

## **The Planning Act 2008**

### **Application for Development Consent for the Southampton to London Pipeline Project**

**Case Ref: EN070005**

## **The Examining Authority's Note of an Unaccompanied Site Inspection Background**

The Examining Authority ('the ExA') undertook an unaccompanied site inspection to support the examination of an application for development consent for the proposed Southampton to London Pipeline ('the application') on Wednesday 2 October 2019.

In the interest of efficiency, the ExA carried out its unaccompanied site inspection the week before the Preliminary Meeting, undertaking inspections from publicly accessible land (roads, footpaths and bridleways). No inspections were undertaken on private land, advance permission to enter land was not required and so these inspections could be undertaken on an unaccompanied basis.

The site inspection was undertaken in order to view the route of the existing pipeline and the proposed scheme, roads and the surrounding area.

It is anticipated that further unaccompanied site inspections will take place during the Examination.

### **Particulars of the Site Visit**

The visit was undertaken by three Panel members: Richard Allen, Jo Dowling and Kevin Gleeson. There were no other persons in attendance.

The visit was undertaken by car and foot. Weather conditions were a clear, sunny day with light breeze, with temperatures between 8 and 14° Centigrade. Weather conditions were at all times adequate to appreciate long range views.

Inspections commenced at approximately 07:45 and finished at approximately 17:45. A list of the locations visited is attached in Annex A.

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## **Annex A: list of locations visited on Unaccompanied Site Inspection**

The ExA commenced the site inspection at Maddoxford Lane where we noted the proposed location for the start of the pipeline, the housing development that was under construction and the proposed location of a compound adjacent to Maddoxford Farm.

We then viewed the location of a proposed site compound adjacent to St Stephen's Castle Down. This is the location of heritage asset No 94.

The Panel then visited Hinton Ampner and viewed the location of Joan's Acre Wood from Joan's Acre Lane. From there we drove to Alton noting the location of the proposed logistics hub at Chewton Roundabout.

At Alton we viewed the existing pumping station, the area of the proposed construction compound and where the proposed pipeline would exit the pumping station and cross the A31.

We then visited the Farnborough area where we viewed the location of the Basingstoke Canal; the site for the proposed Hartland Village; Cody Technology Park; Nash Close and Cove Road; the Cove Beck Flood Storage Area; Stake Lane and Brewers Close and Queen Elizabeth Country Park including the existing play area.

We then drove along the Maultway (B3015) and Red Road (B311) from where we stopped to view part of the Thames Basin Heath Special Protection Area; the Thursley, Ash, Pirbright and Chobham Special Areas of Conservation and the Colony Bog and Bagshot Heath Site of Special Scientific Interest (SSSI).

We then visited Turf Hill Park Open Space and walked the length of the bridleway that stretches between Guildford Road and Red Road (B311). We also walked down Red Road to view the point where the existing pipeline crosses the road. We also visited the adjoining residential streets, Colville Gardens and Heronscourt that back onto this bridleway. It took just over an hour to complete this part of the site inspection.

We then viewed Windelmere Suitable Alternative Natural Greenspace before continuing onto Chobham Common. From there we proceeded along Longcross Road noting the location of Foxhills Golf Course and the adjacent Ancient Woodland.

We next stopped at Chertsey Meads where we viewed the locations that the existing and proposed pipeline would cross the River Thames and the location of the Dumsey Meadow SSSI and the route of the Thames Path on the opposite bank.

We then viewed the location for the Environment Agency's proposed River Thames Scheme from Littleton Lane. From there we proceeded to Ashford Road; Fordingbridge Park; Celia Crescent and Woodthorpe Road before observing the location of St James Senior Boys School finally finishing at the Esso West London Oil Terminus.

We then returned to Farnborough to visit the Farnborough International Exhibition and Conference Centre where the Preliminary Meeting is due to be held.