

# Southampton to London Pipeline Project

## Volume 6

Environmental Statement (Volume D)  
Appendix 2.2: Regional and Local Planning Policy  
Application Document: 6.4

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## Appendix 2.2 Regional and Local Planning Policy

### 1.1 Introduction

- 1.1.1 This Appendix sets out the regional and local planning policy relevant to the project that has been considered in the preparation of the Environmental Statement (ES).
- 1.1.2 The application for development consent would be judged by the Secretary of State primarily on the policies in the National Policy Statements. However, the Secretary of State must also take Development Plans into consideration if they are '*both important and relevant*' to the decision on the application.
- 1.1.3 Regional and local development plans, and policies related to the South Downs National Park, which could be important and relevant, have been considered during the project and the production of the Environmental Statement (ES). At this stage it is not possible to confirm if such policies would be considered important or relevant by the Secretary of State and these are referred to in sections 2 and 3 for completeness to allow the Secretary of State to make such a determination.
- 1.1.4 The regional planning policy considered is the London Plan. The proposed route of the pipeline enters the jurisdiction of the London Plan for the final 125m of the route, all of which is within the existing Esso West London Terminal storage facility. The London Plan does not identify any key policy issues that may affect the project, and is therefore not considered further.
- 1.1.5 An assessment of potential important and relevant national and local policies for the project is provided within the Planning Statement (**application document 7.1**).



## 2 South Downs National Park

### 2.1 Introduction

- 2.1.1 The South Downs National Park (SDNP) was designated in 2009 in recognition that it is a landscape of national importance. In 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for SDNP.
- 2.1.2 The SDNPA is responsible for promoting the purposes of the National Park. The statutory purposes for National Parks are specified in section 5 of the National Parks and Access to the Countryside Act 1949, as being:
- to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
  - to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 2.1.3 The Defra 2010 Government circular on English National Parks and the Broads also set out the Government's vision for meeting the National Park purposes.
- 2.1.4 In relation to the first National Park purpose, the ES assesses the environmental impacts of the project on the natural beauty, wildlife and cultural heritage of the South Downs in ES Chapter 10 Landscape and Visual; Chapter 7 Biodiversity; and Chapter 9 Historic Environment, respectively. In relation to the second National Park purpose, the ES assesses the impacts of the project on people's enjoyment of the South Downs in ES Chapter 13 People and Communities.
- 2.1.5 When carrying out the purposes, SDNPA also has a duty under section 11A of the National Parks and Access to the Countryside Act 1949:
- to seek to foster the economic and social well-being of the local communities within the National Park.
- 2.1.6 In addition, s11A of the 1949 Act requires all relevant authorities, including any person holding public office, statutory undertakers and public bodies, to have regard to the National Park purposes. If it appears that there is a conflict between those purposes, greater weight shall be attached to the first purpose.
- 2.1.7 The 'special qualities' of the National Park have been defined by the SDNPA as:
- diverse, inspirational landscapes and breath-taking views;
  - a rich variety of wildlife and habitats including rare and internationally important species;
  - tranquil and unspoilt places;
  - an environment shaped by centuries of farming and embracing new enterprise;
  - great opportunities for recreational activities and learning experiences;
  - well conserved historical features and a rich cultural heritage; and
  - distinctive towns and villages, and communities with real pride in their area.



- 2.1.8 The ES assesses the environmental impacts of the project on landscape, views and tranquillity in Chapter 10 Landscape and Visual; on wildlife and habitats in Chapter 7 Biodiversity; on recreational activities, farming, enterprise, towns, villages and communities in Chapters 12 Land Use and Chapter 13 People and Communities; and on cultural heritage in Chapter 9 Historic Environment.

## 2.2 South Downs Local Plan

- 2.2.1 In April 2018 the SDNPA submitted its first Local Plan for the entire National Park for examination. Consultation has been undertaken up to 28 March 2019 on 'Main Modifications' to the South Downs Local Plan following examination hearings. In April 2019, SDNPA published its main modifications report.
- 2.2.2 Within the emerging Local Plan, Core Policy SD3: Major Development and Strategic Policy SD42: Infrastructure, set out the overall approach for infrastructure development and major development in the National Park. These policies emphasise the importance, when considering applications for planning permission, of minimising impact on the natural beauty, wildlife and cultural heritage of the National Park and the general amenity of local communities.
- 2.2.3 This project is a Nationally Significant Infrastructure Project and therefore not a 'major development' or 'infrastructure' for the purposes of decision making by SDNPA under this emerging Local Plan. The DCO application would be determined by the Secretary of State in accordance with NPSs EN-1 and EN-4.



### 3 Local Planning Policy

- 3.1.1 A number of topics are identified in the NPS for which local policies may be a consideration in determining the application. These include policies relating to designations for biodiversity, landscape, the historic environment, land use, and open spaces, as identified within a number of Development Plans along the route.
- 3.1.2 Development Plans relevant to the project are listed in Table 1.1. A summary of the key and relevant local planning policies considered during preparation of the ES, largely related to the environmental planning designations noted above, is given below for each Section A-H of the route (including logistics hubs).
- 3.1.3 An assessment of national and local planning policy is provided within the Planning Statement (**application document 7.1**).

**Table 1.1: List of Development Plans**

Local Plan	Status
Eastleigh Borough Local Plan: Review (2001 – 2011)	Adopted
Winchester District Local Plan Part 1 – Joint Core Strategy	Adopted
Winchester District Local Plan Part 2 – Development Management and Site Allocations	Adopted
Winchester District Local Plan Review (2006) Saved Policies	Adopted
Oil and Gas in Hampshire Supplementary Planning Document (SPD)	Adopted
Hampshire Minerals and Waste Safeguarding SPD	Adopted
South Downs Emerging Local Plan 2018	Main Modifications
Eastleigh Emerging Local Plan 2016 – 2031	Submission
East Hampshire Local Plan: Second Review 2001-2011	Adopted – Saved Policies
East Hampshire Local Plan (Part 2): Housing and Employment Allocations 2016-2028	Adopted
East Hampshire District Local Plan: Joint Core Strategy (2014)	Adopted
Medstead and Four Marks Neighbourhood Plan 2015 – 2028	Adopted
Alton Neighbourhood Plan 2011-2028	Adopted
Bentley Neighbourhood Plan 2015-2028	Adopted
Hart District Local Plan and First Alterations (Replacement) 1996-2006	Adopted – Saved Policies
Hart District Draft Local Plan Strategy and Sites 2016-2032	Submission Draft
Rushmoor Local Plan Review 1996-2011	Adopted – Saved Policies
Rushmoor Plan – Core Strategy 2011	Adopted
Rushmoor Local Plan 2014 to 2032	Final Version for Adoption
Surrey Heath District Core Strategy and Development Management Policies 2012	Adopted
Runnymede Local Plan 2001 (2007 Saved Policies)	Adopted
Runnymede Submission Local Plan 2030	Submission Draft
Surrey Minerals Plan 2011 Core Strategy Development Plan Document	Adopted
Surrey Draft Waste Local Plan 2017	Emerging
Spelthorne Borough – Core Strategies and Policies Development Plan Document (February 2009)	Adopted



Local Plan	Status
Spelthorne Borough Local Plan 2001 Saved Policies	Adopted
London Borough of Hounslow Local Plan 2015-2030	Adopted

## 3.2 Section A

- 3.2.1 Section A starts at Boorley Green in Eastleigh Borough, in an area currently designated as countryside, but likely to soon be superseded by two separate housing allocations (policy DM24) (each with outline planning consent) within the emerging Eastleigh Local Plan (2016-2036) for 1,400 and 50 houses respectively. Beyond the housing allocations, Section A crosses the Maddoxford Farm Meadows Site of Importance for Nature Conservation (SINC) (policy DM11) using trenchless techniques.
- 3.2.2 After approximately 0.6km, the Order Limits enter the Winchester City Council planning authority, in a rural area designated as countryside under policy MTRA4 of the Winchester District Local Plan Part 1 – Joint Core Strategy (2013), before entering the SDNP to the west of Bishop’s Waltham, outside the urban settlement boundary.
- 3.2.3 The remainder of Section A is located within the SDNP and is entirely designated as countryside (under policy MTRA4 in the Winchester Local Plan Part 1 – Joint Core Strategy (2013), until policy SD25 in the emerging South Downs Local Plan is adopted), with the Order Limits not passing through any other planning policy designations. The Order Limits have been carefully designed to avoid most Local Plan designations, including areas designated as a SINC, but there are four SINC’s within 10m of the Order Limits: Stephen’s Castle Down, Lomer Rows, Joan’s Acre Wood and Brockwood Copse & Roadside Strips (sub-option A2b only).
- 3.2.4 The Order Limits also cross the South Downs Way National Trail (policy SD20), just south of Wheely Down Farm Lane, approximately 3km west of Warnford, whilst the Order Limits for sub-option A2a pass through parcels of land owned by the National Trust at Hinton Ampner. The sub-option A2b Order Limits avoid National Trust owned land.

## 3.3 Section B

- 3.3.1 Section B starts immediately north of the A272 at Bramdean in the SDNP in an area currently designated as countryside (under policy MTRA4 of the Winchester Local Plan 2013 initially and then under policy CP19 in the East Hampshire Joint Local Plan 2014, until policy SD25 in the new South Downs Local Plan is adopted).
- 3.3.2 The Order Limits have been carefully designed to avoid most Local Plan designations, including areas designated as Sites of Importance for Nature Conservation (SINC’s) but there are SINC’s very close to the Order Limits: Bramdean Common – The Plantation, and Merryfield Grove, protected under East Hampshire Local Plan policy CP21 (to be superseded by Policy SD9 in the South Downs Local Plan when adopted).





- 3.3.3 To the southeast of Ropley, the Order Limits exit the SDNP, into East Hampshire District and land designated as countryside (policy CP19). The Order Limits pass close to Little Down Wood SINC (East Hampshire policy CP21).
- 3.3.4 Before re-entering the SDNP, to the southeast of Four Marks, the Order Limits pass through Four Marks golf course, which is designated as a Community Facility (policy 5) in the adopted Medstead and Four Marks Neighbourhood Plan 2016.
- 3.3.5 The Order Limits re-enter the SDNP passing through an area designated entirely as countryside (East Hampshire policy CP19), before exiting the National Park at Selborne Road at the end of Section B. For this length within the National Park, the Order Limits pass within 10m of Hughes' Copse SINC and Noar Copse SINC (protected under policy East Hampshire policy CP21) and the Chawton House Registered Park and Garden (protected under East Hampshire policy CP30).

### **3.4 Section C**

- 3.4.1 Section C starts immediately north of Selborne Road in East Hampshire District in an area designated as countryside (East Hampshire policy CP19). To the southeast of Alton, the Order Limits cross the narrow linear Water Lane SINC (East Hampshire policy CP21).
- 3.4.2 The Order Limits do not cross any further policy designations within Section C in East Hampshire, but pass within 10m of Neatham Farm Manor Copse SINC (East Hampshire policy CP21). The Order Limits also pass adjacent to both the Upper and Lower Froyle Conservation Areas (East Hampshire Local Plan policy CP30).
- 3.4.3 The Order Limits also pass through both the Alton and Bentley Neighbourhood Plan areas, but do not pass near or through any designated areas within these plans.
- 3.4.4 Between Bentley and Crondall, the Order Limits cross into Hart District and an area designated as countryside (Hart Local Plan policy RUR2, until policy NBE1 in the emerging Hart Local Plan: Strategy and Sites 2016-2032 is adopted). The Order Limits pass through a small area north of Dippenhall Road identified as green infrastructure (to be protected by emerging Hart Local Plan policy I2). Additionally, an area of designated open space, Farnham Lane Recreation Ground (Hart Local Plan policy URB21, to be replaced by policy I4 when the emerging Hart Local Plan is adopted) is located immediately adjacent to the Order Limits at the end of Section C in Crondall.

### **3.5 Section D**

- 3.5.1 Section D starts immediately east of Dippenhall Street in Hart District and is predominantly designated as countryside (Hart Local Plan policy RUR2, to be replaced by policy NBE1 when the emerging Hart Local Plan is adopted). A short part of Section D passes through the south of the Fleet and Church Crookham settlement area in Hart District.
- 3.5.2 To the east of Fleet, the Order Limits pass through the Thames Basin Heaths Special Protection Area (SPA) and Bourley and Long Valley Site of Special Scientific Interest (SSSI) within Hart District (Hart Local Plan policy CON 3, to be replaced by



policy NBE5) and Eelmoor Marsh SSSI within Rushmoor Borough (Rushmoor Local Plan policy NE1 and NE4).

- 3.5.3 In respect to open space, the Order Limits are within the following designated open space areas: Crookham Park Suitable Accessible Natural Greenspace, Quetta Park and Peter Driver Sports Ground (Church Crookham) within Hart District (Hart Local Plan policy URB21, to be replaced by policy I4).
- 3.5.4 The Order Limits are also within part of the following SINC: Ewshot Meadows SINC; Meadow Near Soanes Copse SINC; and Wakefords Copse, Crondall SINC; and adjacent to Ewshot Woods SINC in Hart District (Hart Local Plan policy CON 3, to be replaced by policy NBE5). In Rushmoor, the Order Limits pass through part of the following SINC: Pyestock Hill/Pondtail Heath SINC; and South of Ively Road SINC; and are adjacent to Ball Hill SINC.
- 3.5.5 The Order Limits pass through the former Southwood Golf Course. Rushmoor Borough Council is currently working with others on plans to convert the now closed golf course to a Suitable Alternative Natural Greenspace (SANG).
- 3.5.6 The Order Limits pass through a number of areas designated as green infrastructure to the east of Crondall, at Tweseldown Hill and in the south of Cody Technology Park (to be protected by emerging Hart Local Plan policy I2).
- 3.5.7 In respect of development allocations, the Order Limits touch the edge of the Cody Technology Park Strategic Employment Site allocation in the emerging Hart Local Plan (which would replace the adopted DEV13 allocation for Pyestock Area B).
- 3.5.8 The construction logistics hub in Section D at Hartland Park Village (Pyestock) is within the Hartland Village development allocation SS2 (emerging Hart Local Plan: Strategy and Sites 2016-32 (2018)), which would supersede the development allocation for Pyestock Area A (DEV12) within the existing adopted Hart Local Plan.

### **3.6 Section E**

- 3.6.1 Section E starts in Rushmoor Borough immediately east of the A327 in an area designated as countryside (Rushmoor Local Plan policy NE5), before passing into the Farnborough urban area after the former Southwood golf course (SANG) for the remainder of Rushmoor Borough.
- 3.6.2 In respect to open space, within Rushmoor Borough the Order Limits of Section E pass through the edge of the designated open space at Southwood Sports Pitches (Rushmoor Local Plan policy DE7) and are located within the former Southwood Golf Course (policy DE6), West Heath Road open space (DE6), Prospect Road allotments (DE6), Queen Elizabeth Park (DE6) and Farnborough Gate Sports Ground (DE7), whilst Cove Road Cricket Ground (DE7) is immediately adjacent to the Order Limits. Land to the east of former Southwood Golf Course and Playing Fields and is designated as a green infrastructure (NE2). The Order Limits also cross a Green Corridor, located west of the boundary with Surrey Heath which is designated as green infrastructure (NE2).



- 3.6.3 There are a number of flooding constraints to the northeast of former Southwood Golf Course and adjacent to the Surrey Heath boundary including flood zones, flood defences and a flood storage area (Rushmoor Local Plan NE6).
- 3.6.4 The Order Limits also pass within part of three SINCs in Rushmoor (Rushmoor Local Plan policy NE4): Cove Brook Grassland, Cove Valley, Southern Grassland; and Blackwater Valley, Frimley Bridge. Where the Order Limits pass through Farnborough Green they are within the Farnborough Hill Conservation Area (policy HE3).
- 3.6.5 Within Surrey Heath, the Order Limits cross a narrow swathe of land designated as countryside (Surrey Heath Local Plan policy CP1), before passing through the Frimley urban area and then back into the countryside until the end of Section E at Pirbright Ranges.
- 3.6.6 Within Surrey Heath Borough, the Order Limits pass through designated open space areas at SC Johnson, Balmoral Drive West and South of Balmoral Drive (Surrey Heath Local Plan policy DM15); and Frimley Hatches; Frith Hill; and Frimley Fuel Allotments Sites of Nature Conservation Importance (SNCIs) (policy CP14A).

### **3.7 Section F**

- 3.7.1 The Metropolitan Green Belt boundary follows the A322 Lightwater Bypass and continues east to the M25 through the remaining area of Section F. The logistics hub at New Road, Windlesham, and the majority of the proposed construction compounds for this section, are within the Metropolitan Green Belt.
- 3.7.2 The Order Limits for the proposed replacement pipeline pass through two internationally and nationally designated sites in Surrey Heath Borough: Colony Bog and Bagshot Heath SSSI; and Chobham Common SSSI and National Nature Reserve (policy CP14A). Both are components of the Thames Basin Heaths SPA and the Thursley, Ash, Chobham and Pirbright Special Area of Conservation (SAC) (policy CP14B).
- 3.7.3 The Order Limits between Guildford Road and the Lightwater Bypass, and between Steep Hill and Windsor Road (B383) pass through the SPA buffer zone identified by Planning Policy CP14 and 15 in the Surrey Heath Core Strategy and Development Management Policies 2012.
- 3.7.4 Within Runnymede Borough, the Order Limits pass through Foxhills Golf Course and the school playing fields adjacent to Salesian School which are designated as open space in the Runnymede Local Plan 2001 policy GB5 and Runnymede Submission Local Plan 2030 (emerging Plan) Policy SL25.

### **3.8 Section G**

- 3.8.1 Within Runnymede Borough, the Order Limits pass through Abbey Moor Golf Course (school playing fields adjacent to Salesian School), and Abbey Rangers Football Ground, which are designated as open spaces in the Runnymede Local Plan 2001 policy GB5 and Runnymede Submission Local Plan 2030 (emerging Plan) Policy SL25.



- 3.8.2 The Order Limits pass through Pannells Farm SNCI and Chertsey Meads SNCI (designated under Runnymede Local Plan 2001 policy NE17). Chertsey Meads is also subject to Runnymede Local Plan 2001 policy R8 in relation to a management plan for nature conservation and open space; and is a Local Nature Reserve. Runnymede Local Plan 2001 policy NE18 also promotes the positive management and enhancement of SNCIs, and policy NE20 relates to wildlife habitats and species. These policies would be superseded by emerging Runnymede Local Plan policy EE9 on biodiversity and designated sites.
- 3.8.3 The Order Limits also pass through the Woburn Hill and Chertsey Meads Area of Landscape Importance (ALI), designated under Runnymede Local Plan policy NE8.
- 3.8.4 The Metropolitan Green Belt is designated across Runnymede Borough Council and is protected by policy GB6. Within Section G the exceptions to this are built up areas at Chertsey South and Chertsey. The Green Belt is also designated along the Order Limits within Spelthorne Borough.
- 3.8.5 The Order Limits pass through the edge of one SNCI designated under saved policy RU11 of the Spelthorne Borough Council Local Plan 2001 N26 River Thames – County boundary to Sunbury (boundary with LB Richmond) and a smaller area to the north of Dumsey Meadow SSSI.
- 3.8.6 The Spelthorne Core Strategy (2009) confirms that land at Littleton Lane, Shepperton is an existing Gypsy and Traveller site.

### **3.9 Section H**

- 3.9.1 The Metropolitan Green Belt is designated across Spelthorne Borough. There are gaps within the Metropolitan Green Belt designation which correlate to significant built up areas. The logistics hub at Brett Aggregates, Littleton Lane, Shepperton and the proposed construction compounds for this section, are within the Metropolitan Green Belt.
- 3.9.2 The Order Limits pass through the edge of a number of SNCIs designated under saved policy RU11 of the Spelthorne Borough Council Local Plan 2001: Land west of Littleton Lane, Shepperton; Land west of Queen Mary Reservoir, Ashford Road; and Princes Lake west of Clockhouse Lane, Ashford.
- 3.9.3 The Order Limits pass adjacent to Ashford Sports Ground which is designated under Policy EN4 of the Spelthorne Core Strategy 2009 as a private sports ground.
- 3.9.4 The centre of Ashford, including Station Approach is designated an Employment Area under Policy EM1 and a Shopping Area under Policy TC3 of the Spelthorne Core Strategy 2009.
- 3.9.5 Allocation A11 Land to the West of Edward Way, Ashford seeks the provision of a children's play area on the south side adjoining the A30. This allocation has not been delivered at the time of the writing.



- 3.9.6 Saved Policy BE25 of the Spelthorne Borough Council Local Plan 2001 designates part of the Ashford Sports Ground north of the A30 as a site or area of High Archaeological Importance.
- 3.9.7 The Metropolitan Green Belt is designated across the field to the west of the Esso West London Terminal storage facility, but the facility itself is not designated Green Belt. The Esso West London Terminal storage facility is designated in the London Borough of Hounslow Local Plan 2015 as a Locally Significant Industrial Site (LSIS). Policy ED2 applies and designates the site as a 'key local employment area made up of B class uses'. There are no other planning or environmental designations covering this element of Section H.



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