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National Infrastructure Planning
The Planning Inspectorate
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Our Ref: 30904/A3/BL/190919
Your Ref: EN070005

Planning Act 2008 (as amended) – Section 88 and the Infrastructure Planning (Examination Procedure) Rules 2010 (as amended) – Rule 6

Application by Esso Petroleum Company Limited for an Order Granting Development Consent for the Southampton to London Pipeline Project

Dear Sir / Madam,

We refer to the above and your letter ('Rule 6 letter') dated 5th September 2019, and our client's relevant representation of 26th July 2019. On behalf of our client, St Edward Homes Limited (SEHL), we can confirm that we will attend the Preliminary Meeting on 9th October 2019.

We set out below an overview of our client and its interest in the DCO as this provides important context to our submission. We also set out some initial observations with regard to the principal issues identified in your letter of 9th October. We trust these will be given due consideration by the Examining Authority.

St Edward Homes Ltd

Established in 2006, SEHL is a joint venture company owned by the Prudential Assurance Company and Berkeley Homes. As an autonomous company within the Berkeley Group, SEH operates in the South of England and through its specialist knowledge, local understanding and expertise, creates new homes, mixed use and commercial developments of unrivalled quality, underpinned by concepts of sustainability, community and regeneration.

Within Hart District Council, SEHL has an extant planning permission for the development of up to 1,500 homes near Fleet. SEHL is the landowner and developer. The development proposals include in excess of 100 acres of green space, including a new 70 acre country park, a primary school, 6 miles of walking trails and a village centre with community space, shops and a café, along with numerous other benefits for the wider area through financial contributions and improvements. Outline planning permission for the scheme, known as Hartland Village, was granted in July 2018, as part of a hybrid application which secured outline permission for the whole site, together with detailed permission for Phase 1.

The scheme is expected to come forwards in circa 10 phases and construction on Phase 1 (181 dwellings) commenced in November 2019. It is anticipated that first homes will be occupied in Phase 1 by early 2020 with the whole development expected to be completed in 2033. A reserved matters approval application for Phase 2 (circa 125 homes) is scheduled to be submitted to the Local Planning Authority before the end



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of 2019. The following phase, Phase 3, is expected to include a local centre and a new primary school, which are due to be delivered by the end of 2023.

The site constitutes a significant proportion (more than 18%) of Hart District Council's housing delivery over the next 15 years and is a critical element of the Authority's housing need within its soon to be adopted Local Plan.

The Promoter, Esso Petroleum Company Limited, is seeking powers within the draft Development Consent Order (DCO) for the temporary possession of 9.1 ha of the Hartland Village site (DCO Plot 972) as a construction compound and laydown area. In addition, the promoter is also seeking powers over SEHL's land interests within Plots 961 (temporary possession for the purposes of Work 1D and a construction compound (as opposed to a logistics hub) and 968 (for the compulsory acquisition of rights (as described in paragraphs 8(b) and (c) of the Book of Reference) and for temporary possession).

Principal Issues

Based on all the information seen to date, SEHL submit that the development will have a significant impact on the delivery of the future phases of development at Hartland Village, which will have a subsequent impact on the delivery of much-needed new homes and the housing land supply of Hart District Council. The applicant is proposing to utilise compulsory powers to take temporary possession of land within Hartland Village to accommodate a logistics hub to facilitate the construction of the proposed pipeline.

Following an extensive review of the application documents, it is our client's view that there are a number of areas where the submission either lacks sufficient data to allow a robust assessment of impacts to be made, or has failed to carry out a robust assessment of the scheme's impacts, specifically in relation to the development of Hartland Village. The key issues for our client include:

- size and location of the proposed logistics hub;
- vehicular access to, and traffic impacts of, the proposed logistics hub;
- the time period over which the logistics hub will be required;
- absence of wording in the draft DCO to protect SEHL's interests;
- reliance on SEHL's consent to address biodiversity impacts
- robustness of cumulative impact assessment with Hartland Village, particularly in respect of traffic;
- robustness of the assessment of alternatives for the proposed logistics hub;
- impact of the proposals on the delivery of Hartland Park;
- impact of the proposals on sensitive receptors within Hartland Village (including future residents, the school and the local centre); and
- the over-riding need for the powers sought.

In light of these concerns, our client will attend all hearing sessions in relation to those issues outlined below, supported by Barton Willmore and legal representation from Pinsent Masons LLP.

On behalf of our client, we request that the above matters are considered by the ExA in its scrutiny of the following principal issues:

- Principal Issue 2 – Compulsory Acquisition/Temporary Possession
- Principal Issue 3 – Construction Effects on People and Communities
- Principal Issue 4 – Draft Development Consent Order (DCO)
- Principal Issue 7 - Landscape and Visual Impact
- Principal Issue 9 - Scope of Development and Environmental Impact Assessment
- Principal Issue 11 – Traffic & Transport

Given the risk to housing delivery at this site, it is our view that the Examining Authority needs to be satisfied that the need for the TP of this site has been robustly evidenced, and that the potential impacts of the proposed development on Hartland Village have been appropriately assessed. SEHL's initial review has identified numerous issues that pose significant risk to the overall delivery of the site, and question whether alternatives have been robustly assessed in both EIA and land terms. The extent of the land sought for TP, and the related powers, appear incompatible with the SEHL consented scheme, as the proposed logistic hubs area has the potential to affect the delivery of five future phases (circa 745 homes) and the proposed primary school.

Procedural Matters

Our client will attend the Compulsory Acquisition Hearings and all Hearing Sessions relating to the Draft DCO and the issues highlighted above. We also reserve the right to attend other Hearing Sessions once the ExA has issued the specific agendas.

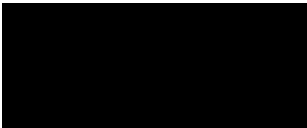
Further, detailed comments will be provided through the submission of Written Representations to the Examination.

We can confirm that we are currently in negotiation with the Promoter with respect to the land powers it has sought. We will ensure that the ExA is kept updated on progress with the negotiations as the Examination proceeds.

We trust the content of this letter assists the ExA in identifying issues to be considered through the Examination. Should further correspondence with SEHL be considered beneficial, please do not hesitate to contact us.

With kind regards.

Yours sincerely,



BEN LEWIS

Infrastructure & Energy Director