

Our Ref: ATE/WK/WK/0410/251814/MW/KC

Your Ref: 250655

Confirmed location: 480,172 - 164,725

26th March 2025

For the attention of Planning Services
Wokingham Borough Council
PO Box 257
Civic Offices
Shute End
Wokingham
Berkshire, RG40 1WR



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 at and to the rear of 238 & 240, Nine Mile Ride, Finchamstead, RG40 3QD

Regarding the above Referenced Planning Application. We confirm that our client's **High-Pressure Oil Pipeline Apparatus** will be affected by the application as indicated in the attached plan(s) and we must therefore **OBJECT** for the following key reasons:

- The application has the potential to contravene Exolum's ability to **Safely** access and maintain its assets under their legal rights as set out in Part IV of The Energy Act 2013, and
- Due to the potential for breach(s) of the Health & Safety at Work Act 1974 with specific concerns around Regulation 15 of the Pipeline Safety Regulations 1996 and the potential for any subsequent work close to the High-Pressure Pipeline to impact both the **Safety** of the pipeline and those doing the work.

We note in this specific case:

1. Exolum's apparatus is not shown on the plans provided. The proposed development has the potential to restrict access to the pipeline for maintenance and emergency purposes.

It is therefore critical that all Construction and Design work affecting a High-Pressure Pipeline is discussed and agreed with Exolum **before the objection can removed** and before any work on site.

NOTE: The location plan(s) supplied are intended for general guidance only and should not be relied upon for detailed design, excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided in the plans and to verify the true location of the High-Pressure Pipeline at site contact **MUST** be made with Exolum to arrange a site visit.

My client must be consulted to ensure the proposal has no impact on their High-Pressure Pipeline 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 this Unique Reference Number **251814**. Information on how Exolum **Safely** manage development near its High-Pressure Pipeline apparatus can be found at the following link:

<https://exolum.com/varios/TPA/CGU.0011.ITG.NWE.UK%20Managing%20Development%20and%20Works%20in%20Proximity%20to%20Exolum%20Pipelines.pdf>

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

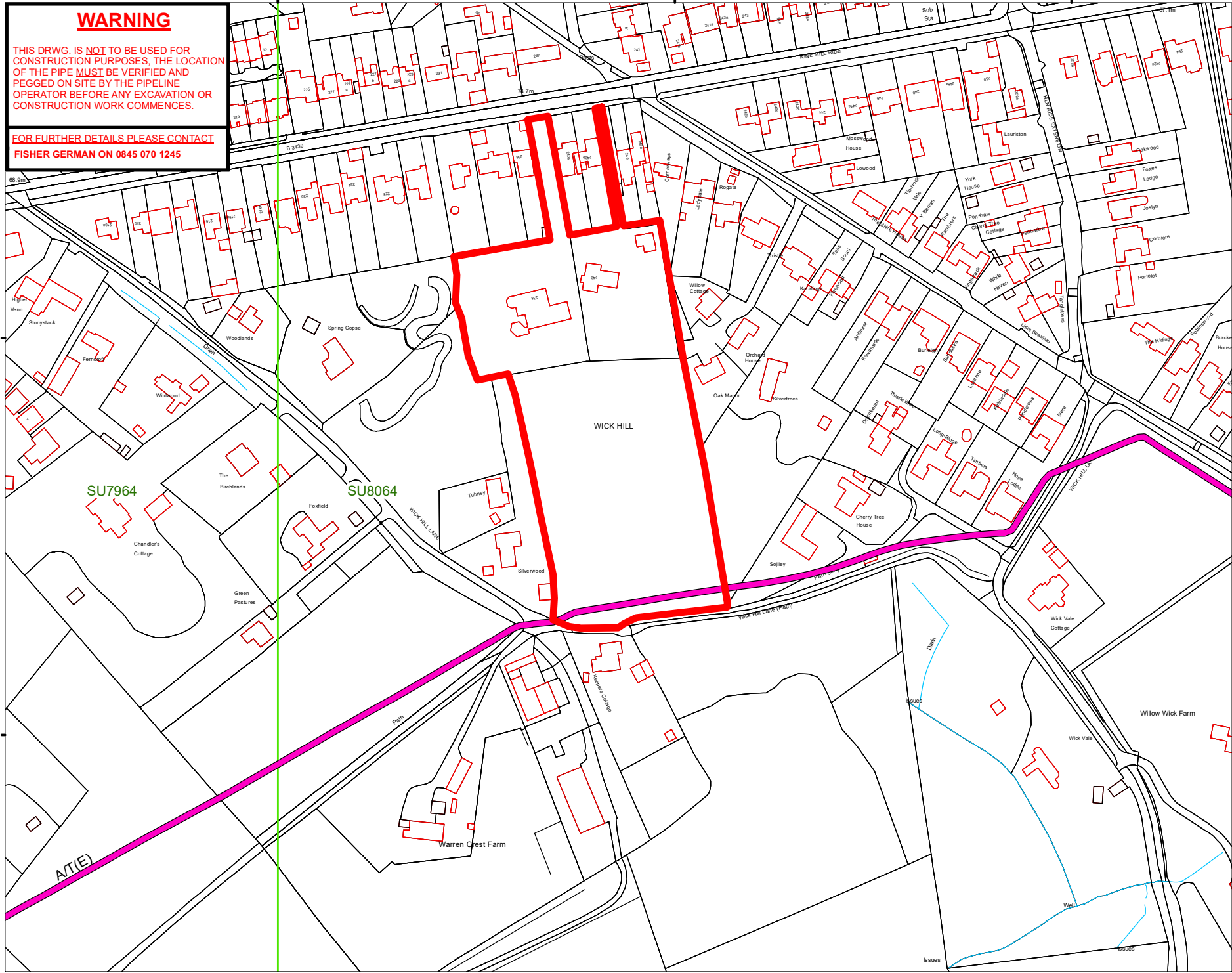
Yours faithfully

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



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:
RG40 3QG

Latitude & Longitude:
51.375415 , -0.84936567

Site centre coordinates:
480,172 - 164,725

Client:



TITLE:
LOCATION PLAN EXTRACT
OF PIPELINE A/(E)

SCALE: 1:2,500 @ A4
DATE: 21/03/2025

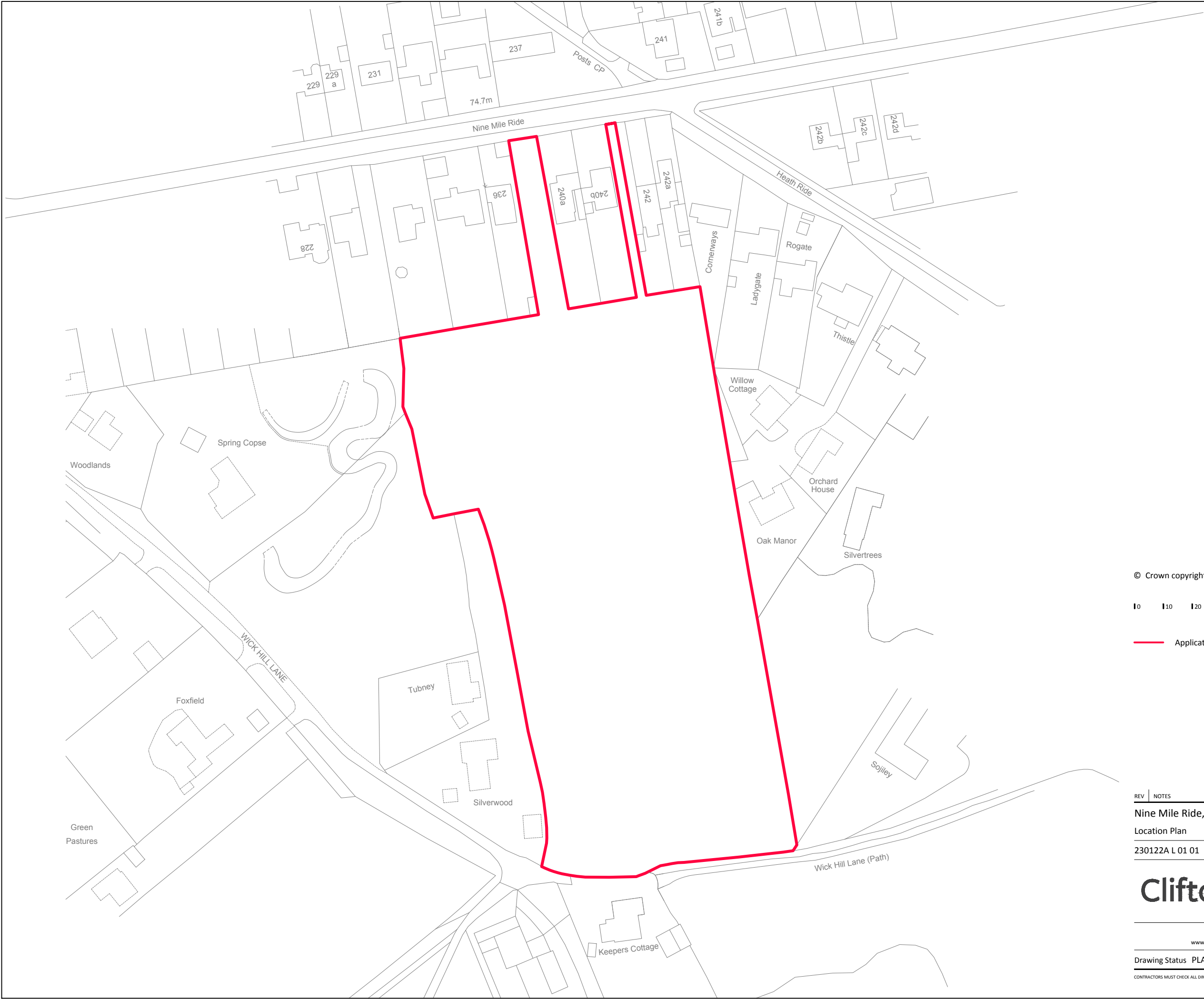
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DRAWING NO:
Wokingham 250655



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Application boundary

REV	NOTES	AU/CH	DATE
	Nine Mile Ride, Finchampstead	-	
	Location Plan	KV/GF	
230122A L 01 01	1:1250 @ A3	March 25	

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Legend

- Application boundary
- A Nine Mile Ride
- B Heath Ride
- C Wick Hill Lane
- 1 Vehicular access (as approved)
- 2 Pedestrian access (as approved)
- 3 Entrance space
- 4 Retained woodland
- 5 Retained buffer landscape, including boundary trees
- 6 Green breaks
- 7 Terraced units addressing entrance space
- 8 Private drive
- 9 Courtyard
- 10 Detached units with rhythm and repetition
- 11 Proposed tree lined tertiary street



Nine Mile Ride, Finchampstead		-
Illustrative Layout		JH/DC
230122A G 02 100	1:500 @ A1	March 2025

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**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The Site is approximately 1.9 hectares in size, and is located to the south of Nine Mile Ride.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application with all matters reserved other than principal means of access from the existing highway for up to 32 dwellings, and associated infrastructure, landscaping, and demolition of existing dwellings on land at and to the rear of 240 Nine Mile Ride, Finchampstead.

Reference number

211889

Date of decision (date must be pre-application submission)

13/12/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

“Reserved Matters application for 26 dwellings and associated infrastructure, landscaping and demolition of existing dwellings (to consider appearance, landscaping, layout and scale)”.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Location Plan: AAL-21-113-P03
Parameter Plan: AAL-21-113-P02 Rev A
Site Access Plan: 70070533-SK-006 Rev F

Please list all drawing numbers submitted with this application for approval

Please refer to the accompanying Cover Letter and Drawing Register

If applicable, please state the reasons for any changes to the original drawings

Please see accompanying Planning Statement and Design & Access Statement

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

13/03/2025

Details of the pre-application advice received

Discussions with Mark Croucher

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

ET Planning

Date

17/03/2025

WBC Planning Application 250655

"development.control@wokingham.gov.uk" <development.control@wokingham.gov.uk>

Created on 26/03/2025 16:03

Dear Consultee,

Please see the attached document in relation to a consultation about the above planning application.

Kind regards,

Development Management & Compliance

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Date: 20 March 2025
Application: 250655



WOKINGHAM
BOROUGH COUNCIL

Fisher German Surveyors
P.O Box 7273
Ashby-De-La-Zouche
Leicestershire
LE65 2BY

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Fisher German Surveyors,

Approval of Reserved Matters Consultation

Application Number: 250655

Site Address: Land at and to the rear of 238 and 240, Nine Mile Ride, Finchampstead, RG40 3QD

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref.

APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.

Grid Reference: Easting - 480157, Northing - 164785

I enclose details of the above application and would be grateful to receive your observations within **21 days** of the date of this letter. The documents associated with this are available to view on the [Council's planning application search page](#) within 24 hours.

Please email your response to planning.enquiries@wokingham.gov.uk quoting the reference number 250655 in all communications.

Yours sincerely,
Development Management & Compliance