



# The Planning Inspectorate

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National Grid  
(by email)

Our Ref: EN070001

Date: 10 April 2014

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Dear Mr Gwilliam

Below are the Planning Inspectorate's comments and queries on the documents submitted on 27 March 2014 for the Yorkshire and Humber CCS Pipeline scheme.

The following comments are without prejudice to any decision made under section 55 of the Planning Act 2008 (as amended) or by the Secretary of State on any submitted application.

Please do not hesitate to contact me if you have any queries.  
Kind regards

Iwan Davies  
Case Manager

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## **Comments on draft documents submitted in March 2014**

### **Introduction**

These comments and queries relate solely to the draft Land Plans and draft Book of Reference introductory wording submitted in March 2014, and not the merits of the proposal. They are limited by not having sight of the full set of draft application documents available particularly noting that a draft Book of Reference has not been submitted. They are provided to assist the preparation of the application documents prior to final submission to the Planning Inspectorate.

### **Draft Plans**

The Planning Inspectorate made the following observations in relation to the draft Land Plans submitted by the applicant on 27 March 2014.

- 1.1 Overall, all 3 sheets of Land Plans, Revision D 'Rev D', dated 26 March 2014 clearly show red line boundaries.
- 1.2 All plans appear to include direction to the north, scale bar, revision number and scale at which the plans are to be produced.
- 1.3 Each Land Plan is drawn to an identified scale not smaller than 1:2500.
- 1.4 All sheets refer to correct Regulation 5(2)(i) of the Infrastructure Planning (Applications Prescribed: Forms and Procedure) Regulations 2010.
- 1.5 Many of the comments provided to the applicant on 28 February 2014 on draft Land Plans (Revision B 'Rev B', dated 10 January 2014) have been addressed in these draft Land Plans (Rev D, dated 26 March 2014).
- 1.6 The key plan provided at the bottom left hand corner of each sheet is helpful in understanding the project as a whole and it clearly shows connection between each element of the project. Please note however that where a plan comprises three or more separate sheets, a key plan must be provided showing the relationship between the different sheets (see Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedures (APFP)) Regulations 2009 (as amended). A full size version of the same key plan should be provided with the submission of the application.
- 1.7 The Land Plan, currently labelled as Sheet 2, Rev D may perhaps be mislabelled, as the same Land Plan, Rev B submitted in January 2014 was labelled as Sheet 1 rather than Sheet 2 (see Land Plan, Rev B, dated 10 January 2014). The drawing number on the current Land Plan, Sheet 2, Rev D differs from the drawing number on Land Plan, Rev B. All labels on this plan refer to Sheet 2 rather than Sheet 1, which differs to the first draft submitted in January 2014, unless the Sheet numbers have changed. The Plan appears to be

saved as HUMBCC\_2014\_1\_LP\_JH\_ **S1**, whereas the drawing no. on the Plan itself is HUMBCC\_2014\_1\_LP\_JH\_ **S2**.

- 1.8 The Book of Reference should correctly refer to each Sheet number and each plot as labelled on those plans.
- 1.9 The Land Plan, currently labelled as Sheet 1, Rev D, dated 26 March 2014 may be mislabelled, as the same Land Plan Sheet when submitted on 14 January 2014 was labelled as Sheet 2 (see Land Plan, Rev B, submitted 10 January 2014. The drawing number on Land Plan, Sheet 1, Rev D differs from drawing number on Land Plan dated 10 January 2014. All labels on this Plan refer to Sheet 1 rather than Sheet 2 as on first draft plan submitted in January 2014. The Plan appears to be saved as HUMBCC\_2014\_1\_LP\_JH\_ **S2**, whereas the drawing no. on the Plan itself is HUMBCC\_2014\_1\_LP\_JH\_ **S1**.
- 1.10 It was noted that the same parcel of land shown on two separate sheets has different reference numbers, for example plot 26A(i) (cross-hatched land). Part of this plot is shown on Sheet 2; the same plot is shown in full on Sheet 1 but has different reference number, 38C.
- 1.11 There are duplicated plot numbers shown on the Land Plans. For example Land Plan, Sheet 1 currently shows three 38C plots; two 9A plots, and 14A which perhaps is a typographical error. It is advised that although the same plot of land may refer to one owner, each parcel of land should be referred to separately on the Plan and in the Book of Reference.
- 1.12 Further to the above point, there are currently three 38C plots shown on Land Plan, Sheet 1, Rev D; however the same parcels of land are shown on Sheet 2 with different reference numbers including 26A(i); 26C(i) and 38C This potentially appears to be a clerical error.
- 1.13 It should be noted that of some of the plots on the Land Plans, Sheets 1-3; Rev D do not follow the numerical order of the majority of plot numbers shown on those plans; perhaps this is intentional or a typographical error. For example:
  - Sheet 1 - plot 280;
  - Sheet 2 - plot 282;
  - Sheet 3 - plots 12C(i); 12C(ii) and 12D; 13 and 13C; 17B and 17D; 126 and 127; 276 -279 & 283.

This differs from the approach on Land Plans submitted on other nationally significant infrastructure projects. If this is intentional, for the purposes of clarity, it may be helpful if an explanation/justification of this approach is included within the submission documents, perhaps in the Book of Reference and the Explanatory Memorandum.

- 1.14 All plot numbers shown on all Land Plan Sheets should match the Book of Reference. For example where more than one plot shown on the Land Plans, currently marked e.g. 25; 25A; 25B; 26B(i); or 26B(ii), refers to the same owner but each plot of land differs in size and description, this should be individually referred to in the Book of Reference.
- 1.15 It is noted that wording for the Book of Reference is still being drafted. Although point 7 clearly explains numbering protocol/suffix adopted to describe plot numbers shown on the plans, there are other references not explicitly referred to in the draft Book of Reference, for example 'E' and 'F' suffixes on Land Plan, Sheet 2 including plots 9E; 10E; 18E; 19E; 20E; 20F; 22F; 23F and 24F.
- 1.16 Paragraph 8(b)(i) as currently drafted could be made clearer by inserting the words "access rights in order to"... inspect , test etc. The DCO Articles give the powers to inspect, test, maintain etc. The Planning Inspectorate would also suggest clarifying 8(b)(ii) and considering whether this is necessary at all as it is the DCO Articles that will give the powers to use the authorised development.
- 1.17 Further to point 1 in the draft Book of Reference, when referring to Planning Act 2008, you may wish to add 'as amended'.
- 1.18 Draft Book of Reference, point 2(b) refers to drawing numbers '*HUMBCC-2-14-1-JH-S1 to HUMBCC-2-14-1-JH-S25.*' Please note that reference numbers on all three draft Land Plan sheets currently show the following conventions, for example: '*HUMBCC-2014-1-LP-JH-SH2*'. It should be noted that when cross-referencing one document within another, all reference numbers should be consistent throughout all documents.
- 1.19 Although the above comments are based on draft Land Plans, Sheets 1-3, Rev D, dated 26 March 2014 it is advisable that they are considered when compiling all Land Plans.
- 1.20 Please see Annex A for an overview of all the plots identified on each of the three draft Land Plan sheets provided to the Planning Inspectorate, including where the Planning Inspectorate have identified possible 'missing' plots. It may be helpful if an explanation/justification for these 'missing' plots is provided within the submission documents, perhaps in the Book of Reference and Explanatory Memorandum. Please note that the below lists were purely produced for checking of plans purposes and these are based purely on our interpretation without prejudice to any decision made under section 55 of the Planning Act 2008 (as amended).
- 1.21 Overall, the Planning inspectorate is concerned with the above mentioned matters, particularly the potential duplicate plots, incorrect referencing and missing plot numbers on the Land Plans. The applicant is therefore strongly

encouraged to undertake a detailed proof check of all Land Plans, together with a check between the Land Plans and Book of Reference, prior to the application submission and to provide an explanation/justification for these matters.

## **Annex A**

Plots identified on each of the three draft Land Plan sheets provided to the Planning Inspectorate on 27 March 2014.

### Land Plan, Sheet 1 (Rev D, 26/03/2014)

- Plots 26 (ii), 26 (iii) – no plot 26 (i)
- Plots 26A (ii) – 26A (v) – no plot 26A (i)
- Plot 26B (iii) – no plots 26B (i) or 26B (ii)
- Plots 26C (ii) – 26C (v) – no plot 26C (i)
- Plots 26D (ii) – 26D (vii) – no plot 26D (i)
- No plot 27
- Plots 28, 28A
- Plots 29, 29B, 29D
- Plots 30, 30C, 30D
- Plots 31, 31C, 31D,
- Plots 32, 32B (i), 32B (ii), 32C, two plots 32D (i) – no plot 32D (ii)
- Plots 33 (i), 33 (ii), 33A, 33B (i), 33B (ii), 33C (i), 33C (ii), 33D (ii) – no plot 33D (i)
- Plots 34 (i), 34 (ii), 34B (i), 34B (ii), 34C (i), 34C (ii), 34D (i) – 34D (iv)
- Plots 35B (i) – 35B (iii)
- Plots 36 (i), 36 (ii), 36A (i) – 36A (iv), 36B (i), 36B (ii), 36C (i) – 36C (iii), 36D (i) – 36D (v)
- Plots 37, 37B, 37C, 37D
- Plots 38, 38A, 38C, 38D
- Plots 39, 39A, 39C, 39D

### Land Plan, Sheet 2 (Rev D, 26/03/2014)

- Plot 1A
- Plots 2, 2A, 2B (i), 2B (ii), 2C (ii); 2D – no plot 2C (i)
- Plots 3A, 3C
- Plots 4, 4C, 4D
- Plots 5, 5C, 5D
- Plots 6 and 6D
- Plot 7C
- Plot 8A
- Plots 9, two plots 9A, 9C, 9E
- Plots 10, 10A, 10D, 10E
- Plots 11, 11A, 11C
- No plots 12, 13

- 2 Plots 14A
- Plot 15A
- Plots 16 (i), 16 (ii), 2 plots 16 (iii), 16A (i), 16A (ii), 16B, 16C, 2 plots 16D, 16E, 16F
- Plots 18, 18A,18C, 18E
- Plots 19, 19A, 19C, 19E
- Plots 20 (i), 20 (ii), 20A (i), 20A (ii), 20B (i), 20B (iii), 20C (i), 20C (ii), 20D (i), 20D (ii), 20E, 20F – no plot 20B (ii)
- Plots 21, 21A, 21B, 21C, 21D
- 2 plots 22, 22C, 22D, 22E
- Plots 23, 23A, 23B (ii), 23C, 23D, 23E – no plots 23B (i)
- Plots 24 (i), 24 (ii), 24A, 24C, 24E
- Plots 25, 25A, 25B, 25C, 25D
- Plots 26 (i), 26 (ii), 26A (i), 26B (i), 26B (ii), 26C (i), 26C (ii), 26D (i) – no plots 26A (ii) or 26D (ii)
- Plot 38B
- Plot 281

Land Plan, Sheet 3 (Rev D, 26/03/2014)

- Plots 12, 12C (i), 12C (ii), 12D
- Plots 13, 13C
- No plots 14 - 16
- Plots 17B, 17D
- No plots 18 - 37
- Plots 38, 38A, 38C, 38D
- Plots 39, 39A, 39C, 39D
- Plots 40, 40C, 40D
- Plots 41, 41B, 41C, 41D (i), 41D (ii)
- Plots 42, 42C
- Plots 43, 43D (i), 43D (ii)
- Plots 44, 44C
- Plots 45, 45D
- Plots 46, 46C
- Plots 47, 47C
- Plots 48, 48C
- Plots 49, 49B, 49C
- Plots 50, 50B, 50C, 50D
- Plots 51, 51B, 51D
- Plots 52, 52B, 52D
- Plots 53, 53B, 53C, 53D
- Plots 54, 54D
- Plots 55, 55A, 55B, 55C (i), 55C (ii)
- Plots 56, 56B, 56D
- Plots 57, 57A (i), 57A (ii), 57C, 57D
- Plot 58

- Plots 59, 59B, 59D
- Plots 60, 60A, 60C (i), 60C (ii)
- Plots 61, 61B, 61C, 61D
- Plots 62, 62A, 62B, 62C, 62D
- Plots 63, 63A, 63B, 63C, 63D
- Plots 64, 64A, 64C, 64D
- Plots 65, 65A, 65C, 65D
- Plots 66, 66A, 66C, 66D
- Plots 67, 67A, 67C
- Plots 68, 68D
- Plots 69, 69A, 69C
- Plot 70A (i)
- Plots 71, 71A, 71D
- No plots 72 - 125
- Plots 126B, 126C
- Plot 127C
- No plots 128 - 275
- Plot 276C
- Plot 277C
- Plot 278C
- 279C
- No plots 280 - 282
- 283A