

From: [Harry Broadbent-Combe](#)
To: [Southampton to London Pipeline Project](#)
Subject: Response to ExA's Written Question - Notcutts Ltd. Re: CA.1.10 Easements Notcutts Limited
Date: 12 November 2019 16:11:23

Dear Sirs,

Please see below the response to the ExA's Written Question that we are submitting as agents on behalf of Notcutts Limited:

"Re: CA.1.10 Easements Notcutts Limited

As requested, we are writing to provide further explanation of our concerns over easements and how they affect the land and the route of the Proposed Development as expressed in our representation [RR-167].

The property owned by Notcutts Limited, which is due to be crossed by the proposed pipeline, is a former nursery site. Negotiations are currently nearing completion for a conditional sale of the site for redevelopment. Detailed plans of the proposed development are not yet available and at this stage flexibility as to layout needs to be accommodated.

The site is already crossed by three pipelines (2 Esso and 1 Cadent Gas) and an overhead power line. The pipelines are largely confined to a narrow easement strip over which Esso and Cadent have pre-existing rights.

The conditional sale has been negotiated in the knowledge of these previously existing pipelines and the respective burdens and impact they will have on future development of the site. However, the applicant's proposed pipeline is a new element that, if not located with all due consideration, risks sterilising additional land and imposing additional restrictions, beyond those already existing. This in turn would potentially risk the ability to properly develop the site. Careful and considered siting of the final new easement strip is therefore required.

It is imperative that the new pipeline is located as close as possible to the existing lines for the following reasons:

- 1) so that as little additional land is sterilised as possible
- 2) so that the easement strips over which the applicant will have rights overlap in order to limit any new rights being created beyond the area already subject to existing rights.

Discussions are currently ongoing with Esso in an attempt to reach a voluntary agreement and we are awaiting confirmation of a commitment from them that they will endeavour to locate the new pipe along the northern extent of the Limits of Deviation so that the resulting easement strip overlaps with the existing one."

Yours faithfully

[Harry Broadbent-Combe](#) MRICS FAAV | Senior Surveyor



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