

# Southampton to London Pipeline Project

## Deadline 6

Signed SoCG with Eastleigh Borough Council  
Application Document: 8.4.22

Planning Inspectorate Reference Number: EN070005

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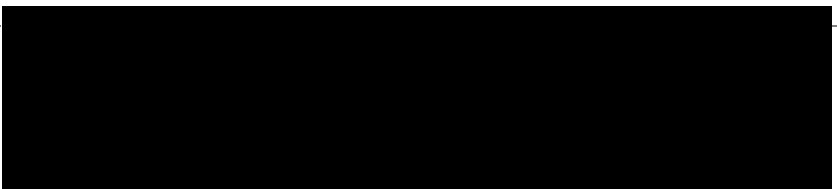
## **Southampton to London Pipeline Project**

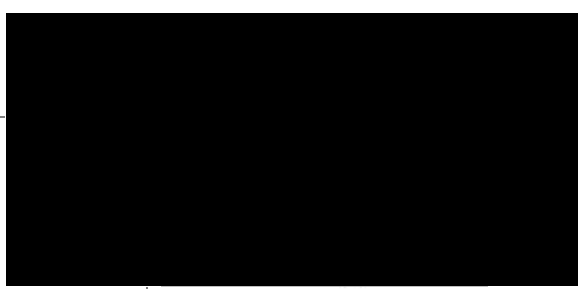
### **Statement of Common Ground Between: Esso Petroleum Company, Limited and Eastleigh Borough Council**

Date: March 2020

Application Document Reference: B2325300-JAC-000-COE-REP-000275



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# 1. Introduction

## 1.1 Purpose of Document

- 1.1.1 A Statement of Common Ground (SoCG) is a written statement produced as part of the Application process for a Development Consent Order (DCO) and is prepared jointly between the applicant for a DCO and another party. It sets out matters of agreement between both parties, as well as matters where there is not an agreement. It also details matters that are under discussion.
- 1.1.2 The aim of a SoCG is to help the Examining Authority manage the Examination Phase of a DCO application. Understanding the status of the matters at hand will allow the Examining Authority to focus their questioning and provide greater predictability for all participants in examination. A SoCG may be submitted prior to the start of or during Examination, and then updated as necessary or as requested during the Examination Phase.

## 1.2 Description of the Project

- 1.2.1 Esso Petroleum Company, Limited (Esso) launched its Southampton to London Pipeline Project in December 2017. The project proposes to replace 90km of its 105km aviation fuel pipeline that runs from the Fawley Refinery near Southampton, to the West London Terminal storage facility in Hounslow. In spring 2018, Esso held a non-statutory consultation which helped it to select the preferred corridor for the replacement pipeline. In autumn 2018, it held a statutory consultation on the preferred route for the replacement pipeline. In early 2019, it held a second phase of statutory consultation on design refinements. The application for Development Consent was submitted to the Planning Inspectorate on 14<sup>th</sup> May 2019.

## 1.3 This Statement of Common Ground

- 1.3.1 This SoCG has been prepared jointly by Esso as the applicant and Eastleigh Borough Council as a prescribed consultee and Local Authority as defined within the Local Government Act 2000. Eastleigh Borough Council has interests in the SLP Project, as a Local Planning Authority, as a service provider to its businesses and residents, but not as a landowner affected by the project.
- 1.3.2 For the purpose of this SoCG, Esso and Eastleigh Borough Council will jointly be referred to as the “Parties”. When referencing Eastleigh Borough Council alone, they will be referred to as “the Authority”.
- 1.3.3 Throughout this SoCG:
- Where a section begins ‘matters agreed’, this sets out matters that have been agreed between the Parties.
  - Where a section begins ‘matters not agreed’, this sets out matters that are not agreed between the Parties.
  - Where a section begins ‘matters subject to ongoing discussion’, this sets out matters that are subject to further negotiation between the Parties.

## **1.4 Structure of the Statement of Common Ground**

1.4.1 This SoCG has been structured to reflect matters and topics of relevance to the Authority in respect of the Southampton to London Pipeline Project.

- Section 2 provides an overview of the engagement to date between the Authority and Esso.
- Section 3 provides a summary of areas that have been agreed.
- Section 4 provides a record of areas that have not yet been agreed
- Section 5 provides a note of matters subject to ongoing discussion
- Section 6 provides a record of relevant documents and drawings

## 2. Record of Engagement Undertaken to Date

### 2.1 Pre-application Engagement and Consultation

2.1.1 The table below sets out the consultation and engagement that has been undertaken between the Parties prior to the submission of the DCO application.

Table 2.1 Schedule of pre-application meetings and correspondence

Date	Format	Topic	Discussion Points
04/12/2017	Correspondence	Project introduction	The project sent a letter to planning team at the Authority regarding: <ul style="list-style-type: none"> <li>• Map of current route</li> <li>• Project timeline</li> <li>• Project introduction</li> </ul>
19/01/2018	Hampshire Officers Forum	Project introduction	The Authority's planning contact was not able to attend.
19/01/2018	Hampshire Members Forum	Project introduction	The Authority's elected representative was not able to attend.
07/02/2018	Workshop	Environmental workshop	Authority officers invited but unable to attend.
23/02/2018	Hampshire Officers Forum	Project update	The Authority's planning contact attended the forum meeting and received a briefing on the approach to corridor options.
23/02/2018	Hampshire Members Forum	Project update	The Authority's elected representative was not able to attend.
01/03/2018	Briefing note	Non-statutory (Corridor) consultation	Briefing note sent to planning officers at Local Authorities within each corridor option.
02/03/2018	Correspondence	Data request	Liaison with the Authority over GIS and other data requested for the project.
15/03/2018	Correspondence	Commitment to Community Consultation – early view	Email sent to the Authority containing Commitment to Community Consultation (CtCC), and details of councillors that will be notified ahead of launch.
19/03/2018	Correspondence	Non-statutory (Corridor) consultation launch	The project sent the Authority two letters: <ol style="list-style-type: none"> <li>1) Notification of launch letter (as a potential future statutory consultee)</li> <li>2) Draft CtCC with a separate cover letter</li> </ol>
30/04/2018	Correspondence	Non-statutory (Corridor) Consultation Response	The Authority provided comments (copy enclosed at Appendix A) on the relationship of the pipeline corridors with the existing and proposed major residential developments in the Boorley Green area. The Authority requested it be kept informed on the progress with the project, and identified the location and design of the pigging station as an aspect it would wish to comment on.

Date	Format	Topic	Discussion Points
25/05/2018	Hampshire Officers Forum	Project update	A planning officer from the Authority attended the forum.
25/05/2018	Hampshire Members Forum	Project update	The Authority's elected representative was not able to attend.
30/05/2018	Correspondence	Preferred corridor announcement	The Authority was sent a letter as a key stakeholder regarding the preferred corridor that was selected.
27/06/2018	Correspondence	Initial Working Route	Project update regarding Initial Working Route release.
09/07/2018	Consultation	Draft Statement of Community Consultation	The draft SoCC was issued for statutory consultation to the Authority. Response received requesting inclusion of additional publication in the media list, and SoCC updated accordingly.
August 2018	Workshop	EIA Scoping	Invitation was issued on the 17 July 2018 to the main point of contact at the Authority. Several dates were offered but officers were not able to attend. The workshop supported the Planning Inspectorate's scoping consultation.
22/08/2018	Hampshire Officers Forum	Project update	The Authority attended the Officers Forum.
24/08/2018	Hampshire Members Forum	Project update	The Authority's elected representative was not able to attend.
06/09/2018	Correspondence	Launch of first statutory (Preferred Route) consultation	The project sent the Authority a notification of launch letter (as a statutory consultee).
19/10/2018	Consultation response	Response to first statutory (Preferred Route) consultation	The Authority responded to the first statutory (Preferred Route) consultation. A copy is enclosed at Appendix B. Comments focused on the planning position with the planned residential developments at Boorley Green and concerns about locating a pigging station within the Borough.
03/12/2018	Meeting	Project Update	The project team met with Planning Officers from the Authority, Hampshire and Winchester Councils to give a briefing on possible route refinements.
07/01/2019	Briefing Note	Next steps – Second statutory (Design Refinements) consultation	Sent to councillors/ members. Provided an overview of the second statutory (Design Refinements) consultation and its contents ahead of the launch on 21 January 2019. The briefing note was accompanied by the offer of a meeting.
18/01/2019	Correspondence	Cumulative Effects	The project emailed the planning team regarding the identification of committed development for the assessment of cumulative



Date	Format	Topic	Discussion Points
			effects associated with the scheme. A memo outlined the approach alongside a provisional long list and short list for feedback from the Authority.
18/01/2019	Correspondence	Launch of second statutory (Design Refinements) consultation	The project sent the Authority a notification of launch letter (as a statutory consultee), complying with the approach set out in the SoCC. The Authority did not respond to the consultation.
25/03/2019	Briefing note	Next steps	The project issued a briefing note to councillors/members following the close of the second statutory (Design Refinements) consultation re: next steps.
27/03/2019	Correspondence	Final route release	The project issued a letter to planning officers announcing the final route and offering a meeting if required.
02/04/2019	Correspondence	Draft DCO	Project supplied the Authority with a draft of the DCO and asked for comments.
25/04/2019	Correspondence	Next steps	The project contacted the Authority to provide early warning of its submission for development consent.

## 2.2 Engagement Following Submission of Application

2.2.1 The table below sets out the consultation and engagement that has been undertaken between the Parties since the submission of the DCO application.

Table 3.1 Schedule of engagement post submission of application

Date	Format	Topic	Discussion Points
16/05/2019	Correspondence	Application submitted	The project confirmed that the application for Development Consent was submitted to the Planning Inspectorate and a USB containing the application was being sent in the post to the Authority's planning team.
06/06/2019	Correspondence	Consulting the project on planning applications	The project requested that the Authority consult it on planning applications where relevant.
10/06/2019	Correspondence	Safeguarding	The project confirmed with the Authority that it had been granted safeguarding and that it would be required to consult the project.
26/06/2019	Correspondence	Next steps	The project issued a letter confirming that the application had been accepted for examination by the Planning Inspectorate and informing the Authority that they have the option to register as an Interested Party by making a Relevant Representation



Date	Format	Topic	Discussion Points
August 2019 – February 2020	Correspondence	Statement of Common Ground	Communication and discussion of content of Statement of Common Ground
22/01/2020	Meeting	Project update	Meeting to discuss the Authority's Written Representation, the Applicant's Outline plans being submitted at Deadline 4, and updates to Statement of Common Ground.

### 3. Matters Agreed

3.1.1 The table below sets out the matters agreed in relation to different topics.

Table 3.1 Schedule of matters agreed

Examining Authority's Suggested Theme	Topic	Matter agreed
Planning Policy	National Policy Statements (NPSs)  Development Plan	<p>The relevant NPSs are:</p> <ul style="list-style-type: none"> <li>Overarching National Policy Statement for Energy (EN-1)</li> <li>National Policy Statement for Gas Supply Infrastructure and Gas and Oil Pipelines (EN-4)</li> </ul> <p>While the assessment of the application for development consent should be made against the NPSs, it is agreed that the Development Plan for Hampshire comprises:</p> <ul style="list-style-type: none"> <li>Saved policies of the Eastleigh Borough Local Plan Review (2001-2011)</li> <li>Hampshire Minerals and Waste Local Plan</li> </ul> <p>It is agreed that the Eastleigh Borough Local Plan 2016-2036 is an emerging plan, not forming part of the Development Plan at the date of DCO submission, but may become adopted before the approval of the DCO (Current stage: Local Plan Examination).</p>
Need and Principle of Proposed Development and Examination of Alternative Routes	General	The Authority has no objection to the principle of the proposed pipeline.
	General	The Authority is satisfied with the approach of consulting on corridors and then a route.
	General	<p>The Authority is satisfied with the statutory consultation on the pipeline route – both during the Preferred Route Consultation and the Design Refinements Consultation.</p> <p>The Authority summarised its position during these consultations and only set out its full opinion and comments regarding the pipeline route in its Written Representation (<b>Examination Document REP2-064</b>).</p>
	General	<p>The Applicant and the Authority have met at appropriate times since the project launch in December 2017.</p> <p>The Authority is satisfied that the consultation and engagement with its officers, members and residents has been robust and meaningful and in accordance with the requirements of the Planning Act 2008.</p>
Construction effects on	Development Land	The Authority is satisfied that the route of the proposed pipeline does not impact adversely on any strategic allocation identified in emerging or adopted local plans in the borough.

People and Communities	Development Land	<p>The Authority is satisfied that the Applicant has and continues to take account of development sites within the borough, and is working with the respective landowners and developers to avoid or mitigate potential impacts.</p> <p>The Authority has commented that Chapter 15 of the submitted Environmental Statement (<b>APP-055</b>) does not refer to application F/19/85178 which was submitted to the Authority in March 2019.</p> <p>Esso confirmed in <b>REP3-016</b> that “<i>application F/19/85178 was submitted on 12 March 2019, which was after the completion of the Cumulative Effects Assessment included within the Application and therefore is not included within the application documents</i>”.</p>
	Development Land	<p>The Authority is satisfied that through the determination of current and future planning applications for residential development in the Boorley Green area, the Applicant will engage with prospective developers through the development management process to identify phasing or other mechanisms so as to avoid or minimise potential impacts on housing delivery.</p>
	Development Land	<p>The Authority is in the process of determining planning applications for residential development in the Boorley Green area, and has the ability through the determination of those applications to consider the appropriate use of planning conditions to cover detailed matters relating to the implementation of the proposed residential development in the vicinity of the proposed replacement pipeline.</p>
The Draft Development Consent Order	Discharge of Requirements	<p>The Authority is satisfied that Schedule 2 of the draft DCO (<b>Additional Submission AS-059</b>) provides a suitable framework for its approval of those further plans requiring discharge prior to the commencement of development, including the Construction Environmental Management Plan (CEMP) and the Landscape and Ecological Management Plan (LEMP).</p> <p>The detailed content of the Outline Plans remains a Matter Not Agreed at this time (see below).</p>
	Property	<p>There is no Authority owned property within the Order Limits affected by the DCO proposals.</p>
Flooding and Water	Water and flood risk	<p>The Authority has no comments on this topic, provided that the relevant commitments set out in the Register of Environmental Actions and Commitments are secured by draft DCO Requirements and no objections are raised by Hampshire County Council as Lead Local Flood Authority or by the Environment Agency.</p> <p>The Applicant confirms in response that the principles of matters relating to flooding and water are agreed with the Lead Local Flood Authority and Environment Agency. Discussion of the detailed wording of protective provisions will continue with those parties.</p>
	Surface and Foul Water drainage	<p>The Authority requested confirmation from the Applicant on the details of any permanent surface and foul water drainage that is proposed within Eastleigh Borough.</p>

		The Applicant confirms in response that there are no permanent surface or foul water drainage systems proposed within Eastleigh Borough.
	Water mitigation and management measures, including drainage during construction	<p>The Authority identified the need for further details to be provided, including on construction related drainage, and reinstatement of drainage.</p> <p>The parties are in agreement that the detailed water mitigation and management measures will be set out in the Water Management Plan (Appendix B to the CEMP), an Outline of which was submitted by the Applicant at Deadline 4, and the detail of which will be discussed with and submitted for the approval of the Authority as secured by DCO Requirement 6.</p>
<b>Historic Environment</b>		The Authority has no comments on this topic, provided that the relevant commitments set out in the Register of Environmental Actions and Commitments are secured by draft DCO Requirements and no objections are raised by Hampshire County Council in this regard.
<b>Landscape and visual impacts</b>	Hedge and tree removal and reinstatement	<p>The Authority has reviewed the Outline LEMP submitted by the Applicant at Deadline 4 and the example vegetation removal and reinstatement plans. The Authority confirms it is satisfied that Requirement 8 and the submission of the final LEMP for its approval, secured by DCO Requirement 12, provides an appropriate mechanism to adequately and appropriately control reinstatement proposals.</p> <p>The detailed content of the Outline Plans remains a Matter Not Agreed at this time (see below).</p>
<b>Security and Safety</b>		The Authority has no comments on this topic, provided that the relevant commitments set out in the Register of Environmental Actions and Commitments are secured through draft DCO Requirements.
<b>Highways and transport</b>	Highways	The Authority is satisfied with the project's approach to highway crossings and street works in its Borough, provided that no objections are raised by Hampshire County Council as Highway Authority.
<b>Noise, air quality and disturbance during construction</b>	Noise and vibration	<p>The Authority has reviewed the Outline CEMP submitted by the Applicant at Deadline 4, including the Outline Noise and Vibration Management Plan appendix. The Authority confirms it is satisfied that the submission of the final CEMP for its approval, secured by DCO Requirement 6, provides an appropriate mechanism to adequately and appropriately control potential construction noise and vibration.</p> <p>The detailed content of the Outline Plans remains a Matter Not Agreed at this time (see below).</p>
<b>Code of Construction Practice (CoCP)</b>		<p>The Authority has reviewed the CoCP submitted by the Applicant at Deadline 4. It notes that the Applicant is to submit an updated CoCP at Deadline 6.</p> <p>The detailed content of the CoCP remains a Matter Not Agreed at this time (see below).</p>

<b>Methodology for EIA including assessment of cumulative effects</b>	Environmental Impact Assessment	<p>The Authority is satisfied that the Environmental Impact Assessment is proportionate to the scale and likely impacts of the project in the borough.</p> <ul style="list-style-type: none"> <li>• The scope and methods of the ecological surveys are appropriate</li> <li>• The mitigation is appropriate</li> </ul> <p>The Authority is not able to confirm its position on effects on biodiversity assets in advance of the discussion and agreement of the detailed LEMP, secured under Requirement 12.</p>
	Environmental Impact Assessment	<p>The Authority agrees that the list of developments and allocations within its borough, considered in the cumulative effects assessment and reported in Chapter 15 of the Environmental Statement, is satisfactory. The list of developments is found in Appendix C of this document.</p> <p>The Authority queried why application F/19/85178, submitted in March 2019 was not included in the assessment. The Applicant confirmed in response that this was submitted after the cut-off date for the cumulative effects assessment in the Environmental Statement.</p>
	Potential impacts on Fish Spawning in the Tributary of the River Hamble	<p>The Authority identified concerns that the proposed trenchless crossing underneath Ford Lake, a tributary of the River Hamble, had the potential to adversely affect fish spawning and suggested that seasonal constraints may need to be adopted.</p> <p>The Applicant can confirm in response that the signed SoCG with the Environment Agency submitted at Deadline 5 (<b>REP5-009</b>) that:</p> <p><i>“The ditch leading to the tributary of the River Hamble (WCX006) would be subject to constraints between 1st October to 15th May. The tributary of the River Hamble (WCX007) would be subject to constraints from 1st October to 31st December and 15th March to 15th May providing a redd survey is undertaken downstream at the end of December or beginning of January and no redds are found; should redds be found then the full timing restriction of 1st October to 15th May will be required”.</i></p> <p>The revised commitment will be included in the Outline Construction Environmental Management Plan provided at Deadline 6.</p>

## 4. Matters Not Agreed

4.1.1 The table below sets out the matters **not** agreed in relation to different topics.

Table 4.1 Schedule of matters not agreed

Topic	Matter not agreed
Biodiversity	<p>The Authority has concerns about the residual effects on biodiversity receptors in relation to tree and hedgerow loss, and impact on soil micro flora and fauna as a result of widespread soil compaction.</p> <p>The Authority's concerns related to soil compaction have only been raised with Esso within the last week. Esso considers that the submitted Environmental Statement has assessed the potential significant effects on biodiversity appropriately and identified no significant residual effects within Eastleigh Borough. Furthermore, the embedded measures secured within the DCO, and the details that will be submitted for the Authority's approval within the Landscape and Ecological Management Plan and Soil Management Plan, secured by DCO Requirements 12 and 6 respectively, satisfactorily secure any necessary good practice measures to avoid issues of concern to the Authority.</p>
Biodiversity Net Gain	<p>In paragraph 2.15 of its Written Representation (<b>REP2-064</b>) the Authority set out its position that the application should provide for Biodiversity Net Gain.</p> <p>Esso responded to this in Table 1.1 of its response to Written Representations (<b>REP3-016</b>).</p>
Outline Plans Code of Construction Practice	<p>The Authority provided feedback on 28 February 2020 on the Outline CEMP (and Appendices), Outline LEMP, and CoCP submitted by the Applicant at Deadline 4.</p> <p>Esso will submit an updated CoCP, Outline LEMP and Outline CEMP (and Appendices) at Deadline 6.</p> <p>The Authority reserves its position on these plans until it has reviewed them. Esso is confident that an acceptable CoCP will be submitted to the Examination and certified as part of the approval of the DCO.</p> <p>Esso is also confident that an acceptable detailed CEMP and LEMP will be discussed with and submitted to the Authority for approval prior to the implementation of any Stage of the development within Eastleigh Borough, as secured by DCO Requirement 6 (CEMP) and 12 (LEMP).</p> <p>The Parties are in agreement that they will continue to engage constructively on the content of the Outline Plans and CoCP during the Examination process, and thereafter on the detailed Plans to be prepared and discussed and then submitted for the Authority's approval under the DCO Requirements.</p>
Hedgerow and tree removal and reinstatement	<p>The Authority has concerns that they will only be notified of the Vegetation Retention and Removal Plans and would want the DCO to require the Vegetation Retention and Removal Plans to be submitted for approval by the Authority, as is required for the Outline Plans.</p> <p>The Authority has concerns that hedgerow and tree removal and reinstatement may result in the temporary loss of trees and hedgerows, with consequential landscape and biodiversity impacts. In addition, the Authority has recently</p>

raised concerns about the 30m working width and the 10m maximum width of hedgerow crossings, and the restrictions on replanting of trees and hedgerows within the pipeline easement. The Authority also consider that the aftercare period for mitigation planting should be 10 years.

Esso has made written and oral submissions to the Examination to explain why it considers that the Vegetation Retention and Removal Plans should not be submitted for approval by the relevant planning authority.

Esso does not consider that any additional mitigation for the removal and reinstatement of hedgerows or trees is required, based on its assessment of the landscape and biodiversity effects as set out in the submitted Environmental Statement. Esso has committed to a maximum of 10m width of hedgerow removal, and the full reinstatement of hedgerows.

In addition, and as clarified at the Issue Specific Hearing on 26 February, it is Esso's intention to reinstate any trees removed at or in the vicinity of the location of the removed tree. Where a tree cannot be replaced within the pipeline easement, shrub planting would be implemented within the easement, in addition to the replacement of the removed tree in the vicinity (for example, shrubs can be planted within the full 10m width, and trees can be within the 10m but located either side of the 6.3m easement). This clarification will be included within the documents to be submitted at Deadline 6. The Applicant considers that additional mitigation such as is being sought by the Authority is not justified or required as part of the DCO.

Esso considers that the 5 year aftercare period for reinstatement planting specified in the draft DCO is appropriate.





## 5. Matters Subject to On-going Discussion

5.1.1 The table below sets out the matters subject to ongoing discussion.

Table 5.1 Schedule of matters subject to on-going discussion

Topic	Matter subject to ongoing discussion

## 6. Relevant documents and drawings

### 6.1 List of relevant documents and drawings

The following is a list of documents and drawings upon which this SoCG is based.

Table 6.1 Schedule of relevant documents

Application Reference	Title	Content	Date
EN070005 Document 6.1	Environmental Statement Non-Technical Summary	Overview of the Environmental Statement	14 May 2019
EN070005 Document 6.2	Environmental Statement	Report of the Environmental Impact Assessment	14 May 2019
EN070005 Document 6.3	Environmental Statement Figures	Illustrative material to support the Environmental Statement	14 May 2019
EN070005 Document 6.4	Environmental Statement Appendices	Additional data and evidence to support the Environmental Statement	14 May 2019
EN070005 Document 7.1	Planning Statement	Assessment of the application against National Policy Statements EN-1 Energy and EN-4 Oil and Gas Pipelines	14 May 2019

## 7. Appendix A

### 7.1 Response to Corridor Consultation

Thank you for consulting us on the options for the replacement pipeline corridor. Only the initial section around Boorley Green is within Eastleigh Borough and I note that for all three options for the southern part of the route out to consultation - Options D, Option F and Option G - the route of the pipeline corridor is the same and is located along the route of the existing pipeline. As a result we do not have a preference between the 3 options shown as the differences lie outside of our Borough and we will leave it to the other local authorities to comment on the implications of the different routes. However, I would like to draw your attention to recent planning permissions granted in Boorley Green that may have an impact on the exact route chosen:

- Land to the north and east of Boorley Green - outline planning permission was granted in November 2013 for 1400 dwellings, an extension to Botley Park Hotel, a local centre, a primary school, community and sports facilities and associated infrastructure under reference O/12/71514, with reserved matters approval for the detailed layout subsequently granted in October 2014 for sports pitches and pavilion (reference R/14/74872), February 2016 for main infrastructure roads (reference R/15/77552), May 2016 for Phase 1 (of 2) of the residential development (reference R/15/77595) and October 2017 for Phase 2 (of 2) of the residential development (reference R/16/79470). Reserved matters approval for the hotel extension and local centre have not yet been issued. I can confirm that development has commenced on site, with the creation of the new access off Maddoxford Lane and with residential development under construction at the northern end of the site from the new access off Winchester Road. I attach a copy of the site location plan and the approved layout for the southern end of the site - drawing CONS131212/PH2\_SL.01rev N - Phase 2 Site Layout (Proposed Developer Parcels). The existing pipeline runs through the site.

- Land to the east of Crows Nest Lane - outline planning permission for 50 dwellings and associated infrastructure was granted in July 2017 (reference O/16/78389) and I attach copies of the site location plan and approved Parameter Plans - drawings 01001A\_PP01 rev P1 - Parameter Plan: Land Use and Green Infrastructure- and 01001A\_PP02 rev P4 - Parameter Plan: Movement and Access. There has not yet been an application made for approval of reserved matters. The site is adjacent to the existing pipeline.

- Land to the south of Maddoxford Lane - outline planning permission for 50 dwellings and associated infrastructure was granted in March 2018 (reference O/16/79600) and I attach copies of the site location plan and approved illustrative masterplan - drawing PL04 rev A 'Indicative Masterplan'. There has not yet been an application made for approval of reserved matters. The existing pipeline runs through the site.

As the project develops we would wish to comment on the details of the exact route of the pipeline and the proposed pigging station to be located in Boorley Green. In addition please could you provide us with a copy of the Planning Inspectorate's Scoping Opinion in due course. Please contact me if you require any further information.



## 8. Appendix B

### 8.1 Response to Preferred Route Consultation

Thank you for consulting us on the preferred option for the replacement pipeline corridor.

It is noted that the corridor now has 2 potential routes within Boorley Green (the only section of the pipeline within Eastleigh Borough). I understand that the eastern-most route has been suggested to avoid conflicting with the development that is currently underway to the north of Maddoxford Lane under outline planning permission

O/12/71514 and the reserved matters approvals R/14/74872, R/15/77552, R/15/77595 and R/16/79470, which were referred to in our previous response. From the information available to date the eastern route would appear to be more appropriate.

Since the last consultation the Council has received an application for reserved matters approval (RM/18/83875) in relation to the outline permission for land to the east of Crows Nest Lane, and a copy of the suggested layout is attached for your information. Please note however that this layout is still under consideration.

I understand you are also aware that Bloor Homes have recently carried out public consultation on a future application for land further to the east and that you have been in contact with them to discuss how the eastern arm of the route could be accommodated on their site.

Given all the development in this area the exact alignment of the route will be critical and we would wish to be involved in future discussions. Similarly to date there does not appear to be an indication as to where the pigging station will be located and how its visual impact can be mitigated. This will be another important consideration for the Council. As the project develops we would wish to comment on the details of the exact route of the pipeline and the proposed pigging station to be located in Boorley Green. In addition please could you provide us with a copy of the Planning Inspectorate's Scoping Opinion in due course.

Please contact me if you require any further information.

## 9. Appendix C

### 9.1 Long list of DCO/Other Developments considered in the Cumulative Effects Assessment

Table 9.1 Long list of DCO/Other Developments considered in the Cumulative Effects Assessment

ID_1	Name of Development	Description	Status	Long List	Tier	Distance from the Project	Temporal Scope / Overlap with Project Timescales	Scale and Nature of Development	Reason for Scoping In / Out	Short listed?
A1	Heathrow Expansion	Adding a northwest runway at Heathrow to increase air-traffic movement, in addition to supporting airfield, terminal and transport infrastructure, works to the M25, local roads and rivers.	Scoping Opinion received in June 2018	Yes	2	<1km to the north	Yes (Application for development consent due in 2019/2020; Construction starts from 2021).	Schedule 1 EIA development	Potential to have cumulative effects. Scoped into shortlist.	Yes
A2	Western Rail Link to Heathrow	Rail link from Reading Station to Heathrow Terminal 5 by building a new rail tunnel to link the Great Western Mainline to Heathrow Airport.	Scoping Opinion received in June 2015. Application to be submitted in Summer 2019.	Yes	2	3km	Possible (Planned construction 2020–2027)	Schedule 1 EIA development	Potential to have cumulative effects not anticipated due to the intervening distance between this scheme and the project	No
A3	Southern Rail Link to Heathrow	Southern rail connection between Chertsey, Virginia Water and	UK Government is expected to announce the next stage of the	Yes	3	>500m	No published timetable. However, if operation is due to	Schedule 1 EIA development	Potential to have cumulative	Yes

		Staines with Heathrow Terminal 5.	process for securing a private sector developer in early 2019. Expected to become operational between 2025-2027.				commence in 2025, construction could overlap with the project construction timescale.		effects. Scoped into shortlist.	
A4	Windsor Rail Link	Phase 1 connects the Great Western Rail Line from Slough and Windsor with the Windsor Waterloo line. Phase 2 connects Heathrow to western and southern parts.	Proposals for both phases of the project were submitted to the government on 31 July 2018. It was rejected by the government in December 2018.	Yes	3	This is 1.9 km at its closest point to the project.	No (Proposal rejected December 2018)	Schedule 1 EIA development	Rejected. Scoped out of shortlist	No
A5	Water infrastructure projects in Hampshire	This consists of a number of sewer improvements, flood protection schemes, upgrades to treatment works and projects to improve the quality of treated wastewater to meet European legislation.	<b>Otterbourne Water Supply Works:</b> To submit planning application in March 2019. Expected to start construction in winter 2019 and end in spring 2020. <b>Portsmouth Flood Alleviation:</b> Complete. <b>Woolston Wastewater</b>	Yes	1	Nearest is Portswood WTW at 7km	Yes, Otterbourne WSW and South Hampshire and Portsmouth WTW could have overlapping construction timescales with the project.	Schedule 1 EIA development	No direct receptor source pathway identified due to distance from the project. Scoped out of shortlist	No

			<p><b>Treatment Works:</b> In construction and due for completion in summer 2019.</p> <p><b>South Hampshire (The Itchen, Candover and Testwood Water Abstraction):</b> Public Inquiry has now concluded and further plans are being drawn up.</p> <p><b>Portswold Wastewater Treatment Works:</b> Construction activities are currently underway and due for completion in March 2025.</p>							
A6	River Thames Scheme	Flood relief channel from Datchet to Teddington Lock	A pre-planning application process was completed in August 2018. Subject to funding, a full planning application may	Yes	2	The scheme intersects the project near Chertsey	Yes (Planned construction 2020–2021)	Schedule 2 development	Potential to have cumulative effects. Scoped into shortlist.	Yes



			be submitted October 2019.							
A7	Heathrow Western Hub	Expansion of Heathrow Airport including new and reconfigured hub terminal facilities; supporting airfield and transport infrastructure; works to roads and rivers; temporary construction works; mitigation works and other associated and ancillary development.	A Scoping Report has been submitted to the Planning Inspectorate on February 2019	Yes	2	The scheme is located 2.6 km to the northwest from the northern extent of SLP project	Yes (Assuming that grant of DCO is obtained in late 2021, the scheme is expected to be fully completed by 2030)	Schedule 1 development	No direct receptor source pathway identified due to distance from the project. Scoped out of shortlist.	No

Table 8.2 Long List of Major Applications considered in the Cumulative Effects Assessment

ID	Name of Development	Description (based on information from the planning portal)	Status	Long List	Tier	Distance from the Project	Temporal Scope / Overlap with Project Timescales	Scale and Nature of Development	Reason for Scoping In / Out	Shortlisted?
Eastleigh Borough Council										
B8	O/16/78389	Outline application for residential development of up to 50 dwellings with green infrastructure, hard and soft landscape and associated infrastructure, including internal access roads, footpaths/cycle routes, play space and relocation of gas governor and creation of new access on to Maddoxford Lane.	Approved	Yes	1	0 - 500m	Likely	Not Schedule 1 or 2 development	Not expected to generate cumulative effects due to the scale of the proposed scheme. Scoped out.	No
B9	F/15/76235	Construction of a 5km trunk sewer and associated works including new pumping station and pipe bridge.	Approved	Yes	1	0 - 500m	Likely	Schedule 2 EIA development Potential to have	Scoped into shortlist.	Yes



ID	Name of Development	Description (based on information from the planning portal)	Status	Long List	Tier	Distance from the Project	Temporal Scope / Overlap with Project Timescales	Scale and Nature of Development	Reason for Scoping In / Out	Shortlisted?
								cumulative effects.		
B10	O/12/71514	<p>Outline application with all matters reserved (except for access) for the demolition of golf driving range shelter and groundsman's equipment store and the development of 1,400 homes with access from Winchester Road and Maddoxford Lane.</p> <ul style="list-style-type: none"> <li>• Includes upgrades to the Winchester Road/Woodhouse Lane Junction and approaches and Maypole Roundabout;</li> <li>• Construction of Sunday's Hill Bypass and approaches, extension to existing hotel (including new conference and leisure facilities, 44 new bedrooms and car parking);</li> <li>• Creation of new local centre (incorporating energy centre, pub, assisted living accommodation, retail and employment floorspace, including change of use of Braxells Farm House to employment);</li> <li>• Primary school, multi-purpose community building, sports and open space facilities including play areas, allotments and Multi-Use Games Area; and</li> <li>• Changing facilities, together with construction of roads, footpaths</li> </ul>	Approved	Yes	1	0 - 500m	Likely	Schedule 2 EIA development Potential to have cumulative effects.	Scoped into shortlist.	Yes

ID	Name of Development	Description (based on information from the planning portal)	Status	Long List	Tier	Distance from the Project	Temporal Scope / Overlap with Project Timescales	Scale and Nature of Development	Reason for Scoping In / Out	Shortlisted?
		(including diversion of Footpath No. 2) and cycle ways, and pumping stations.								
B11	O/15/75953	Outline application for up to 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for twoform entry primary school, formal and informal open space and sports pitches. New access off Winchester Road, associated on-site roads, infrastructure and footpaths/cycleways. Detailed matters for determination access (all other matters reserved – scale, appearance, landscaping and layout).	Approved	Yes	1	0 - 500m	Likely	Schedule 2 EIA development	Potential to have cumulative effects. Scoped into shortlist.	Yes
B12	O/16/79600	Outline application for demolition of existing residential dwelling and associated farm buildings, development of up to 50 dwellings with access from Maddoxford Lane, site infrastructure, open space and associated landscaping.	Approved	Yes	N/A	50m	Likely	Not Schedule 1 or 2 development	Potential to generate cumulative effects due to the distance of the scheme from the project. Scoped into shortlist.	Yes
B13	O/18/83634	Hybrid planning application for the proposed development of a residential and education led site with access off Woodhouse Lane. Outline: Up to 605 residential dwellings, a local centre, pedestrian and cycle links, a pedestrian Site of Interest for	Validated	Yes	1	0 - 500m	Likely	Schedule 2 EIA development	Potential to have cumulative effects. Scoped into shortlist.	Yes

ID	Name of Development	Description (based on information from the planning portal)	Status	Long List	Tier	Distance from the Project	Temporal Scope / Overlap with Project Timescales	Scale and Nature of Development	Reason for Scoping In / Out	Shortlisted?
		Nature Conservation crossing, drainage, public open space, landscaping, other supporting infrastructure and mitigation measures (including noise attenuation) associated with the development.								
B14	O/18/83698	Erection of up to 375 dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. Two new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3).	Validated	Yes	1	0 - 500m	Likely	Schedule 2 EIA development	Potential to have cumulative effects. Scoped into shortlist.	Yes
Hampshire County Council										
B15	15/00188/H CC	Construction of a single-storey standalone extension to allow the school to expand to a two-form entry primary school. A number of internal alterations to the existing school will be carried out to facilitate the expansion. Additional parking spaces will also be provided to accommodate the increased staff numbers.	Approved	Yes	1	0 - 500m	No, already constructed.	N/A	Scoped out as it is already constructed.	No
B16	CS/17/81226	Construction of a bypass for Botley, providing a connection from Station Hill (A334/A3051 junction) to Woodhouse Lane together with associated improvements/enabling works to Woodhouse Lane	Approved	Yes	1	0 - 500m	Likely	Schedule 1 EIA development	Potential to have cumulative effects. Scoped into shortlist.	Yes



ID	Name of Development	Description (based on information from the planning portal)	Status	Long List	Tier	Distance from the Project	Temporal Scope / Overlap with Project Timescales	Scale and Nature of Development	Reason for Scoping In / Out	Shortlisted?
B17	CS/18/82664	Development of the site for a new two-form entry primary school, consisting of a two-storey building with single-storey kitchen/plantroom attached, inclusion of a grass sports pitch and hard courts as well as staff car parking	Approved	Yes	1	0 - 500m	Likely	Schedule 2 not EIA development	Potential to have cumulative effects. Scoped into shortlist.	Yes