiry and have received a High Risk response. I have attached the enquiry for your reference and passed it to an engineer to review.

If you would like to view if there are any other affected assets in this area, please raise an enquiry with www.lsbud.co.uk. Additionally, if the location or works type changes, please raise an enquiry.

Asset Protection Team

+44 0800 970 7000
assetprotection@nationalgas.com

National Gas Transmission, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA
nationalgas.com I Twitter I LinkedIn

Please consider the environment before printing this email.

National Gas | Business Use

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 26 May 2026 09:29
To: box.assetprotection <box.assetprotection@nationalgas.com>
Subject: Consultation - H07-0477-26: Hillgate Farm

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PLANNING CONSULTATION

Reference Number: **H07-0477-26**

Type: **FULL**

Proposal: Change of use of agricultural to land for holiday lets, including the siting of 4 No Shepard's Huts & 1 No Lodge (part retrospective)

Location: Hillgate Farm Station Road

Applicant: Mr G Cole

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

Click here to view the application

The deadline for submission of comments is **16th June 2026** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Catherine Sutton** who is dealing with this application.

Note:
In the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of the written representation procedure, any representations made during this application will be sent to the Secretary of State and there may not be any further opportunity for you to comment at appeal stage.

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You may report the matter by contacting us via our National Gas Transmission Contacts Page.

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Gas Transmission and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on National Gas Transmission please use the attached link:
https://url.uk.m.mimecastprotect.com/s/FpxrC2vlltA1BZPFLHjU559PR?domain=nationalgas.com.

National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgas.com

Asset Protection
National Gas Transmission
National Grid House
Warwick
CV34 6DA
Email: box.assetprotection@nationalgas.com
Tel: 0800 970 7000

Our Ref: 41669721 H07-0477-26 For National Gas only

Thursday, 28 May 2026

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

National Gas Transmission – High Risk Response Letter

Dear Sir/ Madam,

An assessment has been carried out with respect to National Gas Transmission plc's apparatus and the proposed work location. Based on the location entered into the system for assessment the area has been found to be within the High Risk zone from National Gas Transmission plc's apparatus and you **MUST NOT PROCEED** without further assessment from Asset Protection.

Before you go ahead with these works, you are required to send your plans and a description for us to review them at box.assetprotection@nationalgas.com. We will contact you within 28 days of receipt.

It is **YOUR** responsibility to take into account whether you are required to or would benefit from referring to the HSE Land Use Planning App (LUP), available from HSE's website. (Please note for some works this is a requirement for them to take place) More information on the LUP is available at https://www.hse.gov.uk/landuseplanning/

Please note this response and any attached map(s) are valid for 28 days.

Yours sincerely

Asset Protection Team

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Gas Transmission plc's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Gas Transmission plc (NGT)

This assessment does **NOT** include:

- National Gas Transmission's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Gas Transmission's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Asset Protection.

- Recently installed apparatus.

- Apparatus owned by other organisations, e.g. Cadent, National Grid Electricity Transmission plc, other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Gas Transmission plc easements or wayleaves nor any planning or building regulations applications.

National Gas Transmission plc 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 require further assistance please contact the Asset Protection team via e-mail (box.assetprotection@nationalgas.com) or via the contact details at the top of this response.

Are My Works Affected?

Is your proposal an Information Only or Planned Works Application?

Information Only

As your works are at an "Information Only" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Planned Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Asset Protection will endeavour to provide an initial assessment within 28 days of receipt of a Planned Works enquiry and, dependent on the outcome of this, further consultation may be required. In any event, for safety and legal reasons, works must not be carried out until a Planned Works enquiry has been completed and final response received.

Planned Works

Your proposal is in proximity of National Gas Transmission plc's apparatus, as shown on the attached map, which may impact, and possibly prevent, your proposed activities for safety and/or legal reasons.

You must not commence any work until you have sent details to us at box.assetprotection@nationalgas.com and have received a response back confirming that we have no objections to the work taking place. You must read and follow all the guidance provided when planning or undertaking any activities at this location.

We will contact you within 28 working days of you providing us with the details of your work at the email address above. Please email, or call us at 0800 970 7000, if you have not had a response within this time frame.

Assessment

Affected Apparatus
The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment

Requirements

National High Pressure Gas Pipelines

BEFORE carrying out any work you must:

- Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Gas Transmission's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Gas Transmission's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' This guidance can be downloaded free of charge at http://www.hse.gov.uk
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

DURING any work you must:

- Ensure that the National Gas Transmission requirements are followed for work in the vicinity of High pressure pipelines including the supervision of the digging of trial holes.
- Comply with all guidance relating to general activities and any specific guidance for each asset type as specified in the Guidance Section below.
- Ensure that access to National Gas Transmission apparatus is maintained at all times.
- Prevent the placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Gas Transmission apparatus unless specifically agreed with National Gas Transmission in advance.
- Exercise extreme caution if slab (mass) concrete is encountered during excavation works as this may be protecting or supporting National Gas Transmission apparatus.
- Maintain appropriate clearances between gas apparatus and the position of other buried plant.

GUIDANCE

National Gas Transmission Network data

The Network map for National Gas Transmission assets can be downloaded at the following link in GIS format.
www.nationalgas.com/land-and-assets/network-route-maps

High Pressure Gas Pipelines Guidance:
If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Gas Transmission High Pressure Gas Pipelines and Associated Installation – Requirements for Third Parties' (SSW22). This can be obtained from:
<Link to SSW22 once it has been updated and signed off>

Essential Guidance document:
https://www.nationalgas.com/sites/gas/files/documents/8589934982-Essential%20Guidance.pdf

You should be aware of the following information regarding National Gas Transmission's high pressure underground pipelines and associated apparatus:

- Our underground pipelines are protected by permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our gas transmission network. Hence we require that no permanent structures are built over or under pipelines or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the pipeline route and that unrestricted and safe access to any of our pipeline(s) must be maintained at all times.

- The information supplied is given in good faith and only as a guide to the location of our underground pipelines. The accuracy of this information cannot be guaranteed. The physical presence of such pipelines may also be evident from pipeline marker posts. The person(s) responsible for planning, supervising and carrying out work in proximity to our pipeline(s) shall be liable to us, as pipeline(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a pipeline(s).

- The relevant guidance in relation to working safely near to existing underground pipelines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.

- Our pipelines are normally buried to a depth of 1.2 metres or more below ground and further information may be found on the plans provided. Ground cover above our pipelines should not be reduced or increased.

- Any proposed cable crossings are subject to approval from National Gas Transmission, completion of a Deed of Consent and must remain a minimum of 600mm above or below the pipeline. All works associated with cable installation must be supervised by National Gas Transmission. Cables cannot be pulled through until a Deed of Consent is in place.

- If it is planned to use mechanical excavators and any other powered mechanical plant, it shall not be sited or moved above the pipeline.

- If it is planned to carry out excavation to a depth greater than 0.3 metres, embankment or dredging works, the actual position and depth of the pipeline must be established on site with our representative

and a safe working method 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.

- The digging of trial holes to locate the pipeline must be carried out under the supervision of our on-site representative following approval of RAMS. Excavation works may take place unsupervised no closer than 3 metres from the pipeline once its actual location has been confirmed. Similarly, excavation with handheld power tools may take place no closer than 1.5 metres away.

- For operational and safety reasons National Gas Transmission requires unrestricted access to our Above Ground Installations and Compressor Stations. We would request that any proposed changes to roads/layouts in the vicinity of our site have regard to the need to maintain access.

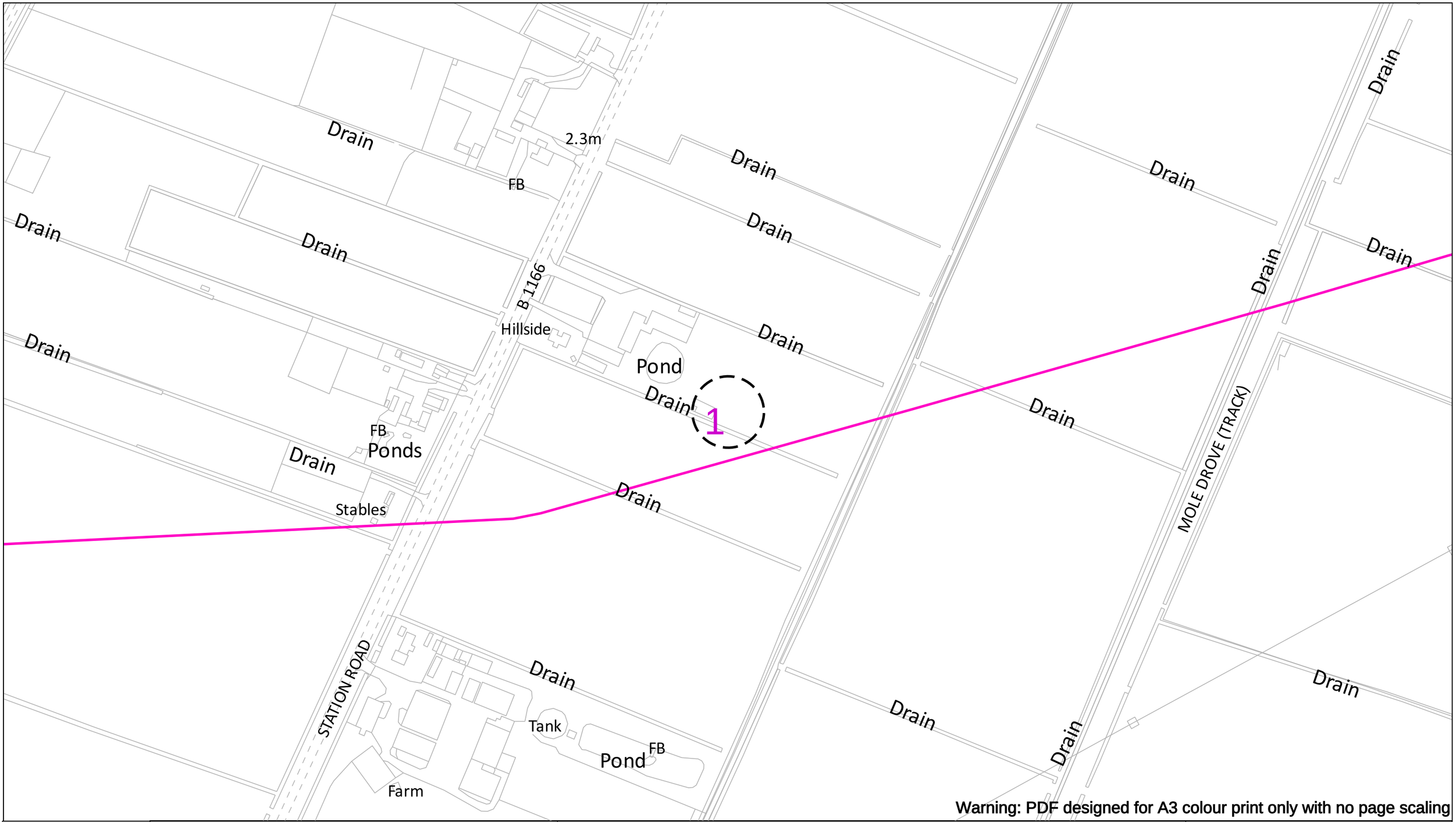
- Any construction traffic should either cross the pipeline using existing roads or at agreed crossing locations using agreed protective measures.

- Ground anchors for scaffolding stay wires should only be sited in the vicinity of the pipeline after the pipeline position has been confirmed on site with our representative and the ground anchor position agreed.

- If your proposals include the installation of wind turbines then the minimum separation between the pipeline and the nearest turbine should be 1.5 times the mast height.

- If your proposals include the installation of a Solar Farm, all assets must remain outside of the National Gas Transmission easement, all cable crossings must be agreed during the design stage, a Deed of Consent undertaken and an Earthing report must be provided for review. National Gas Transmission must retain access to its assets at all times once works have been completed.

The relocation of existing underground pipelines is not normally feasible on grounds of cost, operation and maintenance and environmental impact. Further details can be found in our specification for: safe working in the vicinity of National Gas Transmission high pressure gas pipelines and associated installations – requirements for third parties: T/SP/SSW/22 (see link above or copy enclosed)



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 28/05/2026
Job Reference: 41669721
Site Location: 533392 309921
Requested by:
Miss Jackie Webb
Your Scheme/Reference: H07-0477-26 For National Gas only

Scale: 1:2500 (When plotted at A3)

IMPORTANT NOTICES

This plan shows those pipes owned by National Gas Transmission PLC in its role as a licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Gas Transmission PLC or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

National Gas Transmission Emergency Number: 0800 111 999
Available 24 hours, 7 days/week. Calls may be recorded and monitored

Warning: PDF designed for colour print only with no page scaling

100m

Dig Sites Area: Line:

NHP Mains

NGT DecomSec

National Gas Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

box.assetprotection@nationalgas.com

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ENQUIRY SUMMARY

Received Date
28/05/2026 9:28

Work Start Date
29/05/2026

Your Reference
H07-0477-26 For National Gas only

Location
Centre Point: 533392 309921
X Extent:
Y Extent:
Postcode: PE6 0PP

Map Options
Paper Size: A3
Orientation: LANDSCAPE
Scale: 1:2500
Real World Extents: 50m x 50m

Enquirer Details
Organisation Name: National Gas Transmission
Contact Name: Jackie Webb
Email Address: Jackie.webb1@nationalgas.com
Telephone: 07811 021561 / 07811 021561
Address: National Grid House, Gallows Hill, Warwick Technology Park, Warwick, WAR, CV34 6DA

Enquiry Type
Information Only

Activity Type
Planning Applications

Work Types
Commercial/industrial

Notes/Works Description (if supplied)
planningadvice@sholland.gov.uk Change of use of agricultural to land for holiday lets, including the siting of 4 No Shepard's Huts & 1 No Lodge (part retrospective)

Site Contact Name (if supplied)
Planning Team

Site Contact Number (if supplied)
07811021561