



Shepherd Gilmour
Consulting Engineers

LAND WEST OF MAGNA PARK

CROSS IN HAND

RUGBY

HSE MAJOR HAZARD SITE & PIPELINE REVIEW

Shepherd Gilmour Infrastructure Ltd.

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HSE INTRODUCTION

- I.1. Major accidents at sites storing hazardous substances are rare, but when they occur the impact on surrounding area can be devastating. The Health & Safety Executive (HSE) has assessed the major hazard sites and major hazard pipelines around the UK and prepared consultation distances (CD) based on their risk and potential impact. The CDs are based on the available scientific knowledge derived from hazard/risk assessment models and are updated when new knowledge comes to light.
- I.2. Planning Authorities (PA) are notified about the CDs in their area and when proposed developments cross into these zones, the PA has the statutory duty to consult with the HSE. The HSE will then either 'advise against' or 'does not advise against' the granting of planning permission on the grounds of safety, and forms from part of the PA decision on the application.

Consultation Distances

- I.3. In most circumstances the CD surrounding the hazard is made up of three zones: the Inner zone (IZ), the Middle Zone (MZ) and the Outer Zone (OZ). These zones represent a different severity of risk associated with the hazard and influence the type of development that can be put forward.
- I.4. An example of CD for a hazard site and a pipeline is shown in **Figure I.1**.

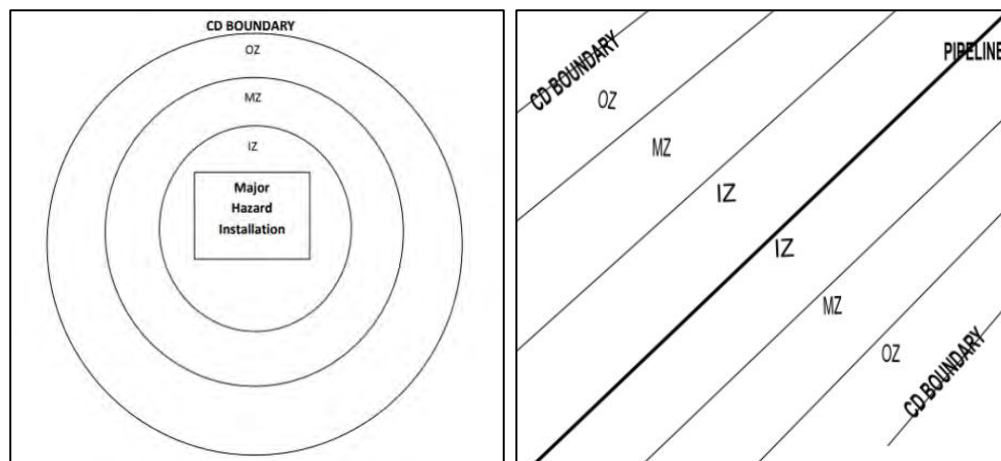


Figure I CD Examples (HSE)

HSE PLANNING ADVICE

- I.5. The HSE search confirms that the HSE have an “interest” on the site and their results show two Consultation Zone’s. These zones will influence the future proposals and the Consultation Distances will need to be confirmed by the HSE.

1.6. The highlighted risk is associated with a NTS Pipeline that passes through the site and is owned and maintained by National Grid. The pipeline reference is noted below, and the as-built route will need to be confirmed via a survey.

- *NTS Pipeline References 7181_1451*

1.7. An abstract of the HSE searches has been shown below and a full-size copy has been included in **Appendix A**.

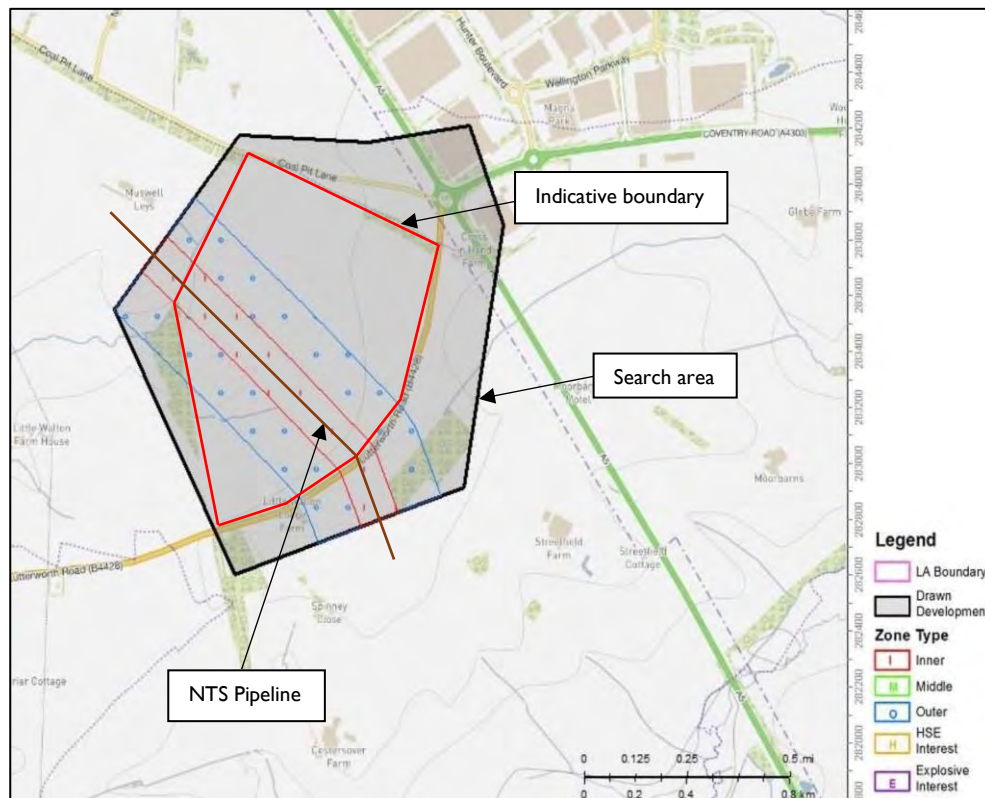


Figure 2 HSE Planning Advice Web App (HSE)

PROPOSED LAND USE REVIEW

1.8. The proposed land use for this site is Class B2/B8 which are suitable for general industry, storage, and distribution. The “Sensitivity” of this type of development would be classified as either Level 1 or 2 by the HSE.

1.9. The “level” is dependent upon the number of occupants as shown in **Table I** and these types of development can be located within the Inner to Outer Zones.

Development Type	Examples	Development Detail and Size	Justification
DT1.1 Workplaces	Offices, factories, warehouses, haulage depots, farm buildings, non-retail markets, builders' yard	Workplaces (predominantly non-retail) providing less than 100 occupants in each building and less than 3 occupied storeys – Level 1	Places where the occupant will be fit and healthy and could be organised easily for emergency action. Members of the public will not be present or will be

			present in very small numbers for a brief time.
		Workplaces (predominantly non-retail) providing less than 100 occupants in each building and less than 3 occupied storeys – Level 2 (Except where the development is at the major hazard site itself, where it remains Level 1)	Substantial increase in the numbers at risk with no direct benefit from exposure to the risk

Table 1 HSE Development Classification – Workspace

Level of Sensitivity	Developments in Inner Zone	Development in Middle Zone	Development in Outer Zone
1	Don't Advise Against	Don't Advise Against	Don't Advise Against
2	Advise Against	Don't Advise Against	Don't Advise Against
3	Advise Against	Advise Against	Don't Advise Against
4	Advise Against	Advise Against	Advise Against

Table 2 HSE Decision Matrix

STRADDLING DEVELOPMENTS

- 1.10. Due to the size of the development, there will be areas of the site that straddle one or more zones. In this case, a development type would normally be considered as being within the innermost zone unless either of the following two conditions apply.
- 1.11. The HSE will consider a development type to be in the outermost of the zones if.
1. Less than 10% of the area marked on the application for a particular development type is inside that boundary, or
 2. It is only car parking landscaping, parks and open spaces, golf greens and fairways or access roads etc associated with the development, that area in the inner zones.

ALLOCATION SITE

- 1.12. The HSE Web App is a simple program. It involves drawing a boundary around the application site, confirming the development type and then the software provides an “Advise Against” or “Don’t Advise Against” answer. This simple approach can have an impact on future developments unless challenged.
- 1.13. For example, the consultation zones on this site span a significant area and the Inner Zone is at least 16% of the application/site boundary. This would exceed the 10% condition in the straddling rule and:-

- Would limit a plot/development to 100 occupants when located in any of the zones. or
- The plot/development would need to be orientated so that the sensitive areas i.e., the buildings are located outside of the inner zone.

I.14. This would severely restrict the future development of this site and we therefore recommend that the application site be assessed/reviewed on a plot-by-plot basis.

ILLUSTRATIVE MASTERPLAN

I.15. The illustrative masterplan(s) have been assessed on a plot-by-plot basis to provide advice/recommendations. These reviews have been summarised below and a copy of the masterplan has been included within **Appendix B**.

2241 I-UMC-ZZZZ-SI-DR-A-0606-P.03

- I.16. While some of the plots are shown to encroach into the Inner Zone. All the proposed buildings have been located outside of it (i.e. within the Middle/Outer Zone).
- I.17. The HSE would therefore consider these plots as being located within the middle/Outer Zone which is acceptable for this development type (straddling rule point 2).

Plot	Inside CD	Building Inside Inner Zone	Plot Size	% Within Inner Zone	Occupants	Expected HSE Result
Unit 100	Yes	No	N/A	N/A	N/A	Don't Advise Against
Unit 200	Yes	No	N/A	N/A	N/A	Don't Advise Against
Unit 310	Yes	No	N/A	N/A	N/A	Don't Advise Against
Unit 320	Yes	No	N/A	N/A	N/A	Don't Advise Against
Unit 410	Yes	No	N/A	N/A	N/A	Don't Advise Against
Unit 420	No	N/A	N/A	N/A	N/A	Don't Advise Against
Unit 430	No	N/A	N/A	N/A	N/A	Don't Advise Against
Unit 500	Yes	No	N/A	N/A	N/A	Don't Advise Against

Table 3 Expected HSE Decision I

CONCLUSIONS

- I.18. SGI have carried out a Major Pipeline Hazard Assessment for each plot and each building against the consultation zones provided by the HSE. The result of this assessment is that each building and development parcel is located appropriately, relative to the pipeline position, and the development will achieve a Do Not Advise Against rating from the HSE.



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APPENDIX A1

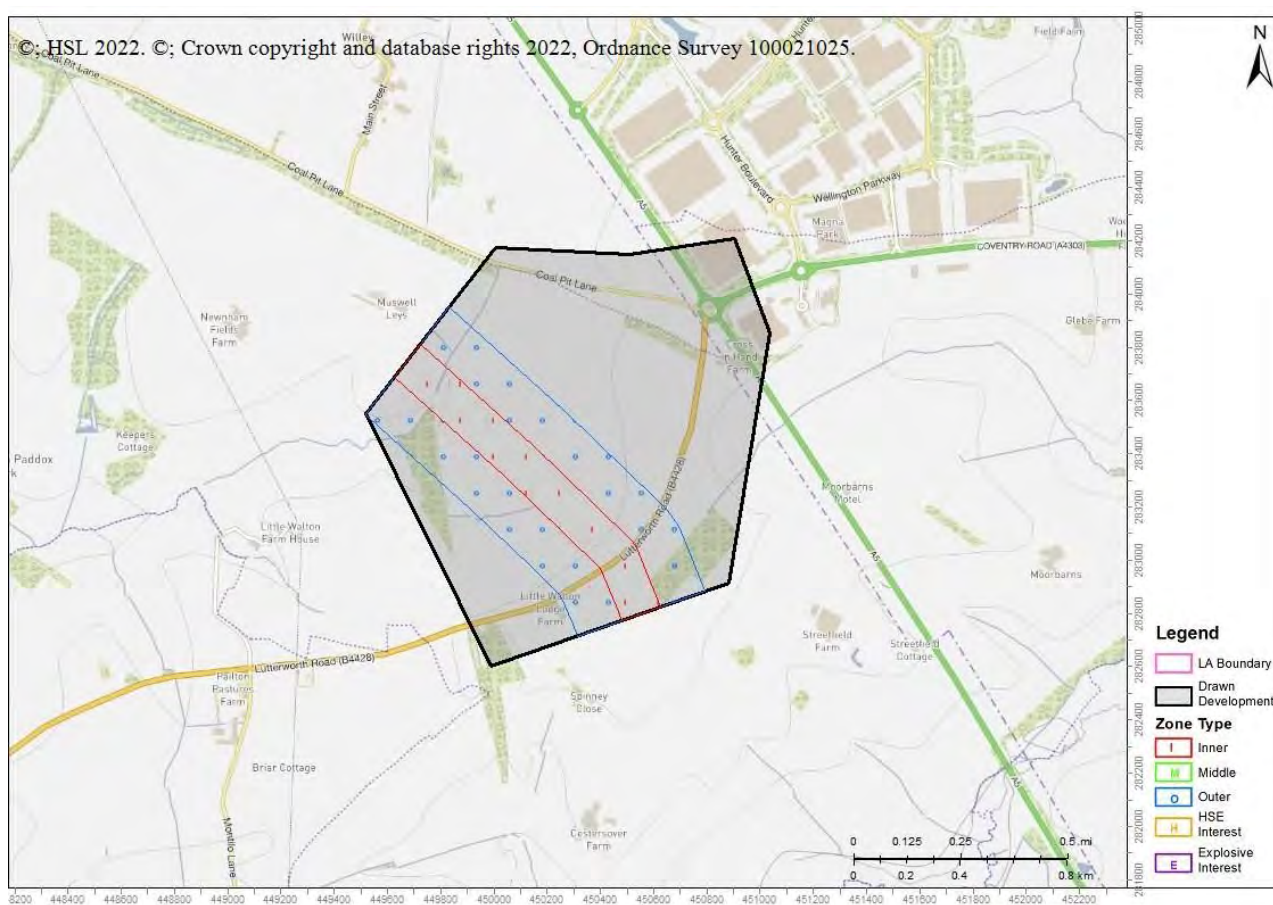
Advice : HSL-220816142007-432 Crosses Consultation Zone

Please enter further details about the proposed development by continuing with the enquiry on the HSE's Planning Advice Web App from the Previous Enquiries tab either now or at a later time, unless the Web App has stopped the process and notified you to contact HSE.

Your Ref: C1602

Development Name: Streetfield Farm

Comments:



The proposed development site which you have identified currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site.

This advice report has been generated using information supplied by warren chan at Shepherd Gilmour Infrastructure on 16 August 2022.

You will also need to contact the pipeline operator as they may have additional constraints on development near their pipeline.

- 7181_1451 National Grid Gas PLC

HSL/HSE accepts no liability for the accuracy of the pipeline routing data received from a 3rd party. HSE/HSL

also accepts no liability if you do not consult with the pipeline operator.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at lupenquiries@hse.gov.uk.



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APPENDIX B1



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



Schedule of Accommodation

Total GIA	-	3,233,683 ft ²	(300,416 m ²)
Site Area	-	227.63 acres	92.12 ha
Net Developable Area	-	6.87 acres	2.78 ha
Site Density GIA	-		32.61%

Unit 100			
Warehouse Area	-	504,425 ft ²	(46,862 m ²)
Office Area (incl. GF core)	-	26,548 ft ²	(2,466 m ²)
Transport Office	-	5,000 ft ²	(465 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 100 GIA	-	536,273 ft ²	(49,821 m ²)

Unit 200			
Warehouse Area	-	354,198 ft ²	(32,906 m ²)
Office Area (incl. GF core)	-	18,642 ft ²	(1,732 m ²)
Transport Office	-	2,500 ft ²	(232 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 200 GIA	-	375,640 ft ²	(34,898 m ²)

Unit 310			
Warehouse Area	-	152,990 ft ²	(14,213 m ²)
Office Area (incl. GF core)	-	8,052 ft ²	(748 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 310 GIA	-	161,342 ft ²	(14,989 m ²)

Unit 320			
Warehouse Area	-	78,317 ft ²	(7,276 m ²)
Office Area (incl. GF core)	-	4,121 ft ²	(383 m ²)
Unit 320 GIA	-	82,438 ft ²	(7,659 m ²)

Unit 410			
Warehouse Area	-	114,466 ft ²	(10,634 m ²)
Office Area (incl. GF core)	-	6,024 ft ²	(560 m ²)
Unit 410 GIA	-	120,490 ft ²	(11,194 m ²)

Unit 420			
Warehouse Area	-	176,946 ft ²	(16,439 m ²)
Office Area (incl. GF core)	-	9,312 ft ²	(865 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 420 GIA	-	186,558 ft ²	(17,332 m ²)

Unit 430			
Warehouse Area	-	690,939 ft ²	(64,190 m ²)
Office Area (incl. GF core)	-	36,365 ft ²	(3,378 m ²)
Transport Office	-	5,000 ft ²	(465 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 430 GIA	-	732,604 ft ²	(68,061 m ²)

Unit 500			
Warehouse Area	-	976,637 ft ²	(90,732 m ²)
Office Area (incl. GF core)	-	51,401 ft ²	(4,775 m ²)
Transport Office	-	10,000 ft ²	(929 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 500 GIA	-	1,038,338 ft ²	(96,464 m ²)

P.01	Initial Issue	TJ	CA	03.11.23
rev	amendments	by	ckd	date

Cross Hands, Lutterworth

North Plot - Masterplan

Information Container LOD:	LOD 100
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