

Our Reference: TPES/79452

Clare Martin
Eastleigh Borough Council
Eastleigh House, Upper Market Street
Eastleigh
SO50 9YN

graham.smith@sgn.co.uk

27 October 2025

Re: Eastleigh Borough Council(F/25/100156) - Planning Applications/Commercial/Industrial - Closest Address: VILLAGE HOTEL EASTLEIGH, BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3YJ

LSBUD Reference: Emailed Direct

Dear Clare Martin,

Thank you for your enquiry, indicating that an application for planning permission has been made for the above development

There is a high pressure pipeline in the vicinity of these proposed works. We have sent a copy of your correspondence to our local engineer who will be in contact separately. In the meantime, SGN formally object to this planning application until such time as a detailed consultation has taken place.

This pipeline is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline.

SGN High Pressure Gas Pipelines in the vicinity of your works

Pipeline Number	Pressure Regime	Building Proximity Distance (Zone 1)
P006	HP	3.0

This table does not include SGN's low, medium and intermediate pressure assets, which may be in the vicinity.

Building Proximity Distance

The building proximity distance (Zone 1) for the pipeline is shown in the table above for all our high pressure gas pipelines in the vicinity of your works. This should not however be confused with the HSE consultation zones 2 & 3 which will be considerably greater, further guidance of the requirements can be found in HSE Document: PADHI: HSE's Land Use Planning Methodology. Zone 1 is a safety factor with reference to habitable buildings as recommended by IGE TD/1. It is calculated from the diameter, material, wall thickness and pressure of the particular pipeline. Under Pipeline Safety Regulations 1996 this distance is declared to the HSE. Any intrusion within this safety zone will not be taken lightly and any intention to proceed should be accompanied by a risk assessment or provision of other supporting evidence, especially in the event of any legal proceedings at a later date.

Deed of Grant

Pipelines laid in private land are protected by a 'Deed of Grant', which prohibits certain activities within the easement strip, no addition to or removal of the surface levels, no structures over or within the specified distance of the pipeline. Further details are available if you require them.

Solar Power

No solar panels, equipment or buildings are to be installed within the SGN easement. Solar farms can cause problems with electrical interaction with our pipelines. Interaction testing will therefore be required before and after the installation is energised to note the effects. This will be over a 24/48hr period to compare the results. We may request that you contribute to any permanent equipment needed to monitor these effects over time. The following must be adhered to:

- The Promoter of the new work shall advise SGN of the prospective fault current the power loading and operating voltage on the new installation. The nature of the earthing system shall be advised.
- Details of the location of the Solar Farm in relation to the SGN pipeline shall be shown on the relevant drawings. All relevant drawings shall be provided for SGN review.
- No earthing electrodes or system associated with the new substation installation shall be located within 10m of any SGN pipeline system.
- The Promoter of the New Works shall indemnify SGN from any damage caused to any SGN asset by DC leakage current and AC interference.

Cable Crossing

Any cable crossings should cross at 90 degrees, have a minimum clearance of 600mm from the pipeline and installed in non-metallic ducts which extend 3 metres from the pipeline. Any cables running adjacent must be kept greater than 3 metres from the pipeline. Further details are available if you require them. A request to us for any copies could incur a small fee, payable in advance.

Piling / Boreholes

No piling/boreholes will be allowed within 15 metres of a pipeline without an assessment of the vibration levels at the pipeline. The peak particle velocity at the pipeline should be limited to a maximum level of 75 mm/sec. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration shall be monitored by you and a SGN technician must supervise on site. This must be calculated and provided to SGN in advance of the work. The results of the vibration levels must also be available to SGN at any time. Before works commence method statements must be agreed with SGN.

No piling/boreholes will be allowed within 3 metres of the pipeline.

Vehicle Crossing

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW/2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. Further guidance / restrictions are detailed below:

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 metres of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.
10. Intrusive construction methods will require an agreed method statement prior to work starting.
11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.
12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

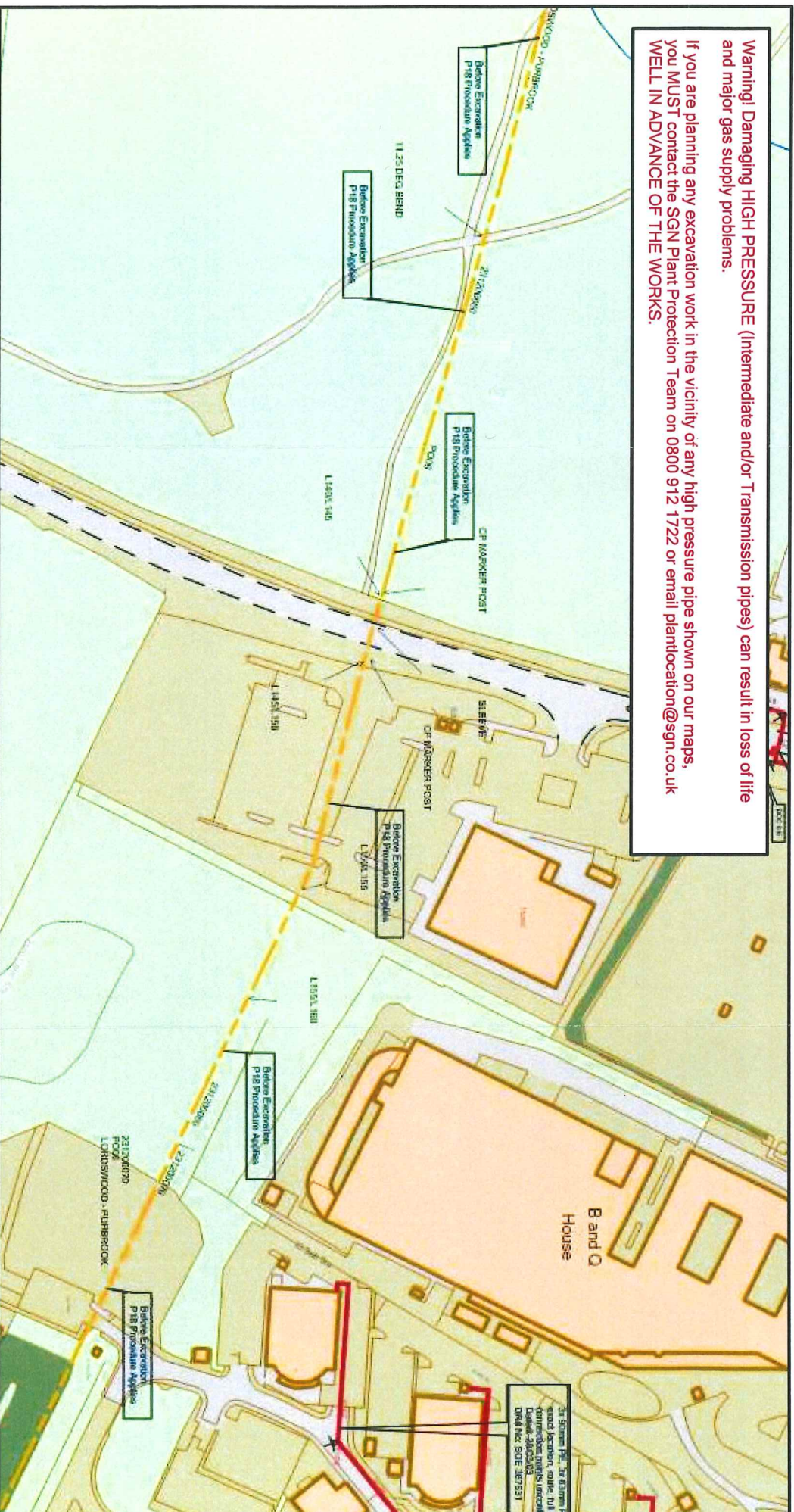
Please let me know if SGN can supply you with technical or other information that may be of assistance to you in determination of the application.

Yours Sincerely,

Graham Smith.
Team Manager

SGN is a brand name of Southern Gas Networks plc
Registered in England & Wales No. 05167021
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ

If you are planning any excavation work in the vicinity of any high pressure pipe shown on our maps, you MUST contact the SGN Plant Protection Team on 0800 912 1722 or email plantlocation@sgn.co.uk WELL IN ADVANCE OF THE WORKS.



SCALE: 1 : 2000

USER ID: WL909944

DATE: 21/10/2025

GRID REFERENCE:
E442810, N118590, SU428185

Some examples of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 08009121722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G) 47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

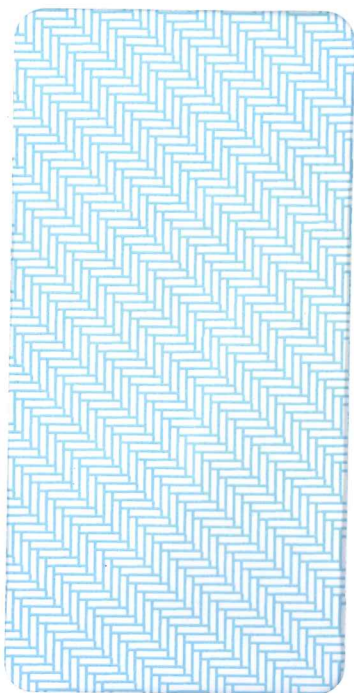
SMELL GAS? CALL 0800 111 999

Map version: 2.13.3

Issued by: Scotia Gas Networks Ltd

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7142104 & 7261731
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Open Database License.



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Royal Warrant
Dated 15.
S.W. Harris
04-11-2025
141055553



Plattierung