

Our Ref: RS/HA/EA/1480/241167/NG/CM

Your Ref: DC/24/96673

Confirmed location: 448,376 - 108,144

29th January 2024

For the attention of Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN



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: Mercury Yacht Harbour, Satchell Lane, Hamble-Le-Rice, SO31 4HQ

Thank you for your consultation. 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 **241167**, 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.

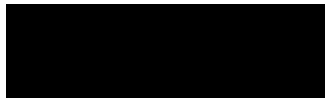
To reiterate, you should not undertake any work or activity without first contacting Exolum for advice and, if required, a Works Consent. For a copy of Exolum's Standard Requirements for Crossing or Working in Close Proximity to Exolum Pipelines, please visit <https://lsbud.co.uk/wp-content/uploads/2021/10/lsbud-standard-requirement-uk-um.pdf>. 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 solid black rectangular box used to redact the signature of the undersigned.

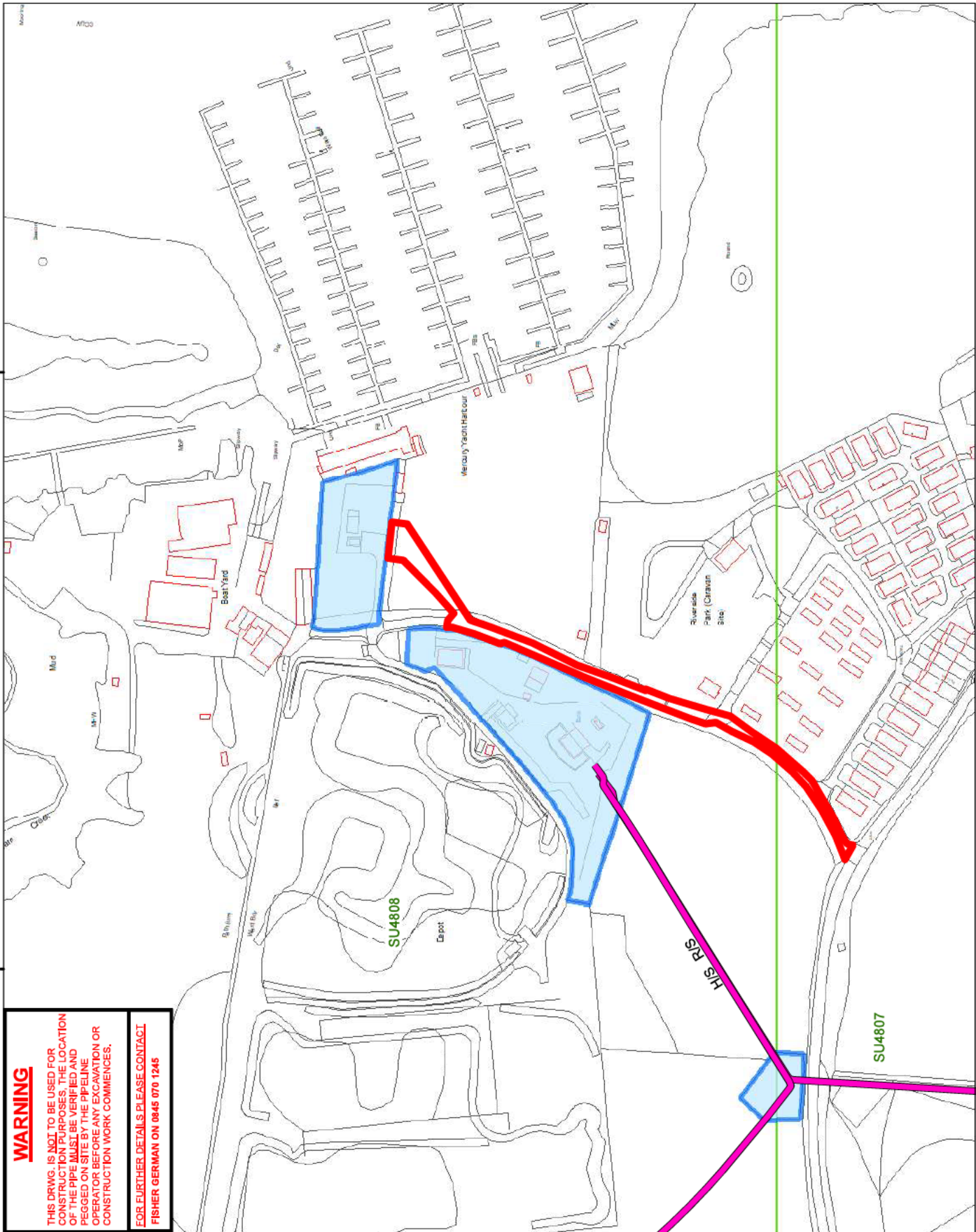
For and on behalf of FISHER GERMAN LLP (Exolum's Authorised Agent)

Enc. Location Plan

cc. Exolum Central Services

WARNING
THIS DRAWING 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
- Exolum_Depot_Areas
- Cathodic Protection

Nearest Postcode:
SO31 4HH

Latitude & Longitude:
50.871218, -1.312756

Site centre coordinates:
448.376 - 108.144

Client:

TITLE:
LOCATION PLAN EXTRACT
OF PIPELINE R/S & H/S

SCALE: 1:2,500 @ A4
DATE: 23/01/2024

Data

FISHER GERMAN
The Estates Office
Norman Road, Southampton, LEAS 21Z
Telephone 0845 070 1245

DRAWING NO:
Easleigh DC/24/76673

Andrew Hope <Andrew.Hope@fishergerman.co.uk>

Created on 29/01/2024 11:01

Planning
Eastleigh DC/24/96673

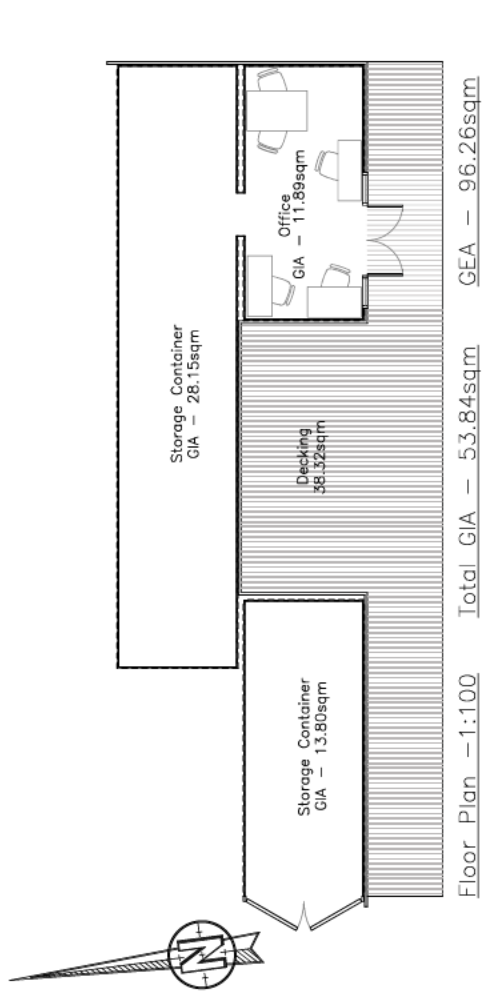
Andrew Hope
Draughtsman
For and on behalf of Fisher German LLP
01530410807
The Estates Office
Ashby de la Zouch
LE65 2UZ

This email message is confidential and for the use of the addressee only. If the message is received by anyone other than the addressee it must be deleted.

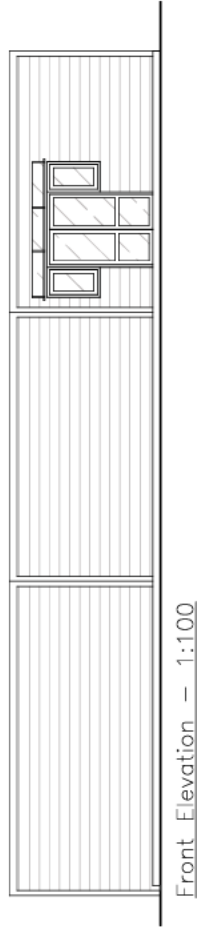
Internet emails are not secure as information could be intercepted, corrupted, lost, arrive late or incomplete and may contain viruses. Fisher German accepts no liability for viruses contained in this email or changes made to the message.

Fisher German LLP is a limited liability partnership, registered number: OC317554. A list of members' names is available for inspection at the registered office: The Head Office, Ivanhoe Office Park, Ivanhoe Park Way, Ashby de la Zouch, LE65 2AB.

SAVE PAPER Please do not print this email unless absolutely necessary.



Floor Plan — 1:100 Total GIA — 53.84sqm GEA — 96.26sqm



Front Elevation — 1:100



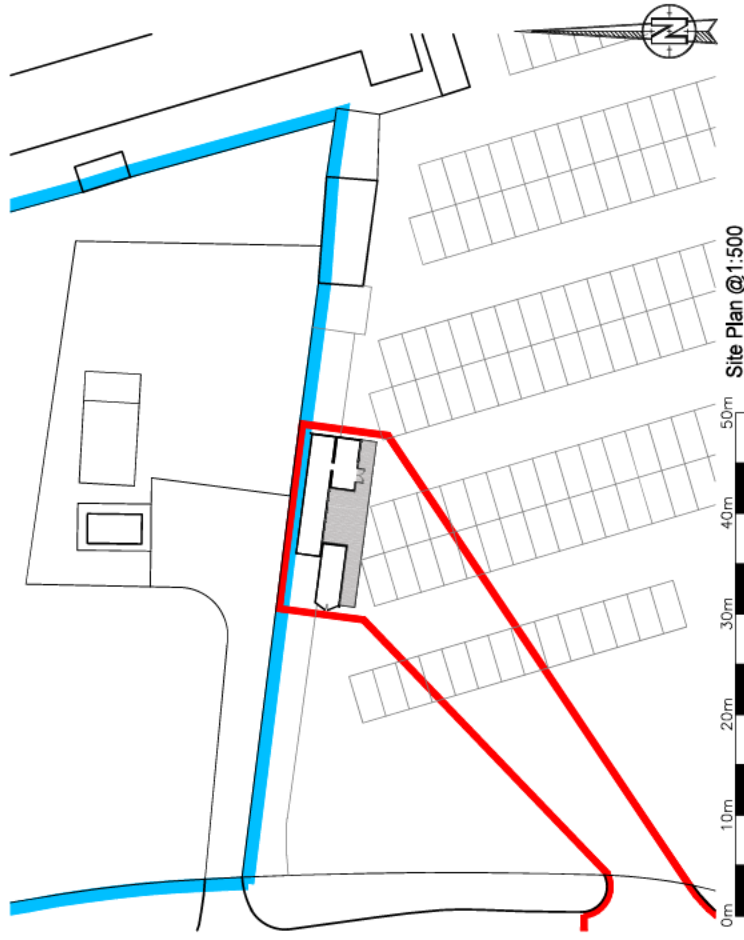
Rear Elevation — 1:100



Side Elevation (West) — 1:100



Floor & Elevations @ 1:100



Site Plan @ 1:500

Rev	Revision	By	Date

KAD LEE
First Floor Unit 7
The Arcade Building
Port Street
POB 47P

K NIGHT ARCHITECTURAL KAD DESIGN

T: 01489 880184
E: admin@knightcad.co.uk
W: www.knightcad.co.uk

Client

MDL MARINAS

Project

MERCURY YACHT HARBOUR
SATCHELL LANE
HAMBLE
SO31 4HQ

Drawing

PLANS & ELEVATIONS

Scale: **1:1250@A2** Date: **MAY 2023**

Project no.	Sequential	Sheet	Total	Rev
KAD	01	A	HMLR	C

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Approval of Details Reserved by Condition****Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (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

Mercury Yacht Harbour

Address Line 1

Satchell Lane

Address Line 2

Address Line 3

Hampshire

Town/city

Hamble-Le-Rice

Postcode

SO31 4HQ

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

Easting (x)

Northing (y)

448410

108247

Description

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 *****

Description of the Proposal

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

Siting of shipping containers for use as offices and storage in association with marina related business and decking (Retrospective Application)

Reference number

F/23/95548

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

01/11/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/05/2023

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

01/09/2023

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

A Plan of the bird box location has been provided and a manufacturer specification of the bird box to be used.

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)

10/12/2023

Details of the pre-application advice received

Advice on acceptability of bird box

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Katie Lasham

Date

05/01/2024

Biodiversity Enhancements
Mercury Marina

January 2024

Client:	MDL	Date: 02/01/2024
Topic:	Mercury Marina	
Prep by:	Katie Lasham	

1. Introduction

- 1.1 In order to discharge condition 2 of the planning consent F/23/95548 at Mercury Marina, a biodiversity enhancement is required to meet the aim of Policy DM11 of Eastleigh Local Plan. To satisfy this condition, a bird box is proposed to the rear of the shipping containers.

2. Biodiversity Enhancement

- 2.1 The manufacturer specification of the bird box is supplied by Homescapes, called “Homescapes Wooden Bird Box with Seagrass Birdnest”. The bird box is ideal for small nesting birds and provides a warm and safe home for baby birds which will provide a suitable biodiversity enhancement in this well-treed location.



Figure 1: Manufacturer Specification of Bird Box.

- 2.2 The annotated plan below depicts where the bird box is to be located. This location will ensure the bird box is near the existing trees to the rear of the containers as well as being shaded from direct sunlight. This secluded location will also be set away from disturbance of passing pedestrian and vehicle traffic. The bird box will be attached to the fence, in the client’s ownership, to ensure this is securely attached in perpetuity.

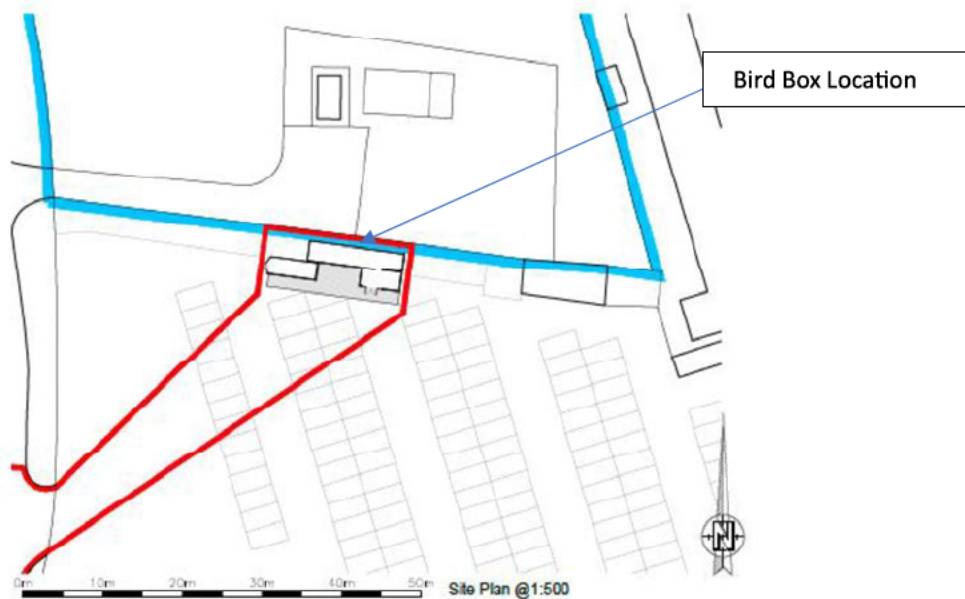


Figure 2: Biodiversity Enhancement Plan (Source KAD Architects). Drawing Number: 001

3. Conclusions

- 3.1 This location will suitably meet the needs of nesting birds and will provide a suitable biodiversity enhancement at the marina, meeting the aims of Policy DM11 of Eastleigh Local Plan. We therefore would request that Condition 2 is discharged in accordance with the plan and manufacturer specification details provided.