

Our Ref: THS/ES/UT/1570/L.1/221096/SP/SW

Your Ref: UTT/21/2509/OP

20th January 2022

For the attention of Henrietta Ashun
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER



FISHER GERMAN LLP
Exolum Pipeline System Ltd
PO Box 7273
Ashby de la Zouch
Leicestershire
LE65 2BY

Tel: 0845 0701245

Email:

Exolumpipelinesystem@fishergerman.co.uk

www.fishergerman.co.uk

Dear Sirs/Madam

Exolum Pipeline System Ltd – Objection – Planning Application

Location: Land South Of (East Of Griffin Place) Radwinter Road Swards End Essex

Thank you for your consultation dated 14th January 2022. We confirm that our client Exolum's apparatus will be affected by your proposals as indicated on the attached plan(s). The plan(s) supplied are intended for general guidance only and should not be relied upon for excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided and in order to verify the true location of the pipeline you should contact Exolum to arrange a site visit.

It appears from the plans submitted by the applicant that their proposed development is to be constructed within close proximity to Exolum apparatus. Such works would require consent from Exolum and, in this instance, consent would not be granted as the proposed development would restrict access to the pipeline, both for routine maintenance and in an emergency situation. We must therefore **object** to the planning application. My client must be consulted to ensure the proposal has no impact on their apparatus. Their contact details are:

**Central Services
Ashdon Road
Saffron Walden
Essex, CB10 2NF**

Email: pipelinerow@exolum.com

Tel: 01799 564101

When contacting Exolum, please quote our unique reference **221096**, which is specific to this enquiry. Please note that you should contact Exolum within 28 days of the date of this letter in order to validate this enquiry, otherwise it will become void.

You should note that the interests of the Exolum are conserved by means of the Energy Act 2013, in particular Part IV of the Act, and other legislation such as the Pipeline Safety Regulations 1996. It is, however, the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from Exolum. Exolum's Easement Strips are 6 metres wide and can incorporate other associated Exolum facilities.

Exolum will be able to provide guidance on the required procedures for entering into a Works Consent and provide confirmation on permitted development and intrusive activities. The whole process of obtaining a Works Consent can take between four and six weeks depending on circumstances at the time of application.



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Regulated by RICS.



To reiterate, you should not undertake any work or activity without first contacting Exolum for advice and, if required, a Works Consent. For a copy of Exolum's Standard Requirements for Crossing or Working in Close Proximity to Exolum Pipelines, please visit <https://lsbud.co.uk/wp-content/uploads/2021/10/lsbud-standard-requirement-uk-um.pdf>. This will provide you with practical information regarding the legislation that governs the Exolum.

You should also be aware that landowners and third parties have a duty of care not to carry out any works that have the potential to damage Exolum apparatus. This duty of care applies even if the works themselves are situated more than 3 metres from the pipeline. Examples of such works are mineral extraction, mining, explosives, piling and windfarms.

Please note that implementation of any unapproved work that affects the Exolum Easement Strip may result in serious consequences in terms of health and safety, expense and other attendant liabilities. In such cases it is the perpetrator of the act, together with any other promoting organisation, that shall be held fully accountable for any resulting damage.

Should you require any further assistance regarding this letter please contact the undersigned or alternatively, you can contact Exolum using the details provided above.

Yours faithfully

A handwritten signature in blue ink that reads "Fisher German LLP".

For and on behalf of FISHER GERMAN LLP (Exolum's Authorised Agent)

Enc. Location Plan

cc. Exolum Central Services



CORONAVIRUS / COVID 19

Please note that Exolum Pipeline System Ltd office based staff are still currently working from home in line with ongoing UK Government Guidance.

If there is an emergency, please call 01189 712021 any time of the day 24/7.

Our site based staff are now attending call outs and visits as normal and to facilitate these visits in a controlled and safe manner we have Covid 19 specific control measures in place. A summary of the key control measure we require are as follows:

- Strict social distancing rules to be applied (2m +) with no personal contact such as exchanging signatures,
- The number of visits necessary to manage any work shall be kept to an absolute minimum avoiding prolonged attendance at site,
- The number of people present during any site visit shall be kept to an absolute minimum. We aim to limit numbers to 5 or less including our staff member

All third parties should have their own site specific Covid 19 risk management measure in place that, as a minimum, include the above controls. If our staff have any concerns regarding their safety at they will not attend until such a time as these can be put in place.

If you do need to organise a site visit please contact us to make a request using the details provided below:

Email: pipelinework@exolum.com

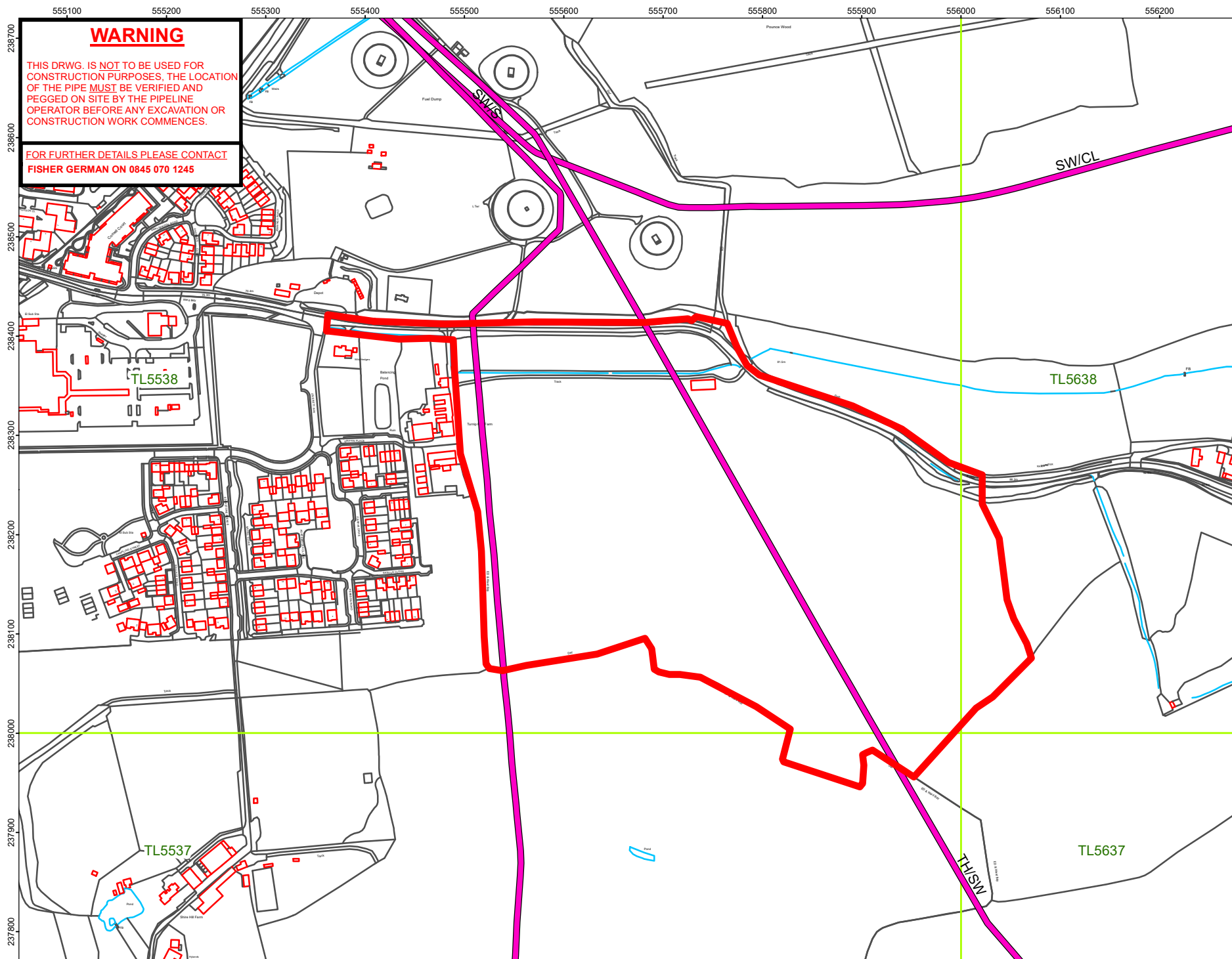
or

Phone (Monday to Friday 9am to 5pm):

Anne Swallow (Pipeline Administrator) on 07595 820567 (in the first instance)

or


Pat Stapleton (Pipeline Co-ordinator) on 07566 763751



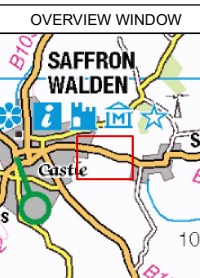
WARNING

THIS DRWG. IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE LOCATION OF THE PIPE MUST BE VERIFIED AND PEGGED ON SITE BY THE PIPELINE OPERATOR BEFORE ANY EXCAVATION OR CONSTRUCTION WORK COMMENCES.

FOR FURTHER DETAILS PLEASE CONTACT FISHER GERMAN ON 0845 070 1245



OVERVIEW WINDOW



Legend


- EXOLUM
- Cathodic Protection

Nearest Postcode:
CB10 2JZ

Latitude & Longitude:
52.020467 , 0.26903466

Site centre coordinates:
555.667 - 238.245


CLIENT:




TITLE:
LOCATION PLAN EXTRACT
OF PIPELINES TH/SW & SW/S

SCALE: 1:5,000 @ A4
DATE: 14/01/2022

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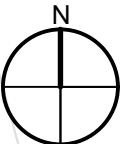
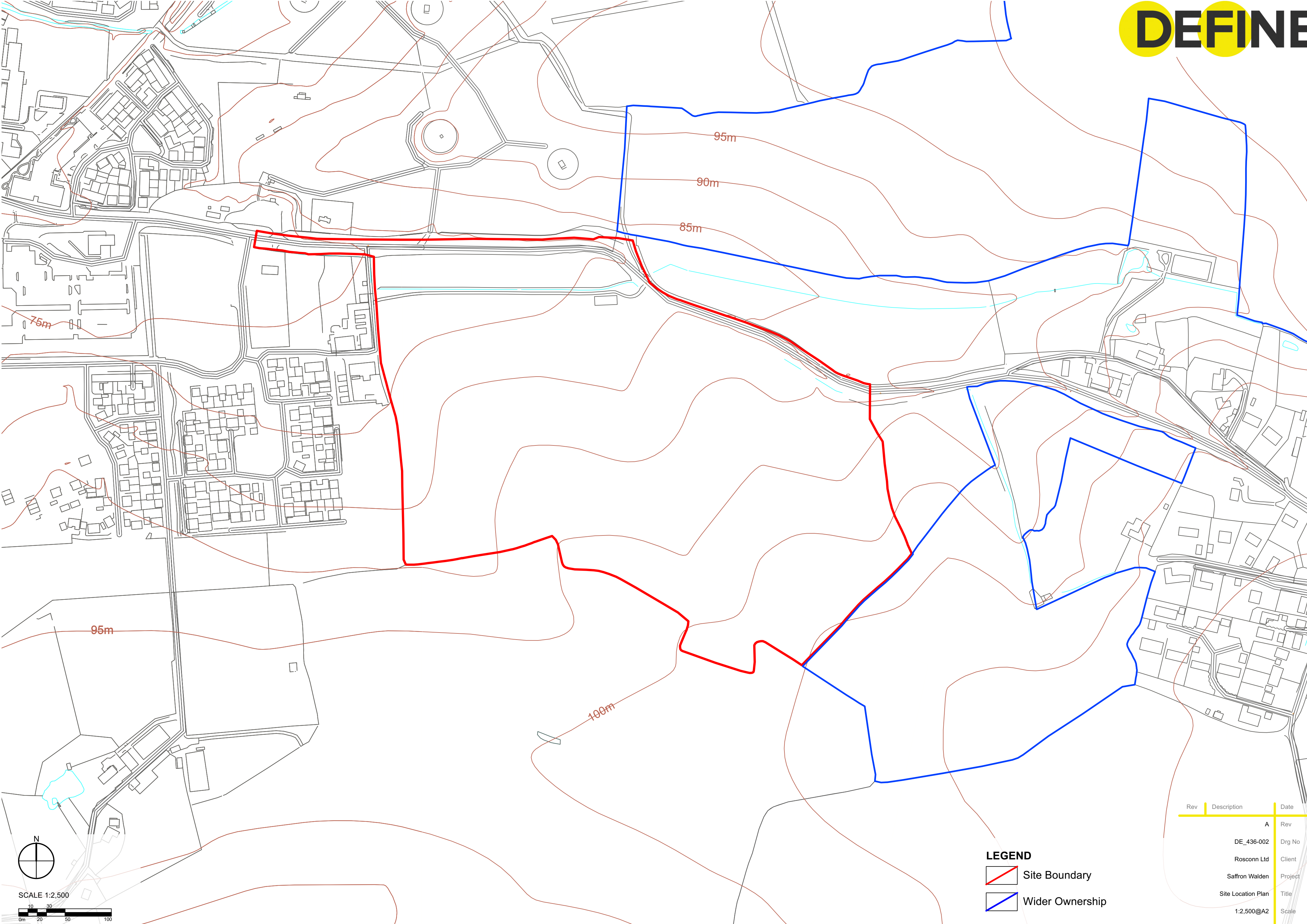
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CHARTERED SURVEYORS



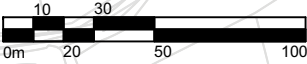
The Estates Office, Norman Court
Ashby de la Zouich,
Leicestershire, LE65 2UZ

Telephone 0845 070 1245


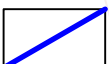
DRAWING NO:
UTTI/21/2509/OP



SCALE 1:2,500



LEGEND

-  Site Boundary
-  Wider Ownership

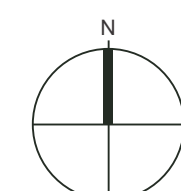
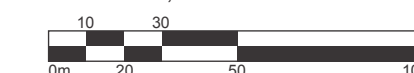
Rev	Description	Date
A	Rev	
DE_436-002	Drg No	
Rosconn Ltd	Client	
Saffron Walden	Project	
Site Location Plan	Title	
1:2,500@A2	Scale	



LEGEND

- Site Boundary
- 2M Contours
- Public Open Space
- Wetland
- Parkland
- Semi-natural Green Corridor
- SuDS
- Neighbourhood Greens
- Urban Square
- Green Links
- Trees along Green Links / Church Corridor Framing Neighbourhood Greens
- Existing Trees / Woodland / Hedgerows
- Proposed Trees / Woodland / Hedgerows
- Street Trees
- Residential
- Development Blocks
- Proposed Pedestrian/Cycle Links
- Existing Public Footpath
- Primary Vehicular Route
- Vehicular Site Access Point
- Retained Agricultural Access
- Agricultural Track
- Play
- Viewing Point

SCALE 1:2,000



	N	Rev
DE_436-005		Drg No
Rosconn Ltd		Client
Saffron Walden		Project
Illustrative Masterplan		Title
1:2,000@A2		Scale

FW: Planning Application Consultation - UTT/21/2509/OP HENRIE

PipelineROW <PipelineROW@exolum.com>

Created on 20/01/2022 12:01

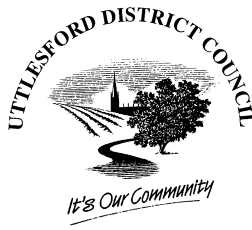
From: planning@uttlesford.gov.uk <planning@uttlesford.gov.uk>
Sent: 14 January 2022 10:02
To: PipelineROW <PipelineROW@exolum.com>
Subject: Planning Application Consultation - UTT/21/2509/OP HENRIE

[EXTERNAL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please See Attached

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Uttlesford District Council is the data controller for any personal information you provide to the council. For more information on your data protection rights or how to contact our Data Protection Officer, please have a look at our Privacy Notices.



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Date: 14 January 2022

CLH Pipeline Systems - Central
Services
Ashdon Road
Saffron Walden
Essex
CB10 2NF

Our Ref: UTT/21/2509/OP

Please ask for: Henrietta Ashun on
01799 510510

Email: planning@uttlesford.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Appn. Date:	4th August 2021	Appn. No.:	UTT/21/2509/OP
Type:	Outline Permission		
Proposal:	Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access		
Location:	Land South Of (East Of Griffin Place) Radwinter Road Swards End Essex		
Parish:	Swards End;		
Applicant:	Mr D Hatcher Rosconn Strategic Land & Thomas Eric Baker And Sally Rose Hall, The Executors Of Mr E C Baker And Mrs J Baker Rosconn House 1 Grove Road Stratford-upon-Avon CV37 6PE		

The above mentioned application has been amended. Please submit any revised / additional comments you may have 13 February 2022. The plans and supporting information can be viewed at: [click here](#)

Control click on the above to follow the link directly through to the application in question. Should we not hear from you by the above date we will presume you have no comments to make on the application.

Please send your comments as an attachment, inserting the words CONSULTATION RESPONSE and the application reference UTT/21/2509/OP into the email subject header and mail to planning@uttlesford.gov.uk .

Yours faithfully

Henrietta Ashun

Henrietta Ashun
Principal Planning Officer