

Landowner Information

Summer 2018



Southampton to London
Pipeline Project

For more information please visit
www.slpproject.co.uk

Introduction

Project overview

In December 2017, we (Esso) began to talk publicly about our intention to replace 90km of our 105km aviation fuel pipeline that runs from our Fawley Refinery near Southampton to our West London Terminal storage facility in Hounslow (the project).

The refinery, and its supporting pipeline network, is vital in supporting secure supplies of fuel and other petroleum products for millions of British consumers. This pipeline will help to maintain more than 1,000 jobs at the UK's largest refinery at Fawley, in Hampshire. It also provides fuel to some of the UK's busiest airports and contributes significantly to the regional economy and national infrastructure.

Pipelines are a safe way to transport fuel. This pipeline will keep around 100 road tankers off the road every day, based on Esso's 2015 data for the existing pipeline. Once installed, the pipeline will be buried underground and would not be noticed by most people.

Due to the length and purpose of the replacement pipeline, under the Planning Act 2008 this project is a Nationally Significant Infrastructure Project. The existing pipeline was built in the late 1960s. Since then, Hampshire and Surrey have changed dramatically. The South Downs National Park and many other protected sites have been established alongside the existing pipeline. Communities, new homes and businesses have been created and roads such as the M25 have been opened. This means that in some areas we can't simply install the replacement pipeline alongside the existing one. In fact, the planning process requires that we properly consider alternative routes before we produce a firm proposal.

Between 19 March and 30 April 2018, we consulted on a number of replacement pipeline corridor options. There were three options between Boorley Green and Alton, and three options between Alton and the West London Terminal storage facility in Hounslow.

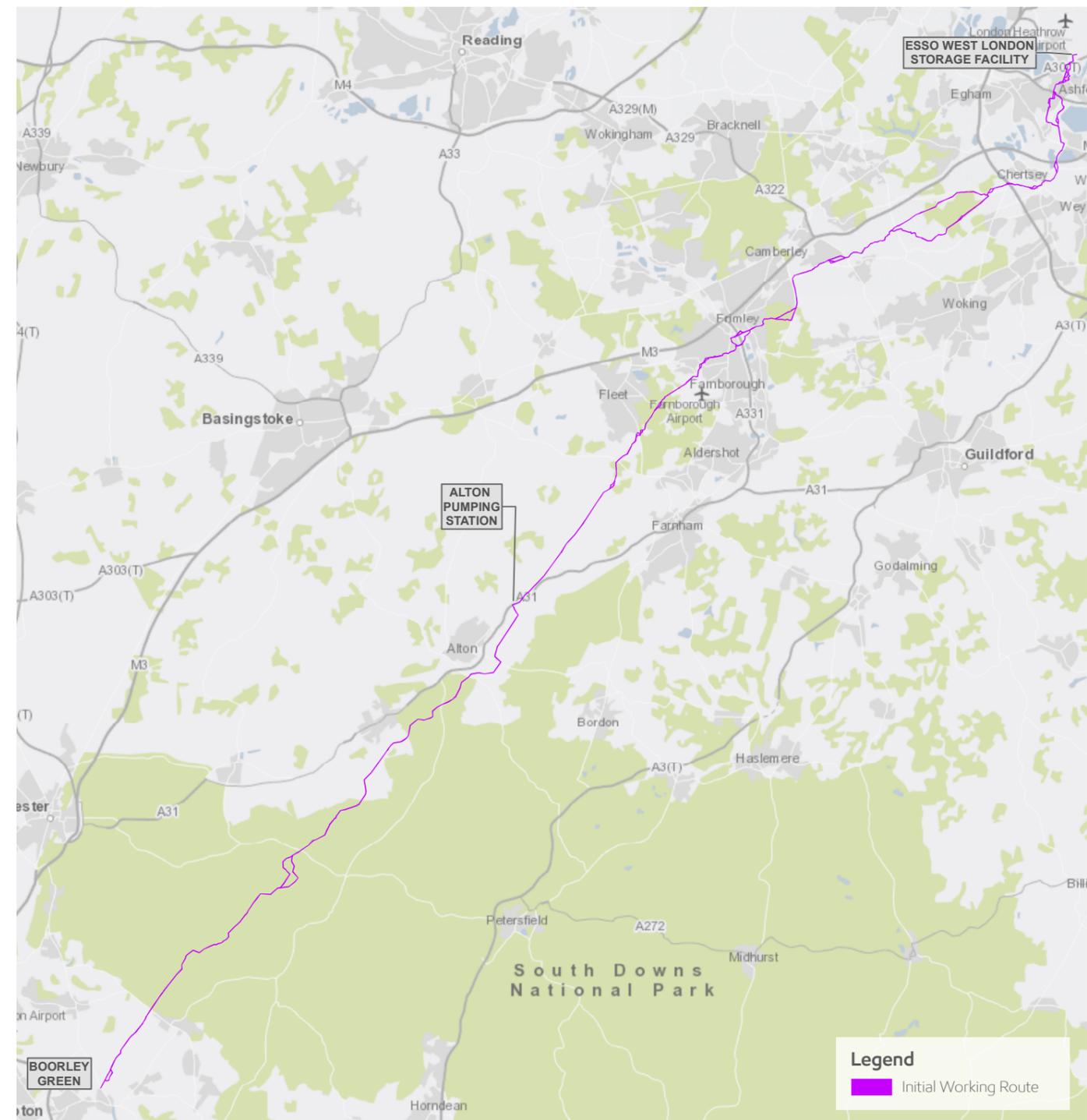
Our technical data, engineering and environmental experts and the in-depth analysis of the consultation responses helped us to select a preferred pipeline corridor to progress:

- Between Boorley Green and Alton we progressed Option G as our preferred corridor for the route.
- Between Alton and the West London Terminal storage facility in Hounslow we progressed Option J as our preferred corridor for the route.
- The two options selected were those that most closely follow the existing pipeline.
- When the two selected options were combined they formed the single preferred corridor.
- The Frimley Park Hospital sub-option was included in Option J, but was removed due to concerns around traffic management in this busy area and obstructing access to emergency services.

Having selected a preferred corridor, we spoke to local authorities, parish councils and landowners, where necessary, to understand local environmental and engineering features, as well as the potential impacts of the pipeline.

We have now released an initial working route via the project's website, ahead of the consultation planned in autumn 2018. The initial working route follows the preferred corridor and is an early view as to the potential route where we might look to install the pipeline.

In autumn 2018, we will publish and consult on the preferred route. This will provide an opportunity for anyone who wishes to take part to comment on the project.



Working with landowners

We value our long-term relationships with people who have our existing pipelines on their land.

We have a land agent team, led by the specialist company Fisher German LLP, which is the first point of contact for landowners.

As part of the application process, there is a legal requirement to identify who owns or has an interest in the land that could be affected by the project. To make sure the information is as accurate as possible, the Fisher German team has written to landowners requesting completion of person with an interest in land forms. Fisher German will continue to work with you until your person with an interest in land form is fully complete.

We also need to undertake key investigative work, such as surveys, and we may need access to your land to do these. Having a survey done does not necessarily mean that we will carry out any of the pipeline installation on your land.

What determines a person with an interest in land?

A person with an interest in land, or PIL, is defined in the Planning Act and includes:

- Owners, lessees, tenants and occupiers of the land within the proposed project development area ("Order Limits").
- Other parties that are interested in the land or have the power to sell, convey or release the land, such as a Mortgage Company.
- Certain other persons in close proximity to the Order Limits who could be affected by the project.

A full definition of a person with an interest in land can be found in the Planning Act 2008, Section 44.



Pipeline markers: These are a legal requirement and are found at key points such as road crossings. The marker posts indicate the presence of a pipeline below the ground.



- 1 Throughout all stages of the project development we will keep you informed by letter and by meeting with you. Fisher German, our specialist land agent, will be your first point of contact.
- 2 We committed to undertaking two consultations, with the aim of developing a route that meets the project's guiding principles and objectives. We consulted on a number of corridor options, and contacted landowners within all of these corridor options. Feedback from the consultation helped us to select the preferred corridor for the replacement pipeline and we wrote to all landowners to tell them about our selection.
- 3 Having released the initial working route, we will continue to refine the route for the pipeline. At this stage, we are setting up meetings with landowners along or close to the initial working route. Part of the reason for sharing an initial working route with landowners is to enable more detailed discussions about the route, and also land that we may need to temporarily use during the installation of the pipeline, such as for access routes and construction compounds.
- 4 We will hold a second consultation about the preferred route for the replacement pipeline. This will include detailed proposals for all the land needed for the project, both short term during installation and in the longer term. Landowners who are directly impacted by our proposals will be statutory consultees, which means you will receive a letter inviting you to take part in the consultation. We will also consult with people who live in the vicinity of the land who may be affected by the development, and will hold exhibitions during the consultation and provide important documents for reference at public locations. Feedback from the consultation will help us to fine tune our proposals. From this point onwards we will work to agree legal agreements with landowners.
- 5 We will submit our proposal for the replacement pipeline to the Planning Inspectorate. During the pre-examination (explanation on page 6) you can register with the Planning Inspectorate as an Interested Party. The Planning Inspectorate will keep you informed of any progress and opportunities to put your case if you have registered.
- 6 By the time we start installation, we will have legal agreements in place with all landowners. We will remain in contact with you throughout the installation.

The Development Consent Order process

In 2019, we will submit our formal application for permission to install the replacement pipeline. The Planning Act sets out a timetable lasting up to 18 months in which the application will be considered by the Planning Inspectorate and the Department for Business, Energy and Industrial Strategy.

Approximate timescale for Planning Inspectorate (PINS)



- 01** Starting from the date our application is submitted to the Planning Inspectorate, there is a period of up to **28 days** for the Planning Inspectorate to decide if our application is complete and meets the necessary standards.
- 02** If the Planning Inspectorate, on behalf of the Secretary of State for Business, Energy and Industrial Strategy, decides that our application can be progressed, it enters a pre-examination stage lasting approximately **3 months**. At this stage, an Examining Authority is appointed and the public are able to register with the Planning Inspectorate to become an Interested Party by making a Relevant Representation. A Relevant Representation is a summary of a person's views on an application, made in writing.
- 03** The Examining Authority has a maximum of **6 months** to carry out the examination. During this stage, Interested Parties are invited to provide more details of their views in writing and the Examining Authority will also ask written questions. Interested Parties will also be able to attend the various hearings that will be held as part of the Examination Phase.
- 04** Within **3 months** of the close of the examination, the Examining Authority will prepare a report on the examination, including a recommendation to the Secretary of State for Business, Energy and Industrial Strategy.
- 05** Following receipt of the Examining Authority's Recommendation Report, the Secretary of State has a further **3 months** to make the decision on whether to grant or refuse development consent. There are further details of this final step on the Planning Inspectorate website.

Should we be successful, we will obtain a Development Consent Order (often referred to as a 'DCO') that will give us powers to implement the project including any land rights which we have not been able to negotiate voluntarily. While a Development Consent Order could provide us with compulsory powers along the pipeline route, we would only seek to exercise those compulsory powers where mutual agreement cannot be achieved.

You can find more information about the process by visiting www.infrastructure.planninginspectorate.gov.uk

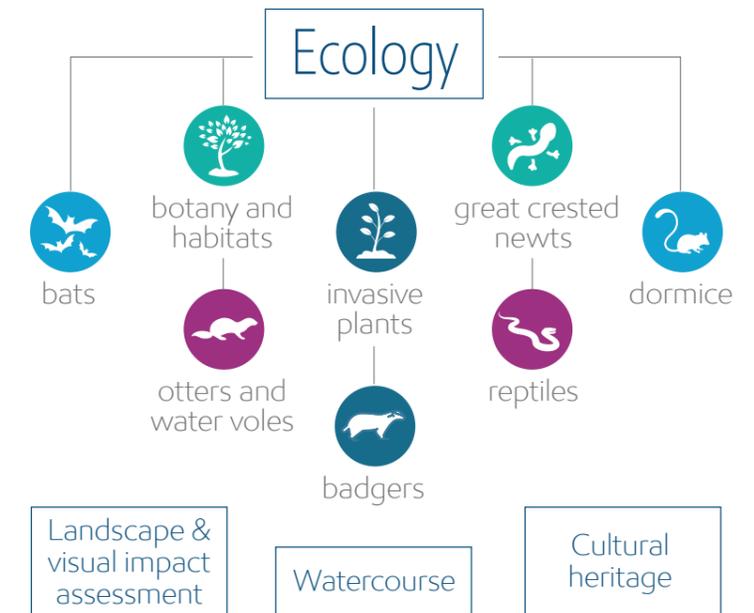
Surveys

Why do we need to access land for surveys?

As part of our application for development consent, we need to clearly identify the potential impacts of installing the replacement pipeline. These are a necessary part of the Environmental Impact Assessment process that will form part of our application and which will be considered by the Examining Authority. The Environmental Impact Assessment covers social, cultural and historical impacts, not only impacts on the natural environment.

We also need to conduct surveys to assess the engineering proposals for the pipeline, such as assessing potential access routes or ground conditions where directional drilling could take place.

We have been carrying out surveys to inform our analysis as the project has progressed under access agreements with the relevant landowners. We will always seek voluntary agreement from landowners to carry out surveys, though statutory powers are also available if needed. We may need to conduct further surveys as the project progresses.



Non-intrusive surveys

We conduct walkover surveys to assess habitats, including animal, vegetation, landscape and visual surveys. These are known as 'non-intrusive surveys'. We also conduct engineering surveys to assist with the feasibility of design work, including topographical surveying, which help us to assess the lay of the land. Other walkover surveys, such as noise monitoring, traffic assessments, public use and landscape work may also be required.

Intrusive surveys

It is important that we fully understand land, ground, groundwater and soil conditions so that we can highlight any potential installation issues, such as in those areas close to railways, main roads, rivers and other watercourses. To do this we need to install boreholes, which may require monitoring for longer periods of time (two years or more). These surveys are known as 'intrusive surveys'. We also conduct 'intrusive' archaeological surveys in areas where there may be historical interest or archaeological remains present.

Survey compensation

Where voluntary access is granted by landowners for surveys, we offer a survey payment, depending on the type of survey. For example, where we need to dig archaeological trial pits, the payment would be based on the number of square metres affected. Should we need to use statutory powers to facilitate access, then the payment terms for a voluntary agreement would not be applicable.

Installing the pipeline

The installation of the replacement pipeline will follow good industry practice and use established techniques. We will need to install the pipeline on private land, but we will not install the pipeline under existing homes.

Our construction commitment

As part of the planning conditions set out in the Development Consent Order, we will clearly set out our working methods and how we will minimise potential installation impacts. This will include the preparation of a Code of Construction Practice to minimise disruption and a Construction Environmental Management Plan, which will represent our commitment to communities along the route.

The Code of Construction Practice will describe methods to minimise impacts on communities, for example footpath closures or diversions. This may include:

- soil management such as separation of top soil and subsoil;
- measures such as changing installation timings to avoid peak periods of use;
- environmental management, for example how land drainage systems would be crossed;
- maintaining access to adjacent land;
- how we will keep communities informed;
- good housekeeping of installation sites, such as dust reduction;
- minimising evening and weekend working hours and noise levels, including using low-noise equipment; and
- carefully managing traffic to minimise disruption and delays.

The Code of Construction Practice will apply to everyone working on the project.

Reinstatement after installation

Once the pipeline installation is complete, the land will, where possible, be reinstated to its former state.

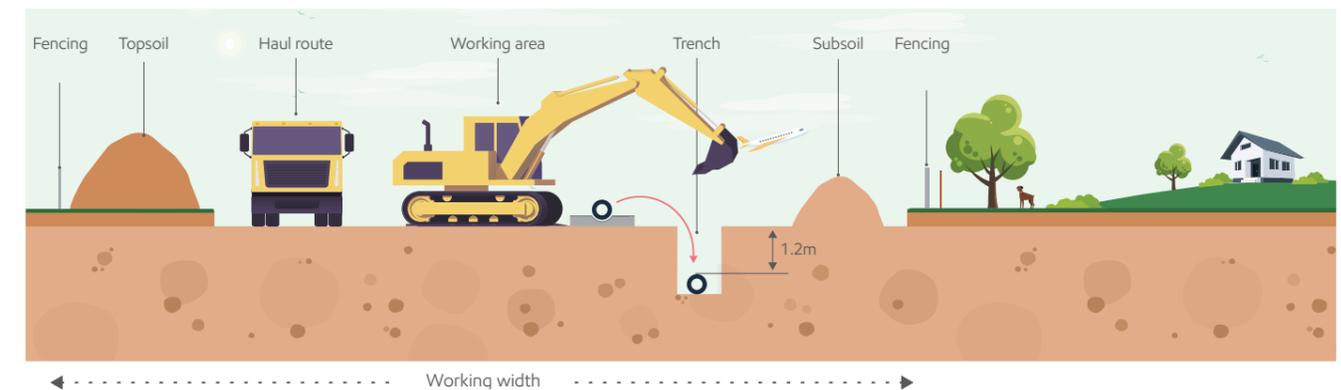
Typically, this includes:

- the replacement of topsoil;
- restoration of access routes and fencing;
- reinstatement of drainage; and
- reseedling and replanting as appropriate.

Installation techniques

Open-cut trenches

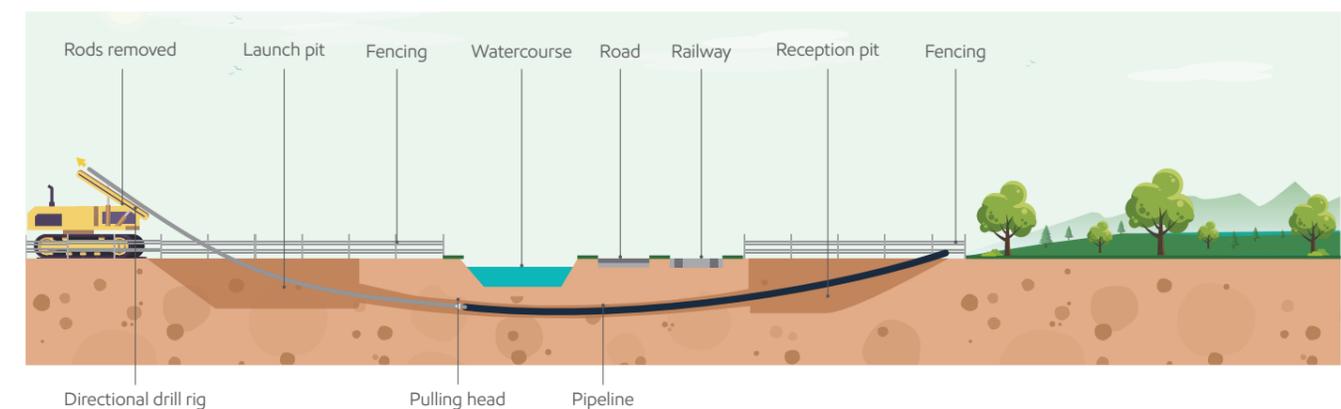
The most common technique for installation of the pipeline would be open-cut trenches, which are less than one metre wide. Although the pipeline is relatively small, with an internal diameter of about 30cm, the working width needed for the safe installation using this technique is usually between 20 and 30 metres. The working width allows sufficient space for digging the trench, laying a pipe alongside the trench before installation, storing topsoil and sub-soil separately during installation and enabling access for construction vehicles. At times, we will need to use narrower working widths for short distances, for example in urban areas or where space is constrained.



Trenchless installation

At times, we will need to use trenchless techniques to install the pipeline, for example under railway lines, major roads and river beds. In these cases, we will use methods such as directional drilling or auger boring, which use a machine to drill or 'bore' a hole through the ground from one side of an obstruction, such as a railway line, to the other. Typically, a pit is dug at either end of the trenchless section from where the machinery can be located. Throughout the work, care is taken to prevent any movement of land.

While trenchless techniques cause less disturbance at ground level, allowing roads and railways to remain open and rivers to continue flowing, more land may be temporarily required for the pits for the drilling machinery relative to open-cut trench techniques. Depending on the length of the trenchless section, it may take longer to complete trenchless installation relative to an area where open-cut trench techniques are used.



Easements and compensation

We will seek to agree the necessary rights from landowners to maintain, operate and inspect the pipeline. These rights are contained in an 'Easement'. The Easement places duties on both parties that enable us to work together to ensure safe operation of the pipeline. One aspect of the Easement is to control and restrict what can take place within a single protected strip of land that follows the pipeline, in order to prevent damage to the pipeline once it has been laid. This strip of land is just over six metres wide (it extends three metres either side of the pipeline).

We will seek an option agreement for the Easement with landowners before we submit our application for development consent. We would then exercise the option should the DCO be granted.

Easement agreement payments

We value our long-term relationships with people who have our existing pipelines on their land. Our aim is to establish similar strong relationships with landowners on the replacement pipeline route to support cooperation over the lifetime of the replacement pipeline.

The project will require land rights over private land, both long term and short term during the installation phase. We will offer payments to landowners who host our pipeline or provide access during installation in recognition of this.

We will also consider reasonable requests for payment to landowners as a result of loss caused by installation on a case-by-case basis and would appreciate if you would contact our land agent team, Fisher German, to discuss this further.

Professional fees

We understand that the process of negotiating and establishing agreements with us over the installation of the pipeline and Easement may incur fees from land agents and solicitors. We will cover such reasonably incurred fees.

Frequently asked questions

What will be the impact on my land?

Our land agent team, Fisher German LLP, will have been in touch with you to let you know if you might be affected by the preferred corridor or initial working route. We would therefore recommend that you get in touch with Fisher German about the land you occupy/own so that we can come back to you with a personal response.

Why do you need such a large area for installation?

Although the pipeline is relatively small, with an internal diameter of about 30cm, the working width needed for the safe installation of this type of pipeline is usually between 20 and 30 metres, depending on local features.

Will it be visible?

The pipeline will be buried and, once installed, it will be a quiet neighbour. We will need to install around ten isolation valves, one inspection (pigging) station, and six corrosion protection cabinets along the total length of the pipeline, but these are unlikely to be near homes. We will work with landowners to select the preferred location for these features.

Will my issues be taken into account?

We welcome your views, ideas and opinions, and recognise the importance of individuals, communities, representatives and organisations contributing to the development of our proposals. This is why we have committed to undertaking two consultations, with the aim of developing a route that meets the project guiding principles and objectives. Our first consultation asked for views about corridor options and informed the selection of our preferred corridor. The second consultation, in the autumn of 2018, will be about the route for the replacement pipeline that follows the selected preferred corridor.

Do you have compulsory powers?

We always aim to come to voluntary agreements with landowners – whether that's for survey access or land rights. When we replaced the first 9km of the pipeline in 2002, we gained all access and land rights through mutual agreements with landowners. However, we will seek compulsory powers for the necessary land rights for the replacement pipeline. On the rare occasion where we can't come to a voluntary agreement, we may consider using these.

Will you be able to go onto private property without notice once the pipeline is installed?

Access arrangements will be detailed within the legal Easement agreement with the individual landowner. As we value our relationships with the landowners who host our pipeline, we will work with them to understand their own requirements.

Will I be able to build on land directly over the pipeline once installed? As for fences, what is the process and timeline for getting permission for that?

It will not be possible to build within the Easement. Prior permission will be needed to erect fences and the details of this will be within the agreement with the landowner.

Contact us

We recognise the importance of individuals, communities, representatives and organisations contributing to the development of our proposals. This is why we have committed to undertaking two consultations, the first of which ended on 30 April, and the second of which will take place in autumn 2018.

For questions about the project, including the consultation, please get in touch with the Southampton to London Pipeline Project team:

www.slpproject.co.uk

Email: info@slpproject.co.uk

Tel: 07925 068 905

Fisher German LLP

The Fisher German team has enjoyed a long working relationship with us and has provided land agency services in connection with our UK pipeline network for more than 30 years.

Fisher German distributes half-yearly newsletters to landowners about our pipelines, as well as important safety information. Team members also attend local shows and events to promote safety awareness.

For specific questions about your land, including access, please contact Fisher German:

Email: slpproject@fishergerman.co.uk

Tel: 08454 370 383



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