

Southampton to London Pipeline Project

Deadline 1

Signed SoCG with East Hampshire
District Council

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Southampton to London
Pipeline Project



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Statement of Common Ground

Between:

Esso Petroleum Company, Limited

and

East Hampshire District Council

Date: October 2019

Application Document Reference: B2325300-JAC-000-COE-REP-00277



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Date	24 th October 2019

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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 late in 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 14th May 2019.

1.3 This Statement of Common Ground

- 1.3.1 This SoCG has been prepared jointly by Esso as the applicant and East Hampshire District Council as a prescribed consultee and Local Authority as defined within the Local Government Act 2000. East Hampshire District 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 East Hampshire District Council will jointly be referred to as the “Parties”. When referencing East Hampshire District 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 Consultee in respect of Esso's Southampton to London Pipeline Project.
- Section 2 provides an overview of the engagement to date between the Parties.
 - 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 list of ongoing matters (if any) that will be agreed or not agreed by the Parties during examination.
 - Section 6 provides a record of relevant documents and drawings

2. Record of Engagement Undertaken to Date

2.1 Pre-application Engagement and Consultation

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"> • Map of current route • Project timeline • Project introduction
18/12/2018	Meeting	Project introduction	A briefing meeting on the project was held at the Authority's request.
19/01/2018	Hampshire Officers Forum	Project briefing	The Authority's planning contact attended the meeting and was briefed on the project.
19/01/2018	Hampshire Members Forum	Project briefing	The Authority's elected representative was not able to attend.
07/02/2018	Environmental workshop	Briefing	Authority officers invited but unable to attend.
23/02/2018	Hampshire Officers Forum	Briefing on route corridor work	The Authority's planning contact was not able to attend.
23/02/2018	Hampshire Members Forum	Briefing on route corridor work	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.
07/03/2018	Meeting	Project update	A briefing meeting on the project was held at the Authority's request.
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 a notification of launch letter (as a potential future statutory consultee)

03/05/2018	Environmental workshop	Meeting to explain the project's ecology survey strategy, with the council ecologists	Meeting attended by the Authority's, and other Councils ecologists to discuss approach to project, including surveys and assessments.
10/05/2018	Correspondence	Consultation response	The Authority responded to the non-statutory (Corridor) consultation. A copy is enclosed at Appendix A.
25/05/2018	Hampshire Officers Forum	Update	A planning officer from the Authority was not able to attend the forum, so emailed update provided instead, presenting the findings of the Pipeline Corridor Consultation and explaining how the preferred corridor would be selected and then when it would be announced to stakeholders
25/05/2018	Hampshire Members Forum	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. The Authority did not respond.
22/08/2018	Hampshire Officers Forum	Update	The Authority's planning officer was not able to attend.
22/08/2018	Hampshire Members Forum	Update	The Authority's elected representative was not able to attend.
August 2018	Workshops	EIA Scoping	Invitation was issued on the 17 July 2018 to the main point of contact at the Authority. Several dates were offered, but Authority officers were not able to attend. The workshop supported the Planning Inspectorate's scoping consultation.
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), in line with the Planning Act 2008. The Authority did not respond to the consultation.
22/11/2018	Correspondence	Site information	Details of records of landfill sites provided to the project team by the Authority.
03/01/2019	Briefing Note	Next steps – Second statutory (Design Refinements) consultation	Sent to planning officers and 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 effects associated with the scheme. A memo outlined the approach alongside a provisional long list and short list for feedback from the Authority. The Authority responded with information on its emerging local plan proposed allocations.
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 SoCC. The Authority did not respond to the consultation.
25/03/2019	Briefing note	Next steps	The project issued a briefing note to planning officers and councillors/members following the close of the second statutory (Design Refinements) consultation re: next steps.
27/03/2019	Meeting	Project update	Meeting with Authority Planning Officer to provide project update and discussion.
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.
04/04/2019	Correspondence	Information	Information on existing pipeline provided to the Authority in relation to potential local plan allocation.
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

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

Date	Format	Topic	Discussion Points
16/05/2019	Correspondence	Application submitted	The project confirmed that the application for Development Consent has been 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.

Date	Format	Topic	Discussion Points
11/06/2019	Correspondence	Adequacy of consultation	The Authority responded to PINS on the adequacy of pre-application consultation.
27/08/2019	Meeting	Statement of Common Ground	The Authority met with the project to confirm the details within the draft Statement of Common Ground.

3. Matters Agreed

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

Table 3.1 Schedule of matters not agreed

Examining Authority's Suggested Theme	Topic	Matter agreed
Need and principle and examination of alternative routes	General	<p>The project 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>
Need and principle and examination of alternative routes	General	<p>The Authority is satisfied with the approach of consulting on corridors and then a route.</p>
Need and principle and examination of alternative routes	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>
Need and principle and examination of alternative routes	General	<p>The Authority has no objection to proposed Order Limits and Limits of Deviation that define the proposed pipeline route, as proposed in the SLP Project's application for development consent.</p>
Highways and transport	Highways	<p>The Authority is satisfied that the project is liaising with Hampshire County Council's highways team to agree its approach to highway crossings and street works in its district.</p>
Planning Policy	Development Land	<p>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 district.</p>
Planning Policy	National Policy Statements (NPS) Development Plan	<p>Both Parties agree that the relevant NPSs are:</p> <ul style="list-style-type: none"> • Overarching NPS for Energy (NPS EN-1) • NPS for Gas Supply Infrastructure and Gas and Oil Pipelines (NPS EN-4) <p>While the assessment of the application for development consent should be made against the NPSs, it is agreed that the Development Plan for the District comprises:</p> <ul style="list-style-type: none"> • Hampshire Minerals and Waste Local Plan (2013) • Saved policies of the Local Plan: Second Review (2006) • The Local Plan Part 1 (Joint Core Strategy) (adopted jointly by the Authority and the SDNPA in May 2014) • The Local Plan (Part 2): Housing and Employment Allocations (adopted by the Authority only in April 2016) • Medstead and Four Marks Neighbourhood Plan (2016) • Alton Neighbourhood Plan (2016) • Bentley Neighbourhood Plan (2016) • Ropley Neighbourhood Plan (2019)

		<p>It is agreed that the following documents are emerging policy documents, but not yet part of the Development Plan:</p> <ul style="list-style-type: none"> • East Hampshire Local Plan 2036 • Beech Neighbourhood Plan
Methodology for EIA	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 district.</p> <ul style="list-style-type: none"> • The scope and methods of the ecological surveys are appropriate • The mitigation is appropriate • The identification and assessment of effects on biodiversity assets is appropriate
Methodology for EIA	Environmental Impact Assessment	<p>The Authority agrees that the list of developments and allocations within its district, considered in the cumulative effects assessment and reported in Chapter 15 of the Environmental Statement (and attached at Appendix B), is satisfactory.</p>
Biodiversity	Environmental Impact Assessment	<p>The Authority is satisfied that there are no residual effects on biodiversity receptors.</p>
Construction effects on people and communities		<p>The Authority does not have comments to make on this theme.</p>
The Draft Development Consent Order		<p>The Authority does not have comments to make on this theme.</p>
Flooding and Water		<p>The Authority does not have comments to make on this theme.</p>
Historic Environment		<p>The Authority does not have comments to make on this theme.</p>
Landscape and visual impacts		<p>The Authority does not have comments to make on this theme.</p>
Security and safety		<p>The Authority does not have comments to make on this theme.</p>
Noise, air quality and disturbance during construction		<p>The Authority does not have comments to make on this theme.</p>
Construction Environment Management Plan (CEMP), Code of Construction Practice (CoCP) and Register of Environmental Actions and Commitments (REAC)		<p>The Authority does not have comments to make on this theme.</p>

4. Matters Not Agreed

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

Table 4.1 Schedule of matters not agreed

Examining Authority's Suggested Theme	Topic	Matter not agreed

5. Matters Subject to On-going Discussion

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

Table 5.1 Schedule of matters subject to on-going discussion

Examining Authority's Suggested Theme	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

East Hampshire District Council in its role as Planning Authority for the parts of the District outside of the South Downs National Park has welcomed the opportunity to attend a number of workshops prior to the public consultation period and has been happy to assist the project team through the provision of data identifying local constraints.

In addition, we note that Options G & J are your preferred options which broadly align with the existing pipeline route. In terms of Options D and F, it is important to note that Ropley Parish Council has recently consulted on a Pre-Submission Neighbourhood Plan which includes a number of proposed allocations for residential development. I would therefore suggest checking whether these options have the potential to impact upon these proposed allocations.

In terms of all of the options, it is important to note that the Council in its role as Planning Authority for those parts of the District outside of the South Downs National Park is currently undertaking a 'call for sites' as part of its Local Plan Review. It will therefore be important that we continue to liaise with you as the Local Plan Review progresses so that we understand the potential impacts the pipeline options could impact upon potential Local Plan allocations.

We welcome the opportunity to continue working with you as the project progresses.



8. Appendix B

8.1 Long List of DCO/Other Developments considered in the Cumulative Effects Assessment

Table 7.1 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	Yes	3	>500m	No published timetable. However, if	Schedule 1 EIA	Potential to have cumulative	Yes



		Staines with Heathrow Terminal 5.	stage of the process for securing a private sector developer in early 2019. Expected to become operational between 2025-2027.				operation is due to commence in 2025, construction could overlap with the project construction timescale.	development	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.	Otterbourne Water Supply Works: To submit planning application in March 2019. Expected to start construction in winter 2019 and end in spring 2020. Portsmouth Flood Alleviation: Complete.	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>Woolston Wastewater Treatment Works: In construction and due for completion in summer 2019.</p> <p>South Hampshire (The Itchen, Candover and Testwood Water Abstraction): Public Inquiry has now concluded, and further plans are being drawn up.</p> <p>Portsmouth Wastewater Treatment Works: 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	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



			planning application may 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 7.2 Major Applications

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?
East Hampshire District Council										
B 1	54229	Oakhanger Water Treatment Works to Alton Pipeline	Screening opinion received	Yes	3	Intersecting with SLP	Not known	Schedule 2 not EIA development	Insufficient information.	No
B 2	56174	Proposed solar farm	Screening opinion received	Yes	3	0 - 500m	Not known	Schedule 2 not EIA development	Insufficient information.	No



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?
B 3	20041/027	New buildings for use within class B1 (light industrial) and incidental class B8 (storage and distribution) with associated car parking and landscaping	Approved	Yes	1	0 - 500m	Likely	Schedule 2 not EIA development	Not expected to generate cumulative effects due to the scale of the proposed scheme	No
B 4	20107/061	<ul style="list-style-type: none"> 40 dwellings and one apartment with associated parking, garaging and access roads; Conversion of Burnham Place into 15 dwellings and two apartments; single-storey extensions to Manor House North and Manor House South; Conversion of Manor House Annexe to single dwelling; conversion, alteration and extension of Manor House Barn to form single dwelling, change of use; Alteration and extension to Gaston House to form Country Club Hotel with apartments above including part demolition of classroom block; Demolition of single-storey outbuildings and replacement with single-storey pitched roof bedroom wing; and Conversion alteration and extension to Jephson House to form three 	Approved	Yes	1	0 - 500m	No, already constructed.	N/A	Scoped out of cumulative assessment as it is already constructed.	No



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?
		dwelling and village shop following demolition of flat roofed extensions.								
B 5	20107/063	Demolition of former school classrooms, student accommodation, various extensions, outbuildings and associated structures	Approved	Yes	1	0 - 500m	No, already constructed.	N/A	Scoped out of cumulative assessment as it is already constructed.	No
B 6	30021/056	Hybrid Application: Development following demolition of existing buildings to include: 1) Outline application (all matters reserved, except access) for: <ul style="list-style-type: none"> Residential development (with a net developable area of 7.12 hectares) at land east of Selborne Road; Residential development (with a net developable area of 10.99 hectares) and provision of a country park on land at the former Lord Mayor Treloar Hospital, Chawton Park Road; and Associated vehicular, pedestrian and cycle access to the highway network, general amenity areas (including informal and formal open spaces), ecological areas; equipped play areas; landscaping; vehicle and cycle parking; bin stores; electricity substations; lighting; drainage and associated infrastructure works, including sustainable drainage 	Approved	Yes	1	1.06 km	Likely	Schedule 2 not EIA development	Due to the distance between the intervening environment, potential to generate cumulative effects not expected	No



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?
		<p>systems; and associated engineering and service operations.</p> <p>2) Full application for:</p> <ul style="list-style-type: none"> Highways works; and Works associated with the construction of a replacement railway bridge across Whitedown Lane following removal/demolition of existing (Butts Bridge) 								
B 7	55465/001	Installation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm.	Approved	Yes	1	0 - 500m	No, already constructed.	N/A	Scoped out of cumulative assessment as it is already constructed.	No
Hampshire County Council										
B 15	15/00188/HC C	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
B 16	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



