

EASTLEIGH BOROUGH COUNCIL

LOCAL IMPACT REPORT

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

Planning Inspectorate Reference: EN070005

Eastleigh Borough Council Reference: CS/19/85679

OCTOBER 2019

1 INTRODUCTION

- 1.1. This report comprises the Local Impact Report of Eastleigh Borough Council and only relates to the impact of the proposed development within the administrative boundary of Eastleigh Borough Council.
- 1.2. Specifically it refers to the impact of the extent of works shown on drawing B2325300-JAC-000CIV-DRG-000511 rev C02 “General Arrangement - Sheet 1 – Regulation 5 (2) (O)” (included within *Volume 2 – General Arrangement Plans (3 of 3) – Application Document 2.6 – Revision No. 2.0*) and associated plans, where they are sited within the borough of Eastleigh.
- 1.3. It is noted that reference is made to a new Pigging Station at Boorley Green just north of Maddoxford Lane on “Figure 3.1. Sheet 1 of 14 rev 0” in *Environment Statement (Volume C) Chapter 3: Figures – Application Document 6.3 – Revision 1.0*. However detailed drawing B2325300-JAC-000-CIV-DRG-000317 rev C01 “Boorley Green Pigging Station Plan & Sections Regulation 5(2) (O)”, (included within *Volume 2 - Other Plans - Application Document 2.7 – Revision No. 1.0*) shows it to be sited off Netherhill Lane, outside of the settlement of Boorley Green and outside the boundaries of Eastleigh Borough Council. Similarly paragraph 3.2.7 of Chapter 3 of the Environmental Statement refers to the preferred location for the new pigging station being south-west of Netherhill Lane between Boorley Green and Durley. Despite what is shown on Figure 3.1 the Council understands that it is no longer proposed to site the pigging station within the borough of Eastleigh but give the conflicting references and plans within the submission this point should be clarified.
- 1.4. This Local Impact Report does not describe the proposed development any further, relying on the applicant’s description as set out in Chapter 3 of the Environmental Statement.

- 1.5. A brief description of the development area is provided below to highlight particular features.

2. DESCRIPTION OF THE AREA

- 2.1. The existing pipeline runs through the borough of Eastleigh from its start in Hamble generally in a north-easterly direction towards Boorley Green. The first approximately 15km of the pipeline between Hamble and Boorley Green was replaced in 2002. The new pipeline therefore starts in Boorley Green, within the parish of Botley. It connects to the existing pipeline just south of Maddoxford Lane and then runs in an easterly direction alongside the road for approximately 250m before crossing under Maddoxford Lane and running in a north-easterly direction for approximately another 425m before reaching the borough boundary as it crosses under Ford Lake watercourse by means of horizontal directional drilling and heading into Durley.
- 2.2. The land to the south of Maddoxford Lane through which the route runs initially is currently open fields with roadside hedges and ditches, but it should be noted that further development is proposed in this area (as set out in the planning history section below). In addition there are existing individual trees, tree belts and hedgerows on the field boundaries to the south of Maddoxford Lane.
- 2.3. To the north of Maddoxford Lane a large-scale residential-led development, known as Boorley Park is currently under construction. The existing pipeline runs through this site and the approved layout has included the necessary easements for that pipeline. However, as the approved layout includes no additional land through which the new pipeline could be laid the route of the new pipeline runs to the eastern side of the Boorley Park development. This section of the route is also currently an open field, again with a roadside hedge along the northern side of Maddoxford Lane, and with an existing drainage ditch and hedgerow running east-west across the site between Boorley Park and Maddoxford Farm in close proximity to the enlarged easement and proposed compound areas north of Maddoxford Lane.

- 2.4. The Maddoxford Farm Meadows Site of Importance for Nature Conservation (SINC) sits on the boundary of the borough, and Ford Lake, the watercourse within it that the pipeline crosses, feeds into the River Hamble SSSI and the Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar site.
- 2.5. The site is not located within a Conservation Area and there are no Listed Buildings within the Borough in the vicinity of the proposed route of the pipeline, although Maddoxford Farmhouse on Maddoxford Lane, to the east of the proposed route is a locally listed building.

3. **STATUTORY DEVELOPMENT PLAN**

- 3.1. At the current time the Development Plan for the Borough comprises the Eastleigh Borough Local Plan Review (2001-2011) and the Hampshire Minerals and Waste Plan (October 2013).
- 3.2. The key Saved Policies of the adopted Local Plan are:
- 1.CO – Development in the Countryside
 - 3.CO – Local Gap
 - 18.CO – Impact on Landscape Character
 - 19.CO – Protection of Landscape Features
 - 22.NC – Protection of SSSIs
 - 23.NC – Protection of Sites of Importance for Nature Conservation
 - 25.NC – Promotion of Biodiversity
 - 26.NC – Promotion of measures to enhance features and habitats of nature conservation importance
 - 29.ES – Development next to noise sensitive premises
 - 32.ES – Control of air, land and water pollution
 - 33.ES – Requirement for air quality assessment

- 35.ES – Contaminated land
- 36.ES - Lighting
- 39.ES – River Corridors
- 42.ES – Development within catchment of watercourse or affecting wetlands
- 43.ES – Protection from flooding
- 45.ES – Sustainable drainage requirements
- 59.BE – Design criteria
- 102.T – Safe Accesses
- 190.IN – Infrastructure Provision

Other material considerations

- 3.3. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the consideration of this proposal.
- 3.4. Following the Submitted Eastleigh Borough Local Plan 2011-2029 being found unsound, the Council has prepared the Emerging Eastleigh Borough Local Plan 2016-2036. It was subject to public consultation (Regulation 19), from 25 June until 8 August 2018, and was subsequently submitted to the Secretary of State on 31 October 2018. Hearings are scheduled to commence in November this year. Given the status of the emerging Plan, it is considered that moderate weight can be attributed to it, however the relevant policies substantively echo those of the current adopted Local Plan with the exception that the land south of Maddoxford Lane that now has permission for residential development (O/16/78389 and O/16/79600) is removed from the Local Gap and included within draft policy DM24 *Housing Sites and Mixed Use Sites*

including Housing with Planning Permission. In addition draft policy BO1 *Land south of Maddoxford Lane and east of Crows Nest Lane* allocates the site immediately to the east for development of up to 30 dwellings through which the route of the proposed pipeline runs.

- 3.5. In addition the Council has a Biodiversity Supplementary Planning Document (December 2009), which is also relevant to the proposals.
- 3.6. While the policies of the adopted Local Plan pre-date the National Planning Policy Framework it is considered that they remain consistent with the aims and objectives of the NPPF and should continue to be afforded significant weight.
- 3.7. Within the borough of Eastleigh the route lies within a Minerals Deposit Area, however, as Hampshire County Council (HCC) will also be producing their own Local Impact Report, this report will focus only on the Local Plan and leave HCC to provide any comments they wish to on the Minerals and Waste Plan.

4. **PLANNING HISTORY**

- 4.1. As mentioned above there are a number of planning applications and permissions in and around the proposed route of the new pipeline, as set out below.
- 4.2. **Boorley Park (Main application references O/12/71514, R/14/74872, R/15/77552, R/15/77595, R/16/79470, R/16/79490, R/16/79505, F/19/86233) -** A major development of 1400 dwellings, a primary school, community buildings, sports facilities, allotments, local centre, extensions to existing hotel and associated infrastructure. This development is currently under construction to the north of Maddoxford Lane.
- 4.3. **Crows Nest Lane (Application references O/16/78389, RM/18/83875) –** A development of 50 dwellings with associated open space and infrastructure on

land to the east of Crows Nest Lane and west of the existing pipeline. Outline planning permission was granted in July 2017 and the reserved matters application is currently under consideration.

- 4.4. **Land South of Maddoxford Lane (Application references O/16/79600, RM/19/84879, F/19/84937)** – Outline planning permission for a development of 50 dwellings with associated open space and infrastructure on land south of Maddoxford Lane to the east of the existing pipeline was granted in March 2018. The reserved matters application is currently under consideration and in addition a full application for 86 dwellings on the same site has been submitted and is currently under consideration.
- 4.5. **Land South of Maddoxford Lane and west of Westfield (Application reference F/19/85178)** – A full application for 104 dwellings has been submitted and is currently under consideration. It includes the land allocated under draft policy BO1 of the Submitted Eastleigh Borough Local Plan and a further field to the east, which is not allocated in the submitted local plan.
- 4.6. Copies of the location plans for the above applications are attached in Appendix 1.

5. **LOCAL IMPACTS TO BE CONSIDERED**

PRINCIPLE OF DEVELOPMENT

- 5.1. The route of the proposed pipeline is across land that is currently designated as countryside under saved policy 1.CO with some of the land to the south of Maddoxford Lane, through which it runs, also being designated as Local Gap under saved policy 3.CO. Policy 1.CO seeks to limit development outside the urban edge unless, inter alia, it is essential for the provision of a public utility service...and cannot be located within the urban edge. Policy 3.CO states that permission would only be granted for development in the local gap if it cannot be acceptably located elsewhere and it would not diminish the gap,

physically or visually. It is noted that given the location of the existing pipeline it is seeking to connect to and replace the route of the proposed pipeline would have to be within the countryside, and that, once constructed, all parts of the proposal would be underground within Eastleigh Borough.

BIODIVERSITY & GREEN INFRASTRUCTURE

- 5.2. The construction of the proposed pipeline would have an impact on existing trees and hedgerows. Where these are to be removed consideration needs to be given to the appropriateness of any mitigation to ensure that there is no impact on, or loss of biodiversity, habitat and green infrastructure links in the local area.

- 5.3. Where the pipeline is to cross under the Ford Lake watercourse by means of horizontal directional drilling consideration needs to be given to the impact of the drilling on the watercourse and any habitats and species within it due to noise and vibration.

WATER QUALITY

- 5.4. Given that Ford Lake feeds into the River Hamble SSSI and the Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar site it is important that there are no adverse impacts on the water quality from the proposed construction, through de-watering, construction drainage, etc.

LAND CONTAMINATION & POLLUTION

- 5.5. As with all development involving ground works consideration needs to be given to the ground conditions, whether they are suitable for the proposed works and if there would be any risk of pollution as a result of the proposed development.

AIR QUALITY, NOISE & VIBRATION

- 5.6. One of the key issues to consider during construction is the impact on local residents in terms of air quality, noise and vibration and whether any mitigation

measures are required to minimise this impact. In carrying out this assessment it should be noted that the local population is due to increase significantly, with residential development on both sides of Maddoxford Lane.

LANDSCAPE AND VISUAL IMPACT

- 5.7. As all the works within the Borough are proposed to be underground it is not considered that there would be a long-term adverse visual impact. However, the impact of the construction phase on the existing landscape features will need to be considered and appropriate mitigation secured in relation to any trees or hedgerows lost during construction. Similarly the use of land to the north of Maddoxford Lane for storage and compound facilities would have a temporary adverse visual impact that would need to be considered.

SOCIO-ECONOMIC

- 5.8. It is considered that the proposed works would have a limited, positive socio-economic impact during the construction phase due to the potential spending of construction workers in the local area and possibly some creation of additional local jobs. The benefits of this and the long-term socio-economic impact of the improvement of the pipeline would need to be considered for the project as a whole.

IMPACT ON SURROUNDING PROPOSED DEVELOPMENT

- 5.9. The proposed route of the pipeline to the south of Maddoxford Lane, Boorley Green runs through 2 proposed development sites, one with outline planning permission (known as Land South of Maddoxford Lane – O/16/79600, RM/19/84879, F/19/84937) and another site which consists of the draft allocated site BO1 and an additional field to the east (known as Land South of Maddoxford Lane, west of Westfield – F/19/85178).
- 5.10. In accordance with the safeguarding direction in place along the route of the proposed pipeline Esso were consulted on the recent reserved matters and full planning applications.

- 5.11. In relation to both the reserved matters and full applications for land South of Maddoxford Lane (RM/19/84879 and F/19/84937) Esso have confirmed that they do not object to the applications subject to a condition attached to any permission granted requiring detailed plans of the relationship between that development and the proposed pipeline being submitted and approved prior to commencement.
- 5.12. Similarly, Esso were consulted on the full application for Land South of Maddoxford Lane, west of Westfield (F/19/85178) and have confirmed that they do not object to the application subject to the same condition being attached to any permission granted.
- 5.13. Consideration will need to be given as to whether the proposed residential layouts and the proposed route of the pipeline accommodate each other so that both could be built and if the timing of the respective developments needs to be controlled to ensure safe construction and no adverse impacts on the amenities of any future residents.

IMPACT ON RESIDENTS

- 5.14. As mentioned above the impacts of the construction stage of development on local residents will need to be considered and the local population is due to increase over the next few years. In addition to issues of air quality, noise, vibration and timing of works, consideration will need to be given to the general disturbance to local residents that is likely to arise as a result of the development. Issues such as routing and parking of construction traffic, as well as working hours, will be key considerations.

5.15. ADDITIONAL ISSUES

The Council reserves the right to raise additional and more detailed comments in the relation to the local impacts and the extent of these impacts in its Written Representations that it will submit in due course.

5.16. Furthermore the Council relies on the comments of the Environment Agency, Natural England and Hampshire County Council in relation to flood risk and impacts on matters of international and national ecological importance, the historic environment, rights of way, traffic and transport, minerals and waste.

6. **CONCLUSION**

6.1. As set out above the proposed development could have a number of impacts on the local area and community that need to be taken into account when considering the application. The Council will comment further on the extent of these impacts in its Written Representations.

EASTLEIGH BOROUGH COUNCIL

LOCAL IMPACT REPORT

APPENDIX 1

Location Plans for:

- 1) O/12/171514 – Boorley Park
- 2) O/16/78389 – Crows Nest Lane
- 3) O/16/79600 – Land South of Maddoxford Lane
- 4) F/19/85178 – Land South of Maddoxford Lane and west of Westfield
- 5) Draft Allocation BO1 Land south of Maddoxford Lane and east of Crows Nest Lane



KEY:

- Site boundary
- Existing primary roads

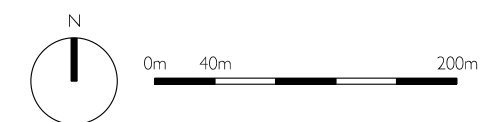
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REVISIONS

Date	Rev	Description
28.09.2012	P1	Outline Planning Application Issue



Outline Planning Application

Client

MA Botley

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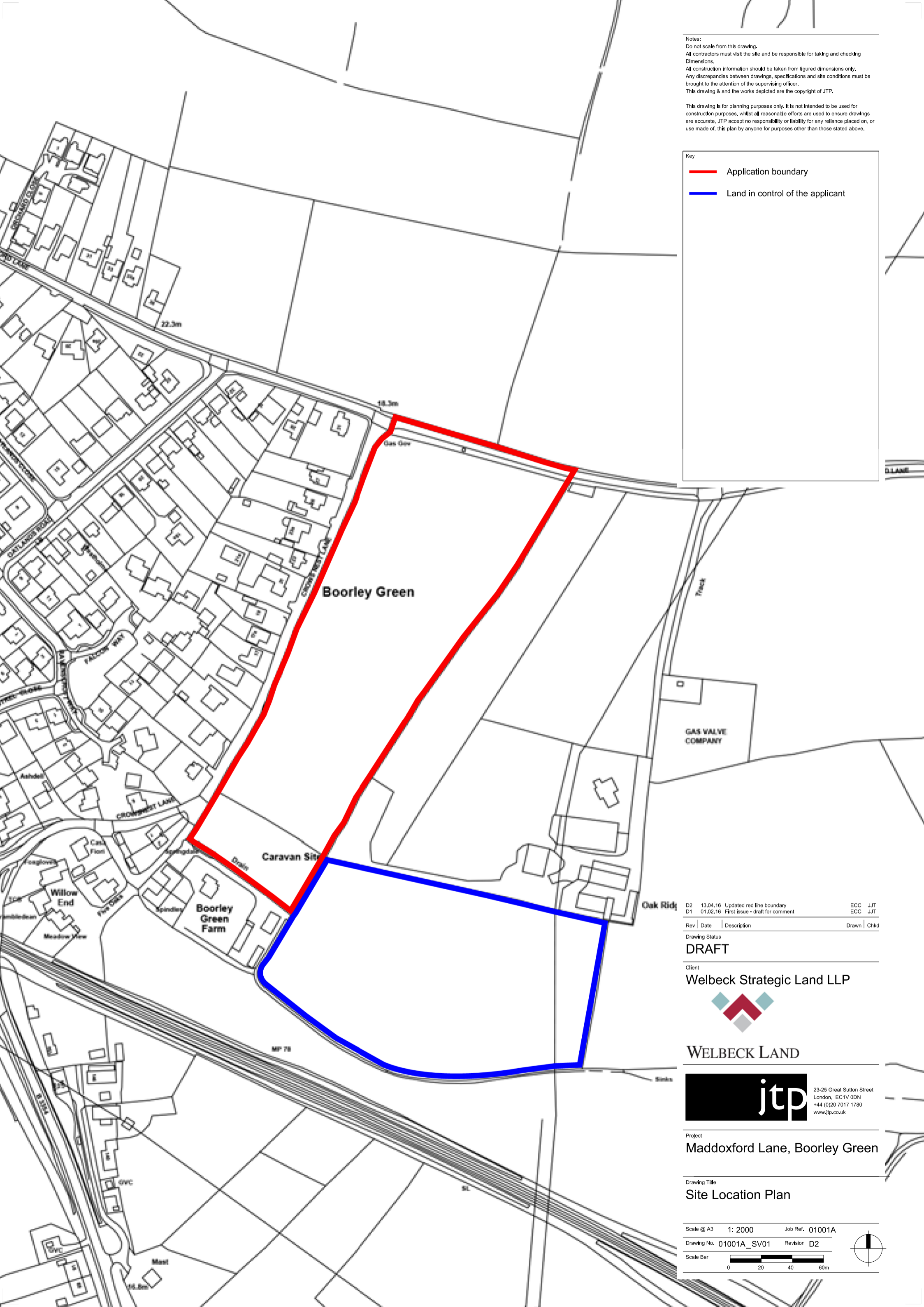
Boorley Green Drawing Title Parameter Plan: Site Boundary Plan	JOHN THOMPSON & PARTNERS		
	Job Ref. 00523	Drawn SM	Checked By RT
Scale @A3 1:5000	Date 28/09/2012		
Drawing No. 00523_BG_PP_01	Revision P1		

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Key

- Application boundary
- Land in control of the applicant



Rev	Date	Description	Drawn	Chkd
D2	13.04.16	Updated red line boundary	ECC	JJT
D1	01.02.16	First issue - draft for comment	ECC	JJT

Drawing Status
DRAFT

Client
 Welbeck Strategic Land LLP



WELBECK LAND

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Project
 Maddoxford Lane, Boorley Green

Drawing Title
 Site Location Plan

Scale @ A3 1: 2000 Job Ref. 01001A
 Drawing No. 01001A_SV01 Revision D2
 Scale Bar 0 20 40 60m




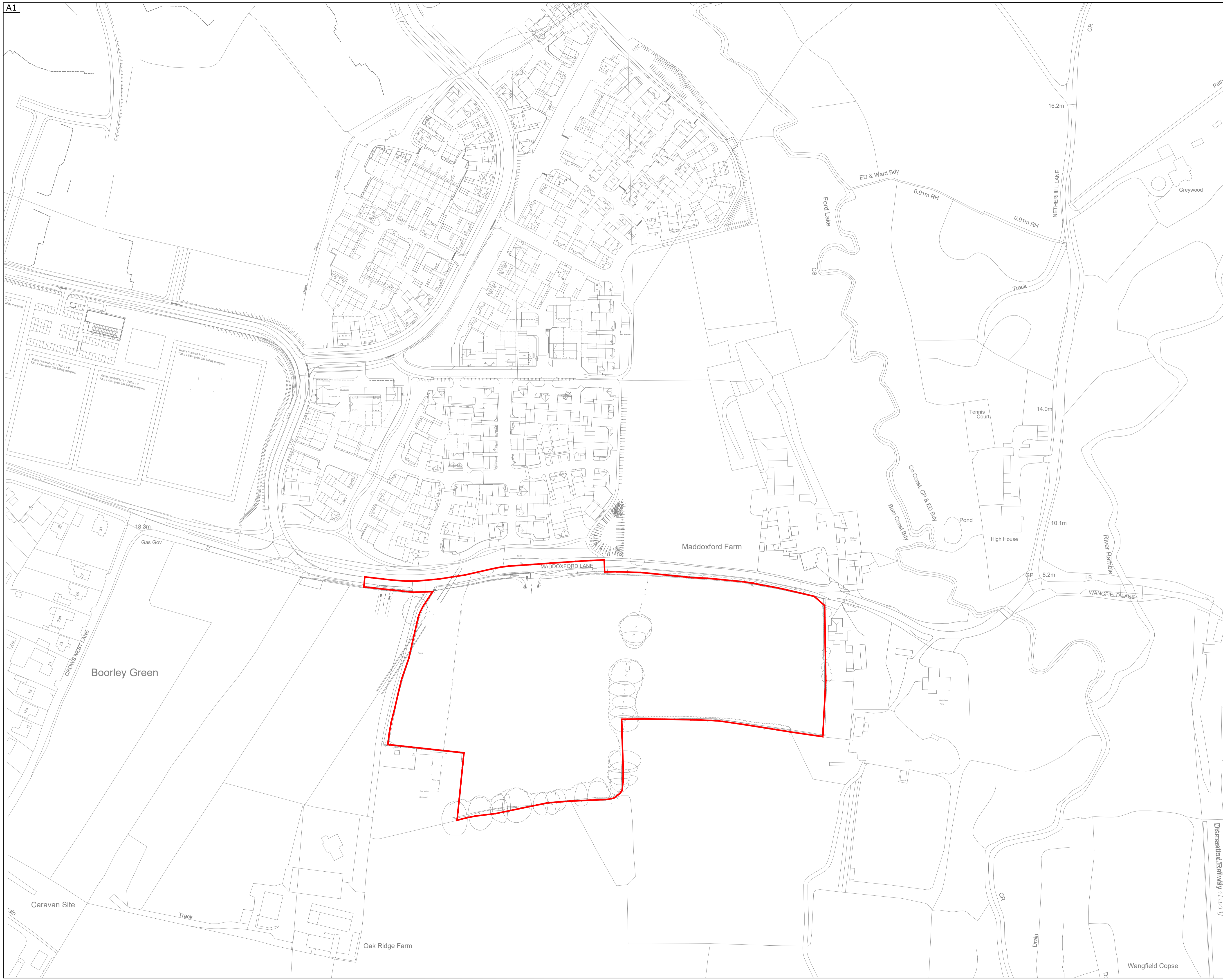
Notes

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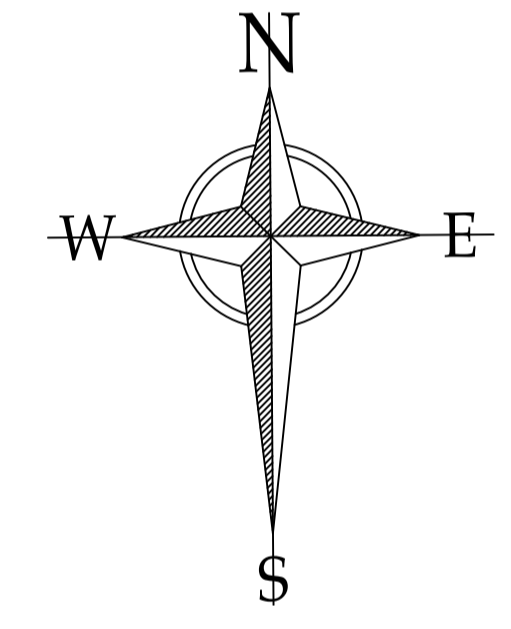
<p>Project Land South of Maddoxford Lane, Boorley Green</p>	<p>Drawing Number CLR005-1</p>	<p>Status FINAL</p>	<p>Drawn By JP</p>	<p>PM/Checked by KE</p>	<p>Approved Approved</p>	 <p>Claremont Planning Consultancy Suite 205 - Second Floor, 2 Snow Hill, Snowhill Queensway, Birmingham B4 6GA T:0121 231 3610 M:07779112641</p>
<p>Title Location Plan</p>	<p>REV 01</p>	<p>Job Ref CLR005</p>	<p>Scale @ A4 1:2500</p>	<p>Date Created 19/10/2016</p>		



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REV	DESCRIPTION	DATE	AUTHOR	CHKD
A	Planning Issue.	06.02.19	AS	

SITE LEGEND:
 Development Boundary



scale 1:1250

PLANNING



PROJECT
 Land at Maddoxford Lane
 Boorley Green, Botley
 For: Bloor Homes (Newbury)

DRAWING
 Location Layout

SCALE	DATE	AUTHOR	CHK'D
1:1250@ A1	01.02.19	AS	
JOB NO.	DRAWING NO.	REV	
BLOO180133	LP.01	A	
CLIENT REF.			

school (Woodhill School). GP services are understood to be adequate to meet existing local needs. There is a need for additional cemetery facilities.

6.5.73 Work is currently progressing on the preparation of a Neighbourhood Plan.

Development proposals and special policies

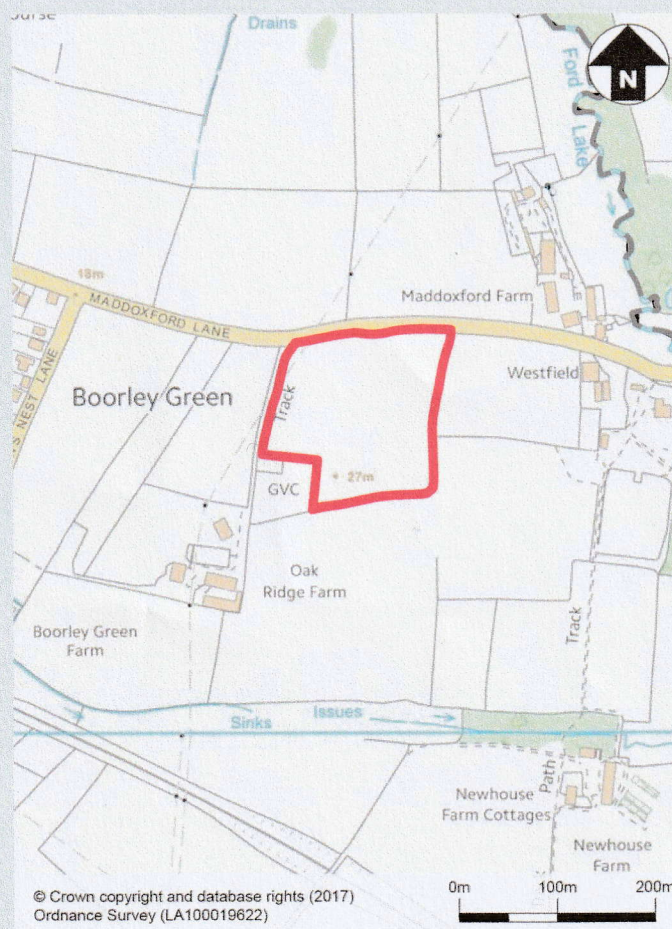
6.5.74 The following policies apply in in the parish of Botley:

- BO1 Land south of Maddoxford Lane and east of Crows Nest Lane
- BO2 Land west of Uplands Farm, Botley
- BO3 Land east of Kings Copse Avenue and east of Tanhouse Lane
- BO4 Land north of Myrtle Cottage, Winchester Road
- BO5 Botley bypass
- BO6 Junction Improvement, Botley Road/ Bubb Lane roundabout (Denham's Corner)
- BO7 Botley Mill

6.5.75 In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.

Housing

Land south of Maddoxford Lane and east of Crows Nest Lane



6.5.76 This site comprises land on the southern side of Maddoxford Lane and to the east of Crows Nest Lane, currently in agricultural use. The site is split into three field parcels defined by mature tree and hedge planting. The site is bisected by underground gas and water pipelines and an overhead power line. Two of the field parcels have been the subject of recent planning applications - the site closest to Crows Nest lane having recently been granted outline planning permission for up to 50 dwellings and the adjacent site having a resolution to grant outline permission for up to 50 dwellings, subject to additional ecology information and to the completion of a Section 106 legal