

rappor



# Land South of (East of Griffin Place) Radwinter Road

Rosconn Strategic Land

**Technical Note- Exolum Position Statement**  
August 2022





## Document Control

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Job No.	20-1142	
Project Name	Radwinter Road, Saffron Walden	
Document Title	Technical Note- Exolum Position Statement	
Status	Final Issue	
Client	Rosconn Strategic Land	
	Name	Date
Prepared By	Kris Tovey	Aug 2022
Checked By	Ben Fleming	Aug 2022
Approved By	Kris Tovey	Aug 2022

## Record of Revisions

Revision	Date	Details	Made By
V1	Aug 2022	Final Issue	KT

### Rappor Consultants Ltd

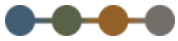
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# 1 Introduction

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## Background

- 1.1 Rappor Consultants Ltd (Rappor, formerly Cotswold Transport Planning) is retained by Rosconn Strategic Land to provide Infrastructure and Highways advice in relation to an outline planning application for up to 233 new dwellings on a site to the south of Radwinter Road (East of Griffin Place), in Saffron Walden.

## Constraints

- 1.2 As part of the development constraints assessment a below ground utilities search was undertaken by Cotswold Transport Planning/Groundwise (Ref CTP-20-1142). An existing CLH main pipe was identified passing through the site and Exolum (formerly CLH-PS) Rights of Way Team were consulted regarding the required easements and construction constraints around this asset.

## Site Inspection and trace

- 1.3 A site inspection was undertaken with Rappor (formerly Cotswold Transport Planning) and a Exolum representative on the 25th May 2021. Refer to **Appendix A** for site card. The following comments and observations were recorded after this meeting:
- The pipes convey aviation fuel under pressure (pumping station located on northern side of Radwinter Road)
  - Pipes are steel; the eastern line (th/sw) is 10inch and the western line (sw/s) 6 inch
  - Ideally any structures/gardens should be located 3.0m from the pipeline/s in accordance with CLH-PS guidelines
  - A line finder was utilised on site by a Exolum representative (Paul Downes) and approx. depths of the CLH asset recorded (ref CTP-20-1142-SK09) Refer to **Appendix D**. It is noted the line finder will only provide approximate line and level and trial holes would be required to confirm exact line and level. From the results obtained from site it can be seen the average depth of the asset is approximately 1.5m.

## Masterplan Considerations

- 1.4 The development masterplan has considered a 3m easement either side of the CLH asset in accordance with guidelines. A clear access of min 6m will be provide along the entire length of the CLH pipeline to enable maintenance in line with the requirements for proposed development (v3 July 2020). Refer to **Appendix B**



## Objection

- 1.5 Exolum were consulted as consultee to the planning application and objected on the basis an accurate line and level of the CLH asset had not been confirmed via trial pit. In lieu of trial pit confirmation Exolum have stated they would remove the objection if a 7m easement were included within the masterplan considerations i.e. 14m total maintenance corridor (THS/ES/UT/1570/L.1/222147/AP/RT email dated 21.06.22). Refer to **Appendix C**

## Further site investigation

- 1.6 Trial pit investigations have been instructed and co-ordination with Exolum and the results will be reported late September 2022.

## Summary

- 1.7 Based on the current information, site investigations and Exolum discussions a total easement between 6m and 14m will be required along the route of the CLH asset and the exact width will be dictated by the accurately traced depth of the pipeline.
- 1.8 The outline plan can accommodate the maximum 14m easement at Reserved Matters stage and therefore we would expect a condition to be attached to the outline decision to address this issue. The results of the intrusive investigation via trial pit will be available in September 2022 and the easement will be formalised and approved at this time.
- 1.9 Vehicle access can be proposed within the easement.
- 1.10 In our professional opinion the masterplan can accommodate the required easements from Exolum and produce a compliant and operational development proposal.



## **APPENDIX A – Exolum Site visit report card**

# Site Visit Record Sheet



## Exolum

Pipeline Right of Way Office, Ashdon Road, Saffron Walden. CB10 2NF

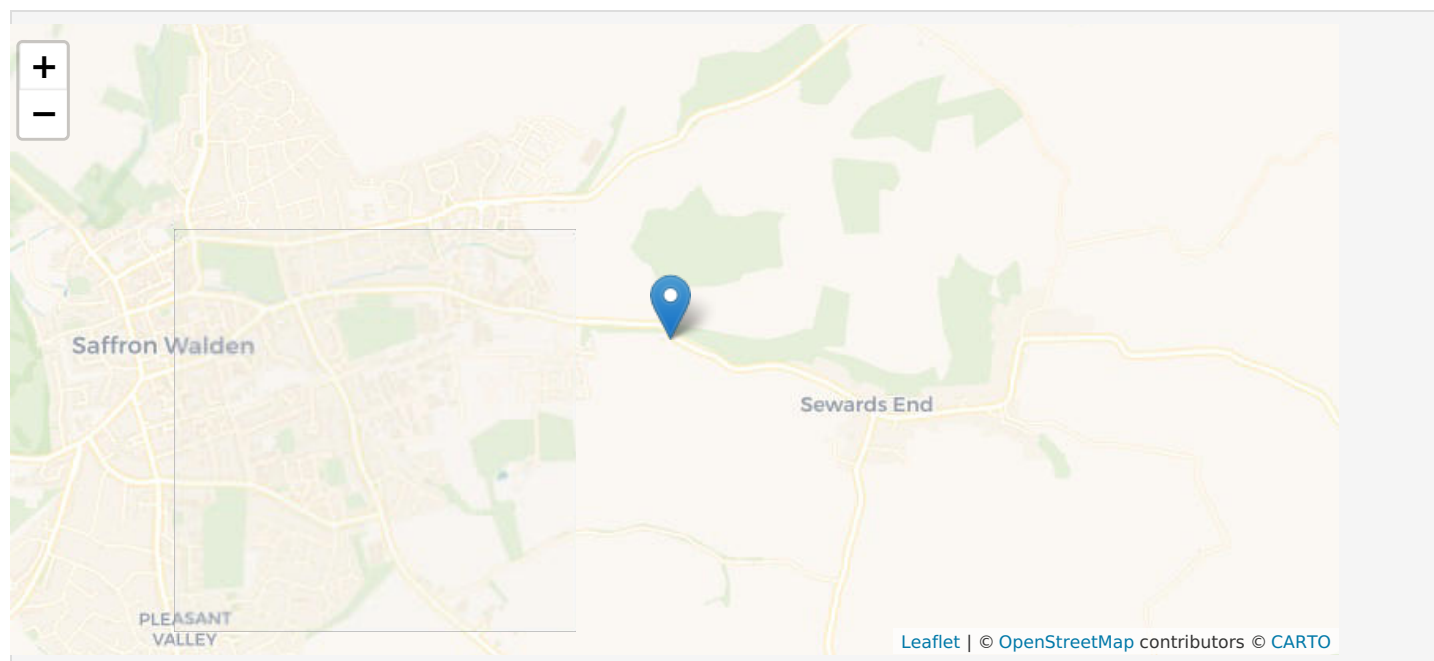
Tel: 01799 564101

Email: [pipelinework@exolum.com](mailto:pipelinework@exolum.com) (Quote ref: **211036**)

## Site Visit Details

<b>Exolum Representative</b>	Paul Downes - +447825540927
<b>Date Submitted</b>	25-03-21 09:50
<b>Exolum Reference</b>	<b>211036</b> (Please quote this reference in all correspondence with Exolum)
<b>Third Parties Reference</b>	RADWINTER
<b>Exolum Asset Ref</b>	THS
<b>Method</b>	Site

## Location



## Promoter Details

<b>Organisation</b>	Cotswold Transport Planning
<b>Contact Name</b>	Othelia Agar Stallbom
<b>Address</b>	
<b>Phone Number</b>	
<b>Mobile Number</b>	
<b>Email</b>	<a href="mailto:othelia@cotswoldtp.co.uk">othelia@cotswoldtp.co.uk</a>

## Third Party Representative

<b>Third Party Representative Present Onsite</b>	Yes
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<b>Organisation</b>	Cotswold transport planning
<b>Contact Name</b>	Othelia agar stallbarn
<b>Phone Number</b>	7570703017
<b>Email</b>	Othelia@cotswoldtp.co.uk

## Details

<b>Site Visit Reason</b>	Initial Site Visit
<b>Will the works potentially affect Exolum?</b>	Yes
<b>Works Proposal Types</b>	Permanent Road/Track,LV,Comms,Water,Gas,Drainage
<b>Are the works in Private Land or Highway</b>	Private Land
<b>What types of asset are affected by the works</b>	Pipeline
<b>Asset Names / References</b>	Th/sw & sw/s
<b>Further Information / Restrictions / Requirments</b>	Went to location to depth the th/sw pipeline across field for guidance to see if any work would affect pipeline and because the sw/s runs in same field in gave an average depth on that line as well once cotswold know what they are going to do on the land further visit will be needed but they want to build houses on the land

## Photos / Images

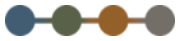
## Exolum Personnel Travel and Time

<b>Travel Time to Site</b>	95 minutes
<b>Time On Site</b>	79 minutes
<b>Mileage to Site</b>	57

Please be aware that by signing below you are confirming that no further works can take place until you receive written confirmation from Exolum.

## Signed

<b>Site Contact Signature</b>	COVID
<b>Exolum Representatives Signature</b>	P. Dineen



**APPENDIX B – CLH-PS Requirements for proposed development sites v3 July 2020**



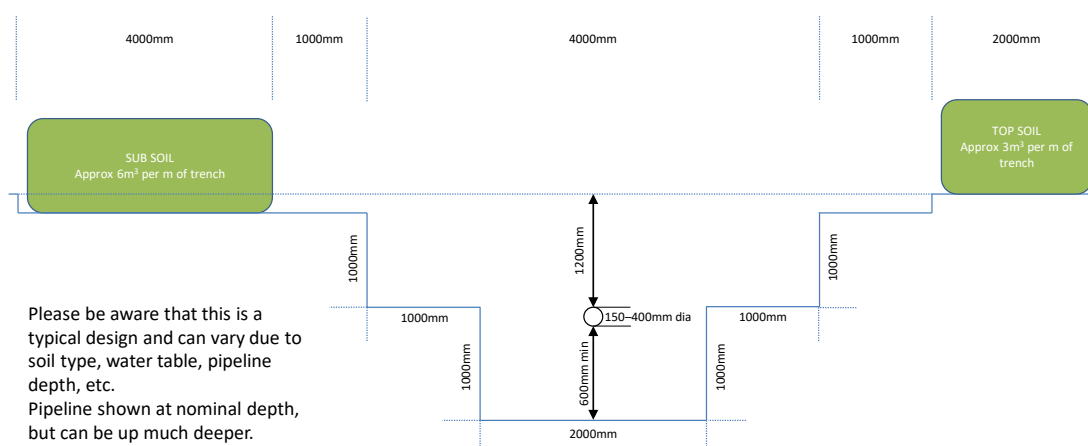


## CLH-PS Requirements for Proposed Development Sites

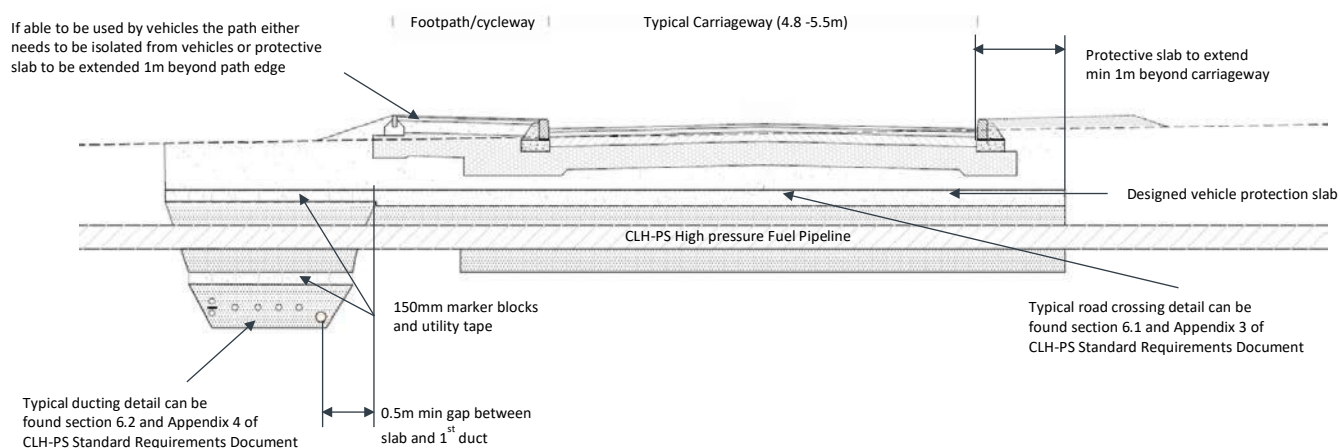
- The CLH Pipeline System (CLH-PS) is operated under the Energy Act 2013 and in accordance with the regulatory regime set out in the 1996 Pipeline Safety Regulations. CLH-PS is not a statutory undertaker.
- CLH-PS assets have an easement strip which is a zone of protection around the asset that is measured 3 metres horizontally from the centre of the pipeline or associated assets (6m easement strip in total).
- No Third-Party works are allowed within the easement strip without prior consent from the CLH-PS Right of Way Team.
- Certain works outside of the easement also require consent (see section 4.4 from the Standard requirements booklet).
- CLH-PS' definition of permanent construction includes the nearest edge or face of a structure below or above the ground including any overhangs.
- Applications for consented works are assessed against the proposed works not impeding CLH-PS's legal requirement to gain access and maintain their system, and not exposing CLH-PS to any potential extra costs.
- No potential design or development, whether temporary or permanent (including fencing, ditching and the planting of trees, or anything that materially raises or lowers the height of cover over the pipeline), should take place within the easement strip.
- Consented development, including vehicle and utility crossings (perpendicular to the pipeline at 90 degrees), within the easement strip must be kept to an absolute minimum, and where possible grouped at a common location.
- Development layouts must allow for the easement strip being maintained as a grassed undeveloped strip outside of any individually owned plots of land, or incorporated in to green open spaces.
- Development layouts must take into account the requirement to provide and maintain convenient access to all points of the pipeline in any neighbouring development. This is to ensure that future maintenance on the pipeline can be carried out with the minimum of disruption to landowners/occupiers and not additional cost to CLH-PS.
- CLH-PS easements must be sectioned off with substantial fencing and fitted with warning signs to prevent encroachment and or storage of materials during site activities.

**NB: Properties close to restricted working width areas are likely to be disrupted (i.e. removal of fences/excavation on private property) in the event of CLH-PS needing to gain access to and work on the pipeline.**

## Typical Inspection/maintenance trench cross-section.



## Typical Road and Multiple service/utility crossing detail



## Example of sectioned off Pipeline Easement

### Marker Posts

Installation of aerial marker to identify the pipeline route.

### Plant Crossing Points

Bespoke temporary Plant Crossings designed to protect the pipeline from loading. Need to be well fenced off to restrict vehicles to only cross at protected location. Crossings need to be checked regularly and maintained throughout duration of use. CLH-PS need to oversee removal of temporary plant crossings.

### Signage

Warning signs need to be provided every 20m and at vulnerable location such as plant, service, and pedestrian crossings.



### Material Storage

No materials stored within fenced off area.

### Easement maintenance

The easement should be maintained as a green strip with unchanged ground levels, so it does not become overgrown and difficult to access. This will also indirectly help to reduce the risk to the pipeline from unconsented works.

### Protective Fencing

The easement need to be fenced off in such a way that the fencing cannot be moved or sections removed so that it properly isolates the easement from any potential risks.



## **APPENDIX C – Exolum correspondence – email**

## Kris Tovey

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**From:** Paul Lewis <Paul.Lewis@exolum.com>  
**Sent:** 21 June 2022 14:28  
**To:** Kris Tovey; Charlotte Granger; Sam Parton  
**Cc:** Daniel Hatcher; PipelineROW; Amelia Pearson; Ben Ward  
**Subject:** RE: THS/ES/UT/1570/L.1/ 222147 /AP/RT - Land South of Radwinter Road, Saffron Walden

Hi Kris,

Apologies for the delay.

This query has posed us an issue in that we would prefer the trial holes to be carried out before we remove our objections.

In this case, as the pipelines have not been fixed then then we would need to ask for a 7m gap either side of the pipeline.

With regards to the trial holes this would be work that you would need to organise and we would oversee with agreed RAMS and Public Liability Insurance.

Kind Regards

**Paul Lewis**  
Pipeline Protection Advisor



Ashdon Road, Saffron Walden  
Essex CB10 2NF  
t: 01799 564107  
m: 07540 138353  
e: [paul.lewis@exolum.com](mailto:paul.lewis@exolum.com)  
w: [www.clhps.uk](http://www.clhps.uk)

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**From:** Kris Tovey <Kris.Tovey@Rappor.co.uk>  
**Sent:** 14 June 2022 20:07  
**To:** Charlotte Granger <Charlotte.Granger@rappor.co.uk>; Sam Parton <Sam.Parton@fishergerman.co.uk>; Paul Lewis <Paul.Lewis@exolum.com>  
**Cc:** Daniel Hatcher <Daniel@Rosconngroup.com>; PipelineROW <PipelineROW@exolum.com>; Amelia Pearson <Amelia.Pearson@fishergerman.co.uk>; Ben Ward <ben@Rosconngroup.com>  
**Subject:** RE: THS/ES/UT/1570/L.1/ 222147 /AP/RT - Land South of Radwinter Road, Saffron Walden

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## **APPENDIX D – Constraints plan**



Notes:

- 1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
- 2. Topographical Survey undertaken by Beacon Land Surveys dated September 2020.
- 3. Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.

Key

- Power - HV overhead line
- Power - MV laid line
- Water
- BT
- Gas
- Foul water
- CLH/Exolum Pipe system (Aviation Fuel)
- ALL DEPTHS ARE APPROXIMATE
- Abandoned pipe line (MOD)

Rev	Date	Details	Drawn by	Checked by



COTSWOLD  
TRANSPORT  
PLANNING

CLIENT:

Rosconn Group

PROJECT:

Radwinter Road  
Saffron Walden

TITLE:

Approximate Exolum Pipeline  
Depths

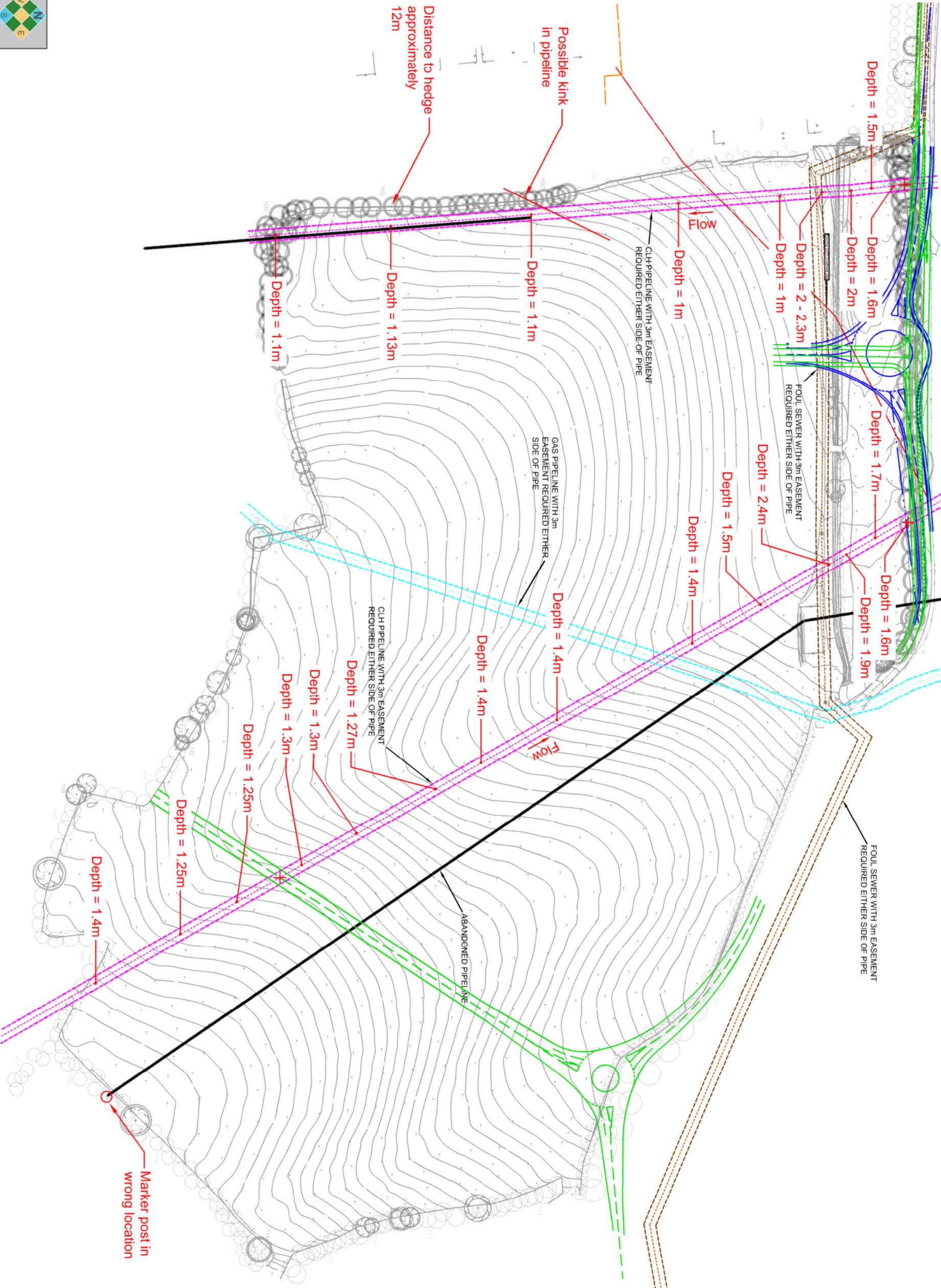
STATUS:

INFORMATION

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:2000	25.03.21	OAS		
JOB NO.:	DRAWING NO.:	REVISION:		
CTP-20-1142	SK09	-		



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