



Hamer Associates

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Date 09 May 2014
Your ref 0568-387
Direct Dial 0121 212 0002

Email: bencaldwell@hamer-associates.co.uk

Dear Tom

Long Marston Airfield Campden Road

Introduction

As requested we now provide our advice in relation to the high pressure gas pipeline crossing the site at Long Marston Airfield Campden Road.

The focus of this advice is based upon the scenario of the gas pipeline being diverted and reinforced on an alternative route allowing the maximum amount of units to be built on site.

We will address the following points;

- The extent of the works
- The budget cost for the works
- Timing for the works
- Constraints following the works

We now cover these points in turn.

1. The extent of the works

The pipe in question is classified as R-rural and is comprised of a thin walled pipe (1200mm) with the clearances currently set out by HSE of:

Inner zone = 55 metres

Middle zone = 170 metres

Outer zone = 210 metres

During our discussions with National Grid we were informed that protecting the pipe would be insufficient in order to allow for residential development to occur in close proximity. As a result, reinforcement and diversion is the only option available to allow for residential development to be allowed in close proximity to the pipe.



By reinforcing and diverting the section of pipe crossing the site (including the stand off zone off site) with a thick walled pipe would enable residential development to take place to 3 metres from the pipeline. The practicalities of diverting the pipe were discussed at length and National Grid would look to use an outage season taking the pipe out of commission to facilitate the works. The pipe is classed as a dual feed pipeline so there is the possibility that the pipe could be shut down to allow for works to take place whilst the pipe is not operating at pressure. This option would need to be explored at the design feasibility phase. Should this option not be viable then National Grid can work on the pipeline whilst it remains operational and slowly reduce the pressure in the pipe to a manageable level and then start to divert the gas using their stopple method. This will allow for the section of pipe, which is to be diverted, to be removed whilst supply is maintained through the temporary measure. Once the pipe has been diverted, the gas can then be diverted back through the new reinforced pipe and pressure returned to normal operational capabilities.

2. Budget costs for the works

We were provided with an indicative cost of £4,000,000 for the reinforcement and diversion works by National Grid.

3. Timing for the works

During our discussions, National Grid informed Hamer Associates that indicative timescales for the works to be completed range from 3-5 years. However, National Grid did have indicated that should the design and procurement stages run smoothly there is the possibility the pipeline works could be completed within 2 years. Upon agreeing to a diversion, National Grid would commission a feasibility study (at a cost of approximately £70,000) and once complete (normally 8 months) the design and procurement process will begin. The main obstacle in the process is procurement. To be ordered is seen as a relatively short section of pipeline, and with there being only one manufacturer – Europipes in Germany of high grade steel at a minimum of 19.1mm thickness, this element of the works could bring about delays (due to the priority of Europipes being towards the larger scale pipes which are far more time consuming to manufacture). Once the pipe has been manufactured the construction phase can begin, described above, which would normally take 12-18 months depending on the level of excavation and reinstatement required.

The diversion of the pipeline will not impact on the delivery of the site and the timescales associated with the construction of the site. Over half of the development will be delivered prior to the diversion taking place.

4. Constraints following the works

As the pipe would be reinforced and diverted through the development, constraints on developing up to the pipeline will be approximately 3 metres from the centre line of the pipe (which would be referred to within the easement the pipe would be held on).

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Conclusion

After meeting and discussing our proposals with National Grid, they have confirmed that a diversion is agreed in principle. We understand that you are agreeable to a diversion through the site on the basis indicated and discussed with National Grid.

Kind Regards

A handwritten signature in cursive script that reads "Ben Caldwell".

Ben Caldwell

Hamer Associates-Senior Surveyor