

## **BOTLEY PARISH COUNCIL PIPELINES GUIDANCE**

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## Pipelines Guidance

### **1 Introduction**

- 1.1 Botley Parish has running beneath the ground a number of strategic high and intermediate pressure oil and gas pipelines of national importance.
- 1.2 As Eastleigh Borough Council does not have, as part of their Local Plan, any policy or guidance to assist local Parish Councils in determining the appropriateness of any planning application.
- 1.3 Botley Parish Council wish to assist in protecting these strategic pipelines of national importance. The Council will work with applicants, pipeline owners and their agents, Eastleigh Borough Council and the Health & Safety Executive to ensure the location of the pipelines are known and considered in planning applications.
- 1.4 The Parish Council wishes to ensure that residents living close to these pipelines are aware of the mandatory practises for safe working close to pipelines.

### **2 Regulations relating to pipelines**

- 2.1 No works shall take place within 3 metres (10 feet) on either side of these pipelines without prior approval of the pipeline operator in accordance with the provisions of the Deeds of Grant and the following Acts of Parliament, of which all or some may apply for such pipelines within the United Kingdom:
  - a Requisitioned Land & War Works Act 1948;
  - b The Land Powers (Defence) Act 1958;
  - c Shell-Mex and BP (London Airport Pipeline) Act 1959;
  - d The Esso Petroleum Company Act 1961;
  - e The Pipelines Act 1962;
  - f The Pipelines Safety Regulations 1996; and
  - g The Stanlow Carrington Partington Pipeline Act 1958.
  - h [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 Article 4 Directive](#), Pertaining to Strategic High Pressure Pipelines and Permitted Development Rights ([Government guidance](#)).
- 2.2 Up to date rules for working in the vicinity of these pipelines can be found at <https://www.linewatch.org.uk>
- 2.3 All regulations relating to pipelines must be adhered to strictly.

### **3 General information about pipelines**

3.1 Botley Parish Office has copies of the pipeline location maps of the pipelines within the Parish, which are used for reference during consideration of planning applications.

3.2 All the pipelines are of steel construction and contain petroleum products or gas under high or intermediate pressure. Nominal depth of ground cover is 90 cm (3ft), although in some locations this cover may be less.

3.3 All strategic high and intermediate pressure pipelines have an easement of 3 meters (10 feet) either side of the pipeline trench (see paragraph 2.1).

3.4 The pipelines are not only in open country, but also within the boundaries of resident's properties (gardens). Therefore, consideration must be given to the location of the pipeline location, not just for major planning applications but also for householder applications under Permitted Development Rights. Erections of structures such as conservatories and smaller extensions could infringe the easement of the pipeline and prove potentially dangerous and costly to both the pipeline owner and the landowner and/or householder involved. A link to information on Permitted Development Rights is shown below.

<https://www.gov.uk/guidance/when-is-permission-required#What-are-permitted-development-rights>

3.5 All landowners and householders, whose property would be affected by pipeline regulations, receive annually a reminder from the pipeline owner or Linewatch, with details of safe working in close proximity of high-pressure pipelines.

3.6 Work such as ditching, fencing, tree removal, tree planting and carriage of heavy loads within the easement of the pipeline (see 2.1) must be notified to the pipeline owner or their agent, before any works commences.

3.7 When potential close proximity to a pipeline is noticed by Botley Parish Council in any planning application, the applicant, the Local Planning Authority (Eastleigh Borough Council), the pipeline owner or agent and, if necessary, the Health & Safety Executive should be copied on any Parish Council observations and comments, in a timely manner.

### **4 Pipeline operators**

4.1 Two pipelines are owned and operated by Esso Petroleum Limited. These run from the Fawley Oil Refinery to the West London Terminal located close to

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Heathrow Airport. They pass through a pumping station at Alton, that has a branch transiting to Gatwick Airport and Purfleet (Essex).

- 4.2 Two pipelines are owned and operated by the Esso Petroleum Company and these are:
- a a 250 mm (10 inch) high-pressure insulated pipeline carrying mainly aviation fuel at a pressure of 69 bar (1000 psi), running from south to north; and
  - b a 300 mm (12 inch) high-pressure pipeline carrying multi-products at a pressure of 76 bar (1100 psi), running from south to north.
- 4.3 Three pipelines are owned and operated by Southern Gas Networks, as part of the National Gas Grid and carry natural gas and these are:
- a a 200 mm (8 inch) intermediate-pressure pipeline carrying gas at a pressure of 2-7 bar (30-100 psi). This runs from Hamble to Frimley (Surrey). It lies in the same trench as the Esso 300 mm pipeline (see 4.2b), running from south to north;
  - b a high-pressure pipeline carrying gas at a pressure above 7 Bar (100 psi), that runs east to west just north of the Eastleigh to Portsmouth railway line at Boorley Green, within the local gap; and
  - c an intermediate-pressure pipeline carrying gas at a pressure of 2-7 Bar (30-100 psi) originates from the pipeline detailed in 4.3a and runs from east to west.

## 5 Location of pipelines

- 5.1 The two Esso high-pressure (see 4.2) and the Southern Gas Network intermediate-pressure (see 4.3a) pipelines enter the Parish from Bursledon Parish, at Manor Farm Country Park. They run under open farmland within Manor Farm Country Park then pass through Western Botley running under gardens in Ambleside, Tickner Close, Salwey Road, Precosa Road and Sovereign Drive and Little Hatts Recreation ground, continues under open land within the local gap, then passes under the road at Broad Oak, then continues under the open farm land between Woodhouse Lane and Holmesland Lane, heading north, then cross under the Eastleigh to Portsmouth railway line at Boorley Green. The pipelines then pass under the road in Maddoxford Lane to leave the Parish just to the north of Maddoxford Farm, where they enter Curdridge Parish.
- 5.2 The Southern Gas Networks high-pressure (see 4.3b) pipeline enters Botley Parish from Curdridge Parish just to the north of the Eastleigh to Portsmouth railway line at Boorley Green. Then it runs parallel and to the north of the railway line and exits the Parish in the west, where it enters Hedge End Parish.

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- 5.3 The Southern Gas Networks intermediate-pressure (see 4.3c) pipeline originates from the intermediate-pressure pipeline detailed in 4.3a under open farm land to the east of Woodhouse Lane, within the local gap, it then passes under the road and enters Hedge End Parish and continues to the west.

## 6 Replacement of pipelines

- 6.1 It is an aspiration to safeguard land for the replacement of these pipelines in the future through local gaps, such that residents and landowners are aware of the potential impact under a Development Consent Order (DCO).
- 6.2 A DCO is a statutory instrument and should follow statutory drafting conventions. The DCO must also comply with all the requirements set out in the Planning Act 2008 and associated legislation. For these reasons, DCOs differ substantially from planning permissions under the Town and Country Planning Act 1990, which are granted by local planning authorities. DCO's are submitted to the Secretary of State for consideration.
- 6.3 In 2004 the Esso 250 mm (see 4.2a) pipeline was partially replaced, from Fawley to south of the railway line at Boorley Green. The route taken relayed the pipeline away from resident's gardens in Western Botley by laying it across open country, including Botley Parish Council's Little Hatts Recreation Ground.
- 6.4 Starting sometime in 2021 the remainder of this pipeline will be replaced from south of the railway line at Boorley Green up to the West London Terminal, under a DCO.

## 7 Documents held by Botley Parish Council

- 7.1 The following documents are held by Botley Parish Council:
- a Botley Gas Pipeline map;
  - b Botley Parish Council map Esso GIS LAYOUT1;
  - c Dig Safely - Measures to avoid injury and damage to gas pipes170503;
  - d Pipeline Marker 21 February 2018;
  - e Linewatch Special Requirements Booklet v19.04;
  - f Linewatch 2018 Infringement Report Final;
  - g ToolBox Cards June 2017; and
  - h Health & Safety Executive Further Guidance on Emergency Plans for major accident hazard pipelines.

## **8 Examples of pipeline matters potentially affecting planning issues**

- 8.1 Examples of Planning applications where due consideration of the proximity of high and intermediate pressure pipelines is required are:
- a Policy BO3 in the emerging Eastleigh Borough Council Local Plan 2016 – 2036, covering land to the East of Kings Copse Avenue, Botley, for 120 dwellings has two Esso Pipelines and one Southern Gas Network Pipeline running underground across the site;
  - b The application on the land south of Maddoxford Lane (O/16/79600) for 50 dwellings) and an alternative application (F/19/84937) for 86 dwellings (currently undetermined permission) is directly to the west and within the proximity of the easement of the two Esso (see 4.2a, 4.2b and 5.1) and one Southern Gas Network (see 4.3a and 5.1) pipelines;
  - c The application in section 8.1b is in close proximity to the planned future replacement of the Esso 250 mm (see 4.2a, 6.3 and 6.4) pipeline; and
  - d The application on the land south of Maddoxford Lane and west of Westfield (F/19/85178) for 92 dwellings lies over the planned future replacement of the Esso 250 mm (see 4.2a and 6.4) pipeline (this application was refused on 02 November 2020).
- 8.2 Although not in Botley Parish the development Policy HE1 in the emerging Eastleigh Borough Council Local Plan 2016 - 2036 and the planning application O/19/83634 for 605 dwellings plus a Secondary School lies over the easement of one of the Southern Gas Networks intermediate-pressure pipelines (see 4.3c and 5.3).

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