Our Ref: RS/HA/EA/1040/252975/MW/KS

Your Ref: Eastleigh F/25/99584

Confirmed Location: 449617, 116413

16th July 2025

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

For the attention of The Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sirs/Madam

Exolum Pipeline System Ltd – Affected Response – Planning Application
Location: Pear Tree Cottage, Botley Road, Hampshire, Horton Heath, SO50 7DT

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 to verify the true location of the pipeline you should contact Exolum to arrange a site visit. 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 **252975,** which is specific to this enquiry. Please note that you should contact Exolum within 28 days of the date of this letter 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, 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 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 Managing Development and Works in Proximity to Exolum Pipelines, please visit:

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

Regulated by RICS
RTPI Chartered Town Planners
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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

Fisher German LLP

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

Enc. Location Plan

cc. Exolum Central Services

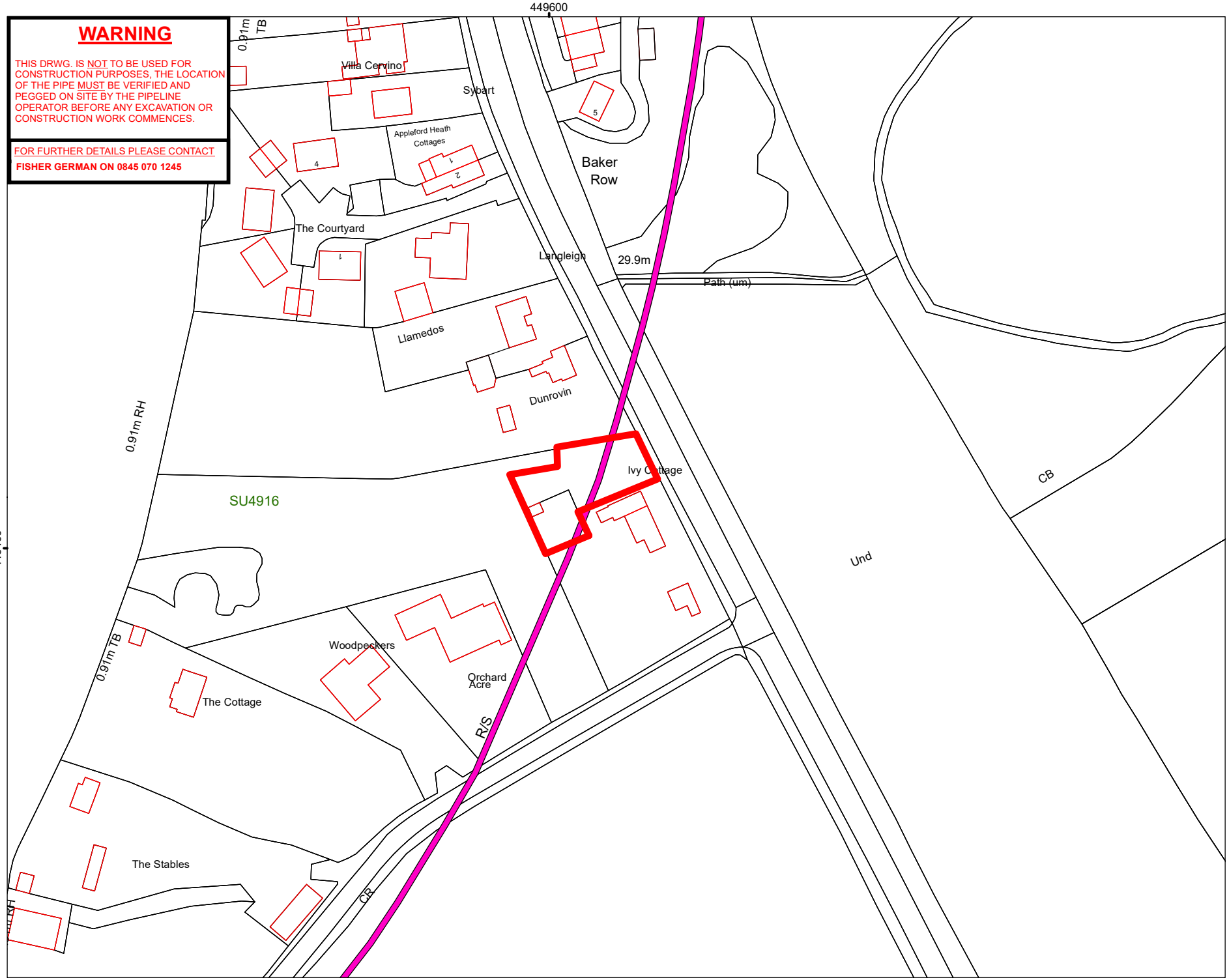
Fisher German, as agents acting for Exolum will store and process your data in full compliance with our legal obligations. We will pass your information to our client when required to do so to facilitate the ongoing contact process as the asset owner. Our client may need to share this information with other third-party partners to arrange access and to facilitate maintenance activities, where appropriate. This information will not be sold or made available for marketing purposes. Further details about how your data will be used can be found on our client's website www.exolum.com or by contacting them by email: ukinfo@exolum.com or telephone: 020 7657 1250

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



N

OVERVIEW WINDOW

Legend

EXOLUM

Cathodic Protection

Nearest Postcode:
SO50 7DU

Latitude & Longitude:
50.945064 , -1.2951930

Site centre coordinates:
449,617 - 116,413

Client:

exolum

TITLE:
LOCATION PLAN EXTRACT OF PIPELINE R/S

SCALE: 1:1,250 @ A4
DATE: 15/07/2025

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Ordnance Survey
Licensed Mapping

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

Telephone 0845 070 1245

DRAWING NO:
Eastleigh F/25/99584

Planning Eastleigh F/25/99584

Exolum Pipeline System Ltd <ExolumPipelinesystem@fishergerman.co.uk>

Created on 16/07/2025 12:07

Planning
Eastleigh F/25/99584

Kind Regards,
Exolum Pipeline System Ltd
This eâ€‘mail 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.
â€‹Internet eâ€‘mails are not secure and we do not accept responsibility for changes made to the message.

Block Plan - As Existing 1:500

Block Plan - As Proposed 1:500

Rev.		By	Date
-	Issued for Planning Application	NJ	17-06-25

Wildern Architecture Ltd
The Hawthorns, 105 Dibles Road,
Warsash, Southampton, SO31 9JL
07920 260758

Project
Land adjacent to Pear Tree Cottage,
Botley Road, Horton Heath,
SO50 7DT

Client
Sherfield Homes Ltd

Title
Block Plans
- As Existing and Proposed

Date April 23 Drawn By NJ

Job No.	Drawing No.	Scale	Revision
W22-005	101	1:500@A1	-

Dunrovin

Existing gas pipeline with stand off distance of 3m

70m visibility splay

Porous block paving

Separate access required to area adjacent to site

New 1m high close boarded timber fences

BOTLEY ROAD

New soakaway for surface water drainage from dwelling

3 | 7 PIPE

New Access

Dotted red line indicates outside edge of new foundations

5500

7500

T8

Car parking for new dwelling

490

Bin store

70m visibility splay

Dotted red line indicates outside edge of new foundations

New 1.8m high close boarded timber fence

5500

7500

Existing scrub and woodland

STAND OFF TO PIPE

PIPE

New Soakaway

STAND OFF TO PIPE

Pear Tree Cottage

0m 1m 2m 3m 4m 5m

N

Site Plan - As Proposed 1:100

Rev.		By	Date
-	Issued for Planning Application	NJ	27-06-25

Wildern Architecture Ltd
The Hawthorns, 105 Dibles Road,
Warsash, Southampton, SO31 9JL
07920 260758

Project
Land adjacent to Pear Tree Cottage, Botley Road, Horton Heath, SO50 7DT

Client
Sherfield Homes Ltd

Title
Site Plan - As Proposed

Date April 23 Drawn By NJ

Job No.	Drawing No.	Scale	Revision
W22-005	102	1:100@A1	-

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

EASTLEIGH BOROUGH COUNCIL

Application for Planning Permission

Town and Country Planning 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

Pear Tree Cottage

Address Line 1

Botley Road

Address Line 2

Address Line 3

Hampshire

Town/city

Horton Heath

Postcode

SO50 7DT

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

Easting (x)

449624

Northing (y)

116405

Description

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Whitfield

Company Name

Sherfield Homes Ltd

Address

Address line 1

Courtyard House

Address line 2

Park Lane

Address line 3

Town/City

Southampton

County

Country

United Kingdom

Postcode

SO32 2QQ

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Nicholas

Surname

Jenkins

Company Name

Wildern Architecture Ltd

Address

Address line 1

The Hawthorns

Address line 2

105 Dibles Road

Address line 3

Warsash

Town/City

Southampton

County

Country

United Kingdom

Postcode

SO31 9JL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

558.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

ERECTION OF 1 X 4-BEDROOM DETACHED DWELLING AND DETACHED GARAGE WITH NEW VEHICULAR ACCESS FROM BOTLEY ROAD

Has the work or change of use already started?

- ○ Yes
- ☑ No

Existing Use

Please describe the current use of the site

Residential Garden

Is the site currently vacant?

- ○ Yes
- ☑ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ○ Yes
- ☑ No

Land where contamination is suspected for all or part of the site

- ○ Yes
- ☑ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ○ Yes
- ☑ No

Materials

Does the proposed development require any materials to be used externally?

- ☑ Yes
- ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:

Proposed materials and finishes:
Brick and cladding

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
Tiles

Type:
Windows

Existing materials and finishes:

Proposed materials and finishes:
uPVC

Type:
Doors

Existing materials and finishes:

Proposed materials and finishes:
uPVC

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:
Close boarded timber fences

Type:
Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:
Porous block paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- (✓) Yes
- ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

OS Location Plan
Drawings 101, 102 and 103
Design and Access Statement
Ecology
Tree

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to drawings

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
0

Total proposed (including spaces retained):
4

Difference in spaces:
4

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- (✓) Yes
- ( ) No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- ( ) Yes
- (✓) No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ( ) Yes
- (✓) No

Will the proposal increase the flood risk elsewhere?

- ( ) Yes
- (✓) No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [x] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ( ) Yes, on the development site
- ( ) Yes, on land adjacent to or near the proposed development
- (✓) No

b) Designated sites, important habitats or other biodiversity features

- ( ) Yes, on the development site
- ( ) Yes, on land adjacent to or near the proposed development
- (✓) No

c) Features of geological conservation importance

- ( ) Yes, on the development site
- ( ) Yes, on land adjacent to or near the proposed development
- (✓) No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- (x) Yes
- ( ) No

Based on your site details, you are likely eligible to use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet. Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.3

Please provide the date the onsite pre-development biodiversity value was calculated

06/06/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

23/07/2024

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
BNG Metric

Document/Plan:
Onsite habitats existing on the date of the application for planning permission

Document name/reference:
Site Survey

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

(✓) Yes
( ) No

Please provide the pre-development value of the onsite habitat before these activities were carried out

0.3

Please provide the date the pre-development biodiversity value was calculated?

06/06/2025

Please provide supporting evidence

Please refer to documents submitted

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

( ) Yes
(✓) No

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [x] Unknown

Are you proposing to connect to the existing drainage system?

- ○ Yes
- ○ No
- ☑ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☑ Yes
- ○ No

If Yes, please provide details:

Refer to drawings

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☑ Yes
- ○ No

If Yes, please provide details:

Refer to drawings

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ○ Yes
- ☑ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☑ Yes
- ○ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☑ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
1

Unknown Bedroom:
0

Total:
1

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	1	0	1

Existing

Please select the housing categories for any existing units on the site

- [ ] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Totals

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ○ Yes
- ☑ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ○ Yes
- ☑ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ○ Yes
- ☑ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ○ Yes
- ☑ No

Is the proposal for a waste management development?

- ○ Yes
- ☑ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ○ Yes
- ☑ No

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

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Q/23/95073

Date (must be pre-application submission)

23/05/2023

Details of the pre-application advice received

Please refer to Design and Access Statement

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ○ Yes
- ◉ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ◉ Yes
- ○ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- (✓) **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ( ) **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Via Elba 10

Address Line 2:
20010 Bareggio

Town/City:
Mi Italy

Postcode:

Date notice served (DD/MM/YYYY):
18/06/2025

Person Family Name:

Person Role

- ( ) The Applicant
- (✓) The Agent

Title

Mr

First Name

Nicholas

Surname

Jenkins

Declaration Date

18/06/2025

[✓] Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Nicholas Jenkins

Date

18/06/2025