

Helen Maynard
Wokingham Borough Council
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire, RG40 1WR

Our ref: 902832.30

19th May 2025

SENT BY EMAIL

helen.maynard@wokingham.gov.uk

Dear Helen,

**OUTLINE APPLICATION AT LAND OFF BASINGSTOKE ROAD, SPENCERS WOOD
(APPLICATION REFERENCE: 250517).**

Please accept this letter as a formal response to the consultee objection submitted by Fisher German dated 4th April 2025, in relation to the Exolum High-Pressure Oil Pipeline Apparatus, on behalf of Richborough ("the applicant"). We trust the following detail is sufficient to address their concerns.

The following documents have also been appended to this letter in support of this assessment:

- Oil Pipeline Overlay (ref: RE-SPWD-OPLO-SK01).
- Site Visit Record Sheet
- Fisher German Location Plan Extract of Pipeline A/T(E) (ref: LSBUD-240307-32706543).
- Email Chain (23rd May 2024 –30th May 2024)

General Comments:

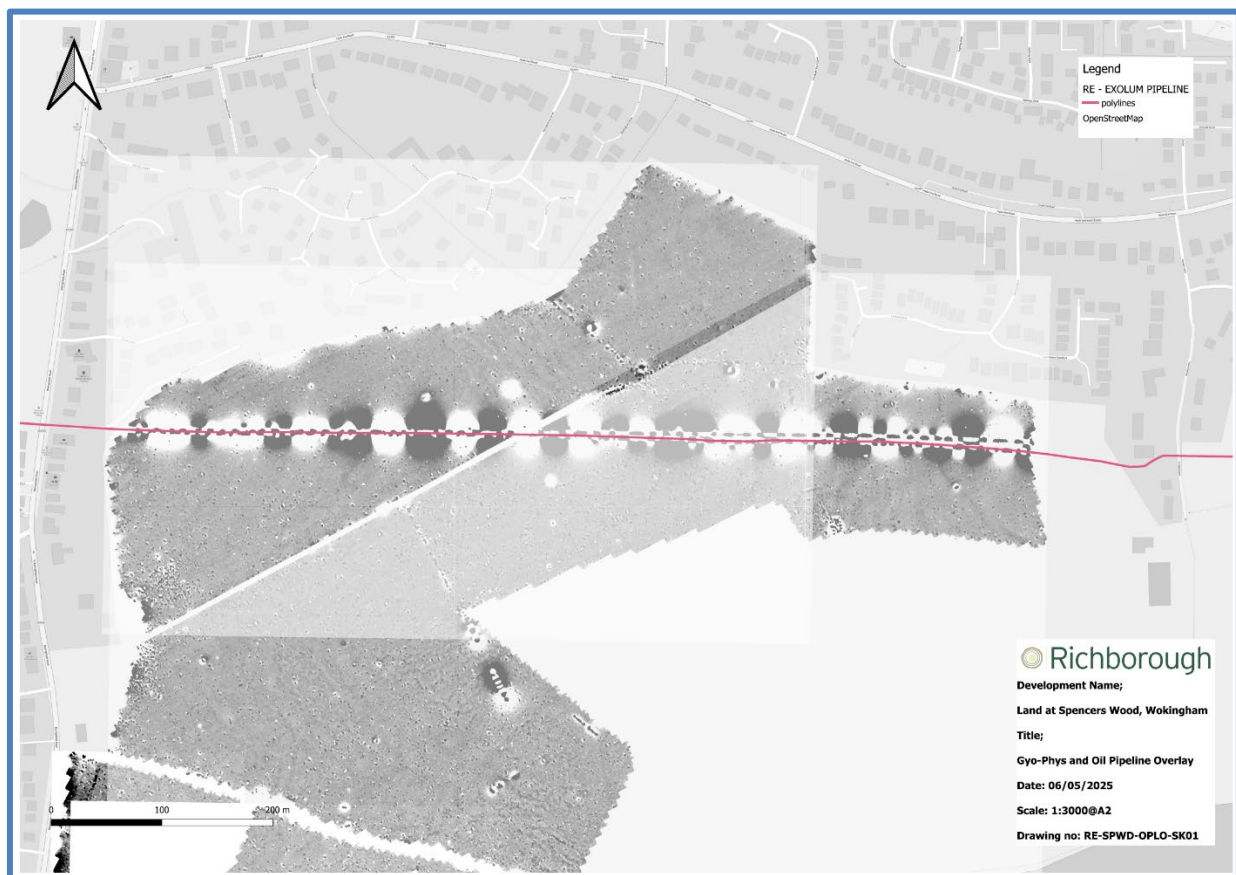
It is noted by Richborough that Fisher German's letter references '62 metres' as the 'consultation buffer' and not a standoff to the pipeline. Indeed, the '62 metres' is a requirement for specific proposed activity within that proximity of the pipeline, and which would require consultation with Exolum to determine appropriateness and/or what further agreements may be required with them to undertake the proposed works.

The matter of standoff is discussed further below, within the ‘Summary of Consultation with Exolum (to date)’ section of this letter.

Location of the Pipeline

While the applicant agrees it is important to accurately define the location of the pipeline, we are satisfied from the evidence we have available now that we have a good handle on its location and that this is suitable for where we are in the planning process – that being an outline application supported by parameter plans and an illustrative layout.

The following image (also found at Appendix 1) shows an overlay of the pipeline route from the asset records obtained from Exolum with geophysical survey work undertaken to support the Archaeological assessment work undertaken for the scheme. Note that there is a wider area of disturbance on the survey (which shows the extent of disturbed ground for the installation of the pipe) and a central more definitive area of disturbance which appears to pick up the pipeline itself.



The central area of ‘disturbance’ on the geophysical survey shows the general location of the pipeline and it can be seen that through the bulk of the proposed developed part of the application area the two datasets match well – indicating that the asset record plans are broadly

accurate in this locality. There is a slight potential divergence toward the eastern extent of the pipeline within the eastern parts of the site, but it is not significant and coincides with planned Public Open Space in that area of the site, as opposed to any built development (the proposed drainage basin has also been located outside of the indicative pipeline easement).

Accommodation of the Pipeline in the Development Proposals

The submitted plans to date have taken account of the pipeline route and the Development Framework Plan was prepared following consultation with Exolum in 2024. The proposed layout leaves a strategic corridor running from west to east through the development, located to the north of the area labelled 'Sycamore Green' on the submitted Development Framework plan.

Summary of Consultation with Exolum (to date)

Liaison with Exolum took place during May 2024, with all relevant supporting emails appended to this letter. A summary of these discussions is provided as follows:

- **30th April 2024** - Telephone consultation between RACE (engineering consultant) and Neville Perkins at Exolum (recorded on attached 'site visit record' form by Exolum).
- **23rd May 2024** – Email recording further telephone consultation with Carl Sadler, Pipeline Protection Advisor held late May 2024 and summarised in email from Carl Sadler to RACE (email chain attached).
- **30th May 2024** – Follow up Meeting between Carl Sadler (Exolum), RACE and Senior Tech Coordinator at Richborough, with key outputs summarised as follows:
 - The pipeline is a 10-inch High Pressure pipeline.
 - The pipeline is maintained under the Pipelines Act 1962.
 - An easement was agreed in this meeting (7m one side and 5m the other side of the pipeline set out by C Sadler) and this is accounted for in the layout.
 - The principle of crossing the pipeline was also discussed and agreed. And in fact, two crossings were recommended by Exolum to cater for the eventuality that one is closed for repair works to the pipe etc.
 - Other advice provided included the proximity of school (must be at least 200m away); limitations for distance of any piling in proximity to the pipeline and cover needed for crossing under any proposed drain.
 - Diversion of the pipeline was also discussed, but decisions were subsequently taken to leave the pipe in-situ and therefore diversion requirements discussed are not relevant for this summary.

Summary

Consultation has taken place with Exolum during the preparation of the planning application to determine the requirements of developing a site within proximity of their pipeline. These consultations took place in April and May 2024 and the development proposals have been worked up around the principle of leaving this asset in-situ. In-principle discussions and agreements were reached with respect of appropriate standoffs, the ability to cross the pipeline with proposed road crossings and the need to locate the proposed primary school at least 200m from the pipeline.

A Geophysical Survey was undertaken on site which provides further data as to where the pipeline is present within the site. An overlay of this data against Exolum's asset records has now been carried out, which shows that the asset record plan is a good representation of where the pipeline is within the site boundary. It is therefore our view that we hold sufficient information on the pipeline for the purpose of an Outline Planning Application and that further detailed consultation and survey of the pipeline could form part of an appropriately worded condition of any future planning approval.

We trust this letter provides a sufficient and appropriate response to Fisher German's concerns but please let me know if you should require any additional information at this stage.

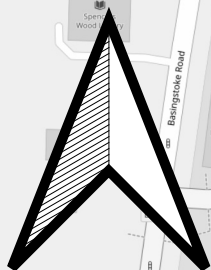
Yours sincerely

Gary Stephens
Partner

Direct Line: 07788 437 478

E: gary.stephens@marrons.co.uk

Appendix 1



Legend

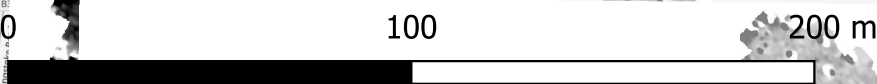
RE - EXOLUM PIPELINE

polylines

OpenStreetMap



Development Name;
Land at Spencers Wood, Wokingham
Title;
Gyo-Phys and Oil Pipeline Overlay
Date: 06/05/2025
Scale: 1:3000@A2
Drawing no: RE-SPWD-OPLO-SK01



Appendix 2

Site Visit Record Sheet

Exolum

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

Tel: 01799 564101

Email: pipelinerow@exolum.com (Quote ref: 241552)

Site Visit Details

Exolum Representative	Neville Perkins - +447967584794
Date Submitted	
Exolum Reference	241552 (Please quote this reference in all correspondence with Exolum)
Third Parties Reference	Spensers Wood
Exolum Asset Ref	ATE
Method	Call

Location

No location provided

Promoter Details

Organisation	Residential
Contact Name	Mr Joseph Shaw
Address	Virage Point, Floor 4Green LaneCannockStaffordshire WS11 0NH
Phone Number	1922411552
Mobile Number	
Email	josephshaw@rac-e.co.uk

Third Party Representative

Third Party Representative Present Onsite	Yes
Organisation	Residential & Commercial Engineering
Contact Name	Joseph Shaw
Phone Number	
Email	

Details

Site Visit Reason	Initial Site Visit
Will the works potentially affect Exolum?	Yes
Works Proposal Types	Development/Planning
Are the works in Private Land or Highway	Private Land
What types of asset are affected by the works	Pipeline
Asset Names / References	ATE
Further Information / Restrictions / Requirments	Spoke to Joseph about the proposed work. Joseph is enquiring to see if the pipeline can either be diverted or the rules on working around it to develop a housing estate and a 200 pupil school. The drawings have not yet gone to planning so no applications have been made. I would suggest emailing Joseph a consent pack then he will have a ROW officer to communicate with.

Photos / Images

Exolum Personnel Travel and Time

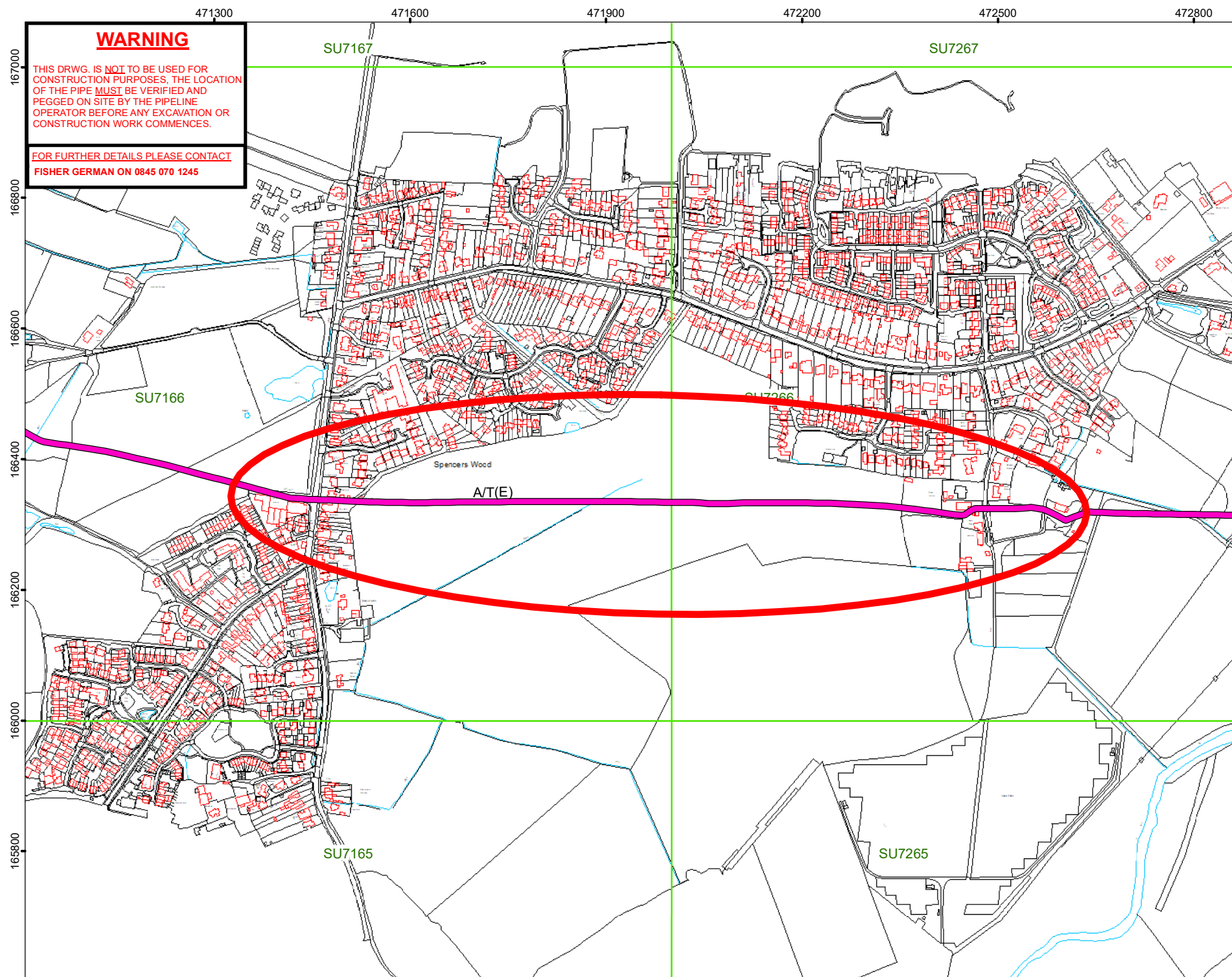
Travel Time to Site	0 minutes
Time On Site	0 minutes
Mileage to Site	

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

Site Contact Signature	<i>Telephone call</i>
Exolum Representatives Signature	<i>[Signature]</i>

Appendix 3



N

OVERVIEW WINDOW

Reading

Wokingham

Wokingham Hill

A33

Legend

EXOLUM

Cathodic Protection

Nearest Postcode:
RG7 1BW

Latitude & Longitude:
51.391509 , -0.96691827

Site centre coordinates:
471,938 - 166,337

Client:

exolum

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

SCALE: 1:7,500 @ A4
DATE: 08/03/2024

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Data

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FISHER
GERMAN

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

Telephone 0845 070 1245

DRAWING NO:
LSBUD-240307-32706543

Appendix 4

From: [Mark Hickman @ RACE](#)
To: [Richard Holdcroft](#)
Subject: FW: URN 241552 ATE0220 Spencer's Wood Development Quote for diversions
Date: 29 May 2024 09:54:44
Attachments: [image001.png](#)
[image004.jpg](#)
[image005.png](#)
[image009.png](#)
[image007.png](#)
[image008.jpg](#)
[image011.jpg](#)
[image003.png](#)
[image002.jpg](#)
[image012.jpg](#)
[image015.jpg](#)
[image016.jpg](#)
[SW - PRELIM ENG-ENG_101_REV B - High Level Engineering Strategy - 1-1250.pdf](#)
[CLHPS-ALL-CAP-GUD-0001_01 Interactions with CLH-PS Pipelines.pdf](#)
[CGU.0011.ITG.NWE.UK Managing Development and Works in Proximity to Exolum Pipelines.pdf](#)
[Works Consent Form Exolum March 2021 - Use this one - online.pdf](#)
[Specialist Contractors List Nov 16.docx](#)
[EXOPS-GSD-012 A PIPELINE CROSSING PROTECTION-INSPECTION TRENCH.pdf](#)
[EXOPS-GSD-012 A PIPELINE CROSSING PROTECTION-ROAD & MULTIPLE SERVICE.pdf](#)
[EXOPS-GSD-012 A PIPELINE CROSSING PROTECTION-STANDOFF.pdf](#)
[EXOPS-GSD-012 A PIPELINE CROSSING PROTECTION-TREE PLANTING.pdf](#)
[241552ATC0220 Trial Hole RAMS.docx](#)
[241552ATE0220 Site Visit Report.pdf](#)

Richard,

As discussed...

Kind Regards

Mark

Mark Hickman
Managing Director
Email : markhickman@rac-e.co.uk
Telephone : 01922 411 552
Mobile : 07534 255981

Residential & Commercial Engineering Ltd.

Virage Point, Floor 4,
Virage Park, Green Lane,
Cannock, Staffs, WS11 0NH



www.rac-e.co.uk

Before printing this e-mail, please consider the environment.

From: Joseph Shaw @ RACE <josephshaw@rac-e.co.uk>
Sent: 29 May 2024 09:37
To: Mark Hickman @ RACE <markhickman@rac-e.co.uk>; Carl Broomhall @ RACE <carlbroomhall@rac-e.co.uk>
Subject: Fw: URN 241552 ATE0220 Spencer's Wood Development Quote for diversions

Hi guys,

FYI on the below, just so you're in the loop with Spensers wood

Thanks

Joe

Joseph Shaw

Design Engineer

Office: 01922 411552
Email: josephshaw@rac-e.co.uk
Web: <http://rac-e.co.uk>

Residential & Commercial Engineering Ltd

Virage Point,

Floor 4,

Virage Park,

Green Lane,

Cannock,

Staffs,

WS11 0NH



From: PipelineROW <PipelineROW@exolum.com>

Sent: 23 May 2024 15:42

To: Joseph Shaw @ RACE <josephshaw@rac-e.co.uk>; Carl Sadler <Carl.Sadler@exolum.com>

Subject: RE: URN 241552 ATE0220 Spencer's Wood Development Quote for diversions

Hi Joseph

Thank you for taking my call

Please provide a proposed diversion route with total meterage distance, for review comment (45 degree bends max).

Please confirm if the developer will own the land required at the time when the diversion works would be carried out (diversion works all within the site red line boundary?).

Exolum will need to discuss and agree if the proposed diversion is acceptable and if acceptable provide a rough cost construction estimate, following this Exolum will need to get quotes for a feasibility study, along with a quote from our contracted land agent regarding a possible third party funded diversion.

Getting approval for a proposed diversion and feasibility pushed through internal Exolum governance can take longer than 18 months.

If a diversion can be agreed, the timing of the new to old pipe connections must meet with our internal scheduling of product throughput, if the scheduled connection date is missed for any reason this may result in a lengthy wait/effect on the programme of the third party scheme, until the next available shut down is available (12 months or more).

Probably best to have a Teams call with your project - I can make tomorrow/Friday after 1, Wednesday 10 – 1, Thursday 10 – 12.

Specification of the land agent Works

Land agent requirements

Legal requirements (new rights in land/heads of terms)

Environmental/Ecological requirements

Planning requirements

Approximate cost estimate and likely programme

Teams calls to discuss feasibility report.

Specification of the Feasibility Study Works

Feasibility study design brief and engineering considerations (desk top based)

Design Process/mechanical design calculations

Visit site

Land agent requirements

Legal requirements

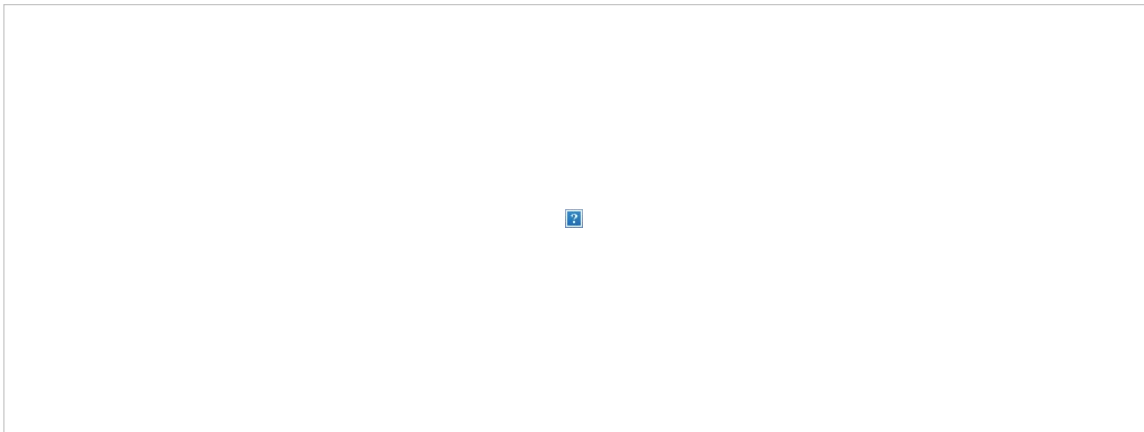
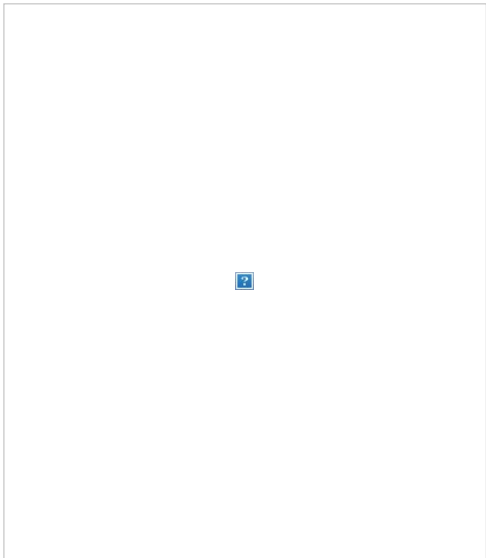
Environmental requirements

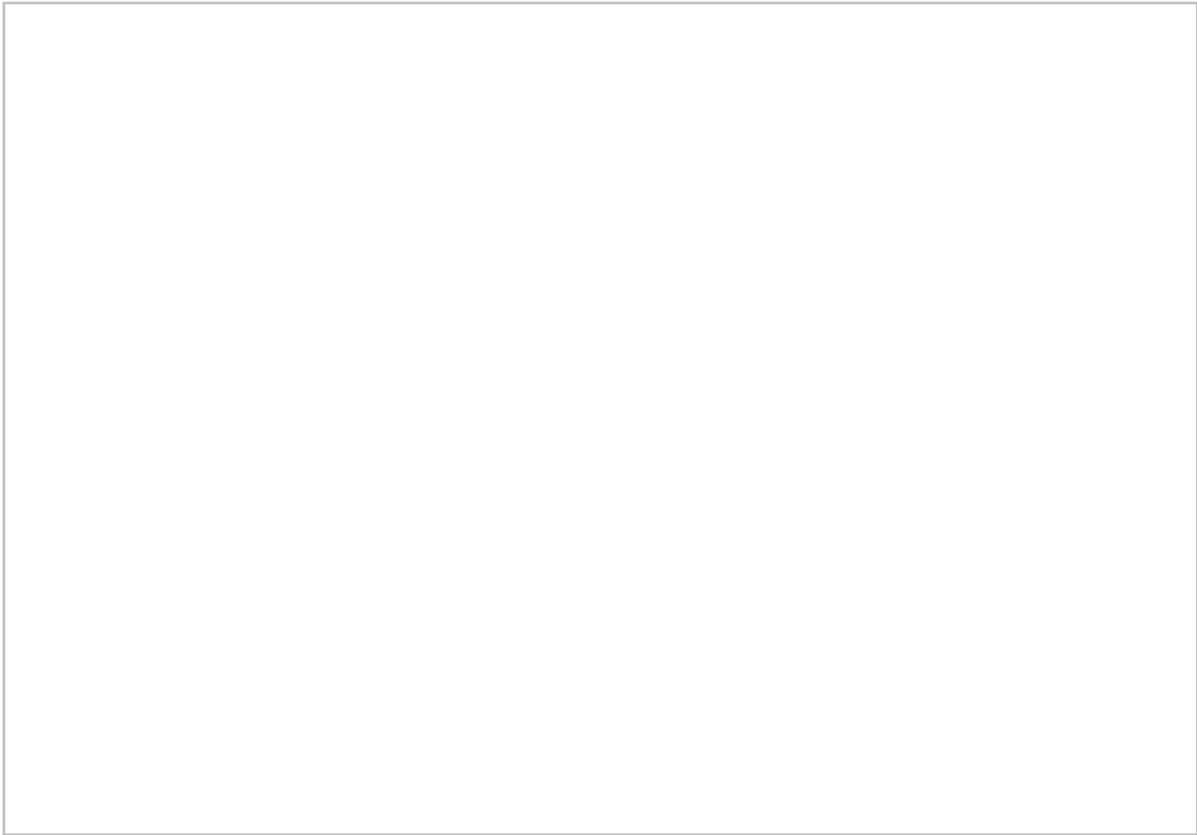
Planning requirements

Approximate cost estimate and likely programme

Teams calls to discuss report.

Please note below **Development notes:**





Please see below photo, typical cross section detail of required working space for pipeline excavation works – along with attached information.

The required working space to access to the pipeline would be at least 7m to one side and 5m on the opposite side for a linear length of at least 12m, depending on the actual pipeline depth, the deeper the pipeline the more safe working width would be required.

Essential access road crossing could be considered for consent (maximum of two), along with alternative route for emergency vehicle access, in the event of the essential road needing to be closed for pipeline works.

Where pipelines are exposed to (temporary or permanent) vehicle loadings they need to be protected by a bespoke form of protection (typically reinforced concrete raft) as the protection restricts required access, the footprint (overall dimensions) of vehicle crossings need to be kept as small as possible - cross as close to 90 degrees as possible. Prior to the permanent construction the affected length of pipeline needs to be inspected by a third part appointed and funded specialist pipeline contractor (attached list).

To off sett the likelihood of the need to excavate through/remove permanent protection in the near future, affected lengths of pipe require third party funded specialist pipeline contractor inspection (list attached).

Parking is not considered to be essential therefore not permitted within the required pipeline access width.

Changes to existing ground levels are not permitted within the area of land required for future pipeline access excavations/works.

Proposed ponds/wetland areas, vegetation and public footpaths will need to be kept as far as possible from the pipeline (The pipeline access statement will also need to cover how changes to localised ground water table and ecology will impact on required future pipeline excavations and routine pipeline line walks and maintenance activities).

The pipeline will need at least 1m of cover (with protection slab) below proposed water channels/drains.

Piling within 30m will require agreed protection measures (vibration monitoring – PPV not to exceed 25mm/s).

Proposed services are expected to be grouped to pass below the pipeline at a common location (please refer to appendix 2 from the Exolum proximity document), signed works consent forms are required from each utility owner.

RE: Housing and school - Developers CDM risk register will need to note that in the event of an emergency Exolum would look to set up a 50 to 100m exclusion zone.

Using actual pipeline location information from Exolum overseen trial holes and the attached/below information, an explanation is required - covering how the pipelines will be protected during construction and use of the development along with how Exolum would be able to access and work on the pipelines in the future (working and storage areas ECT), this needs to be covered in a **Construction and Operations Management Plan (COMP)**.

Typical planning condition wording:

'Prior to the construction and any works within 50 metres, the developer/applicant shall submit to the Local Planning Authority details of an agreed strategy with Exolum Pipeline System of the measures to be undertaken to protect and enable future access to the pipeline within the site, this will be in the form of a construction and operation plan (COMP) together with an agreement for works (known as a Works Consent Agreement). The development must accord with these approved details.'

Additional working areas for future pipeline works (required as a result of the proposed development) will need to be formalised via a third party funded lease to fix the agreement to the land.

The proposed layout needs to demonstrate how the affected length of the two pipelines could be safely accessed including storage of spoil and materials, below issues need to be accounted for:

- A pipeline excavation trench width measurement needs to include the required working clearance of 1m to either side of the pipeline, with 600mm clearance below.
- A minimum 15m length of pipeline being exposed per any one investigation excavation, the required working space to access to the pipeline would require at least 7m to one side and 5m on the opposite side (based on a single pipeline at a depth of 1.2m).
- Safe excavation working width extended from the above working clearance dimensions, Note: Use of trench boxes would be additional cost to Exolum. (Guidance as shown on

the below/attached "Typical inspection/maintenance trench cross section").

- Safe working space to operate and manoeuvre construction machinery along with access routes.
- Storage location of all materials and spoil for from the trench (with top and sub soil being segregated).
- Location for site compound (including welfare facilities and safe and secure storage of plant).

As you can appreciate, this is a high pressure pipeline, and it is essential that we can access it without delay or difficulty (especially in an emergency).

Exolum will require access to the land in the future for the purpose such as maintenance. It is particularly difficult, costly and burdensome to carry out works in built up locations, where costly mitigation works may involve tasks such as pre, during and post works structural surveys, environmental/ecological surveys, along with uprooting occupiers/removing parking.

Unobstructed access to the pipeline is imperative, we must ensure we can access the pipeline as per our statutory rights under part 4 of the energy act 2013 (and any transfer scheme).

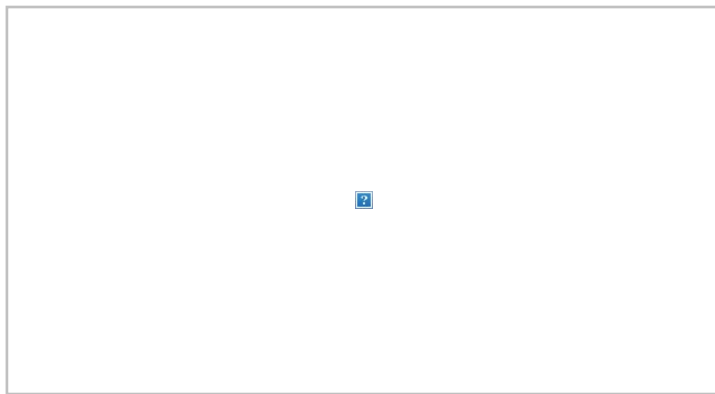
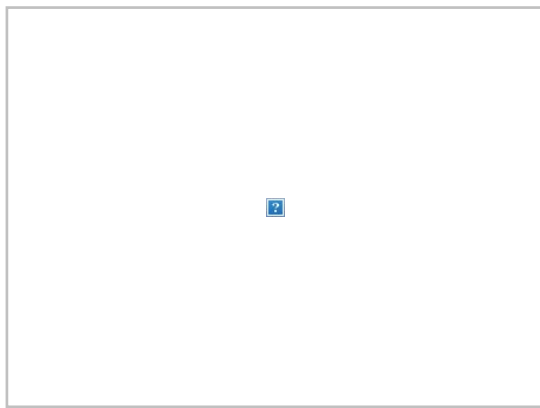
These rights consist of rights of access, use maintenance, renewal and inspection of the pipeline. These rights are binding on the landowner.

Exolum has obligations under the Pipelines Act 1962 and Pipeline Safety Regulations 1996 to keep the pipeline safe and operate it in a manner that examination and maintenance of it can be carried out safely.

The required access strip needs to be maintained as a green strip to ensure that the duty of care to (PSR) Pipeline Safety Regulation 15 is met.

Within '[A guide to the Pipelines Safety Regulations 1996](#)' from the HSE for Reg 15, Paragraph 70 provides greater guidance:

'70: It is important that the location of onshore pipelines, and in particular underground pipelines, is considered when carrying out building, excavation or dumping or other such work, as such activities may either cause damage to pipelines or deny access to them for maintenance purposes.'



Possible electrical interference with Exolum Pipeline System:

Please note that if new Exolum Cathodic Protection (CP) apparatus is required, your works will need to allow for a minimum 4/5 week period from the point of electrical interaction mitigation/protection being agreed.

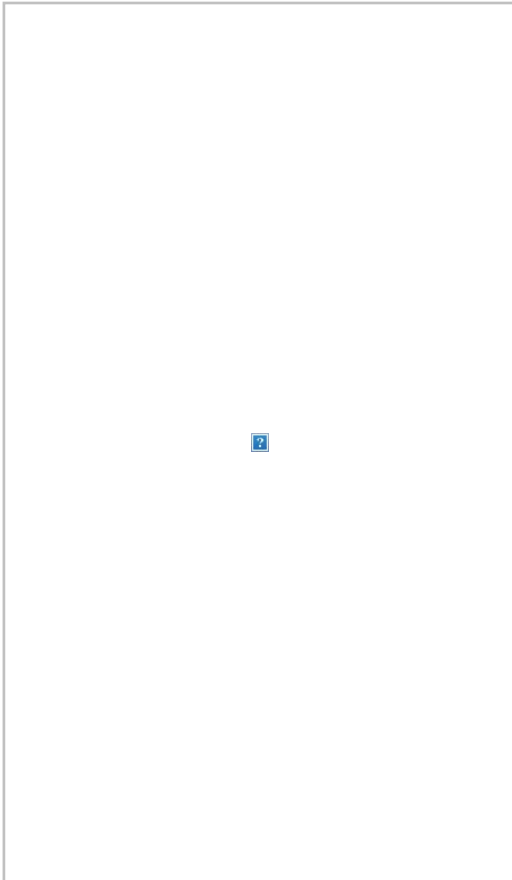
Please see attached CP interaction guidance (sub stations, cables ECT).

To enable our CP engineer to provide protection or mitigation requirements we will need site specific technical information (minimum):

Type of electrical interaction (i.e. OHVAC, d.c. traction system, etc.),

Power load (if applies to OHVAC or BHVAC),

KMZ location (google earth) and layout drawing.



Contract for works oversight (CWOTS) form.

An automated email will provide a link to download the required form, please reply all to the automated email with the completed form.

Exolum overseen trial holes (No works consent form required):

To ensure that the proposed layout drawing show the actual line and level of the Exolum pipeline, the layout will need to be based on the findings from Exolum overseen trial holes. Please provide draft Exolum overseen trial hole RAMS for review comment. Please add site specific contact details and then incorporate the attached trial hole word document into your trial hole RAMS.

Please also provide a copy of contractors public liability insurance details.

Once agreed, I will go through your trial hole documents with our operations and maintenance team. When I have confirmation that your trial hole documents and CWOTS form are acceptable I will request you to arrange supervision time/date with our local pipeline technician. Our pipeline technician will require at least **10 working days'** notice to oversee trial holes.

Works Consent application (Signed works consent form(s) required):

As a minimum Exolum require:

- Risk Assessment specific to risk to the Pipeline System
- Method Statement showing how the works will be carried out safely
- Drawings showing what is proposed (Aerial plan and Cross-Section)
- Public Liability Insurance
- Emergency Plan and Contact details

Following trial holes, please email your draft consent application for review/comment (based on the findings from overseen trial holes and guidance for development sites).

When I have agreed to your draft application documents, they will be reviewed by our integrity team (legal team if leases are required), along with our operations and maintenance team.

When I have confirmation that your application is acceptable it will be processed by our Saffron Walden office.

Please note that a decision on a consent can take **6 weeks** from the time of being received for formal processing.

Our pipeline technician will require at least **10 working days'** notice to oversee site works.

Regards

Carl

Carl Sadler

Pipeline Protection Advisor



Ashdon Road Saffron Walden

Essex CB102NF

m: 07827231604

t: 01799564101

e: carl.sadler@exolum.com

w: www.clhps.uk

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From: Joseph Shaw @ RACE <josephshaw@rac-e.co.uk>

Sent: 21 May 2024 17:00

To: PipelineROW <PipelineROW@exolum.com>

Subject: Quote for diversions reference Exolum LSBUD-240307-32706543

[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.

Good afternoon,

We received a letter and records from yourselves (attached above) stating that diversionary works would be required for our proposed development at Spencer's Wood, Wokingham.

Could you please provide us with a budgetary diversion quotation based on the attached please? i have also attached our redline boundary and site layout plans for reference.

Kind regards

Joe

Joseph Shaw

Design Engineer

Office: 01922 411552

Email: josephshaw@rac-e.co.uk

Web: <http://rac-e.co.uk>

Residential & Commercial Engineering Ltd

Virage Point,

Floor 4,

Virage Park,

Green Lane,

Cannock,

Staffs,

WS11 0NH

