

London Borough of Hounslow

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

Local Impact Report

1.0 Introduction

- 1.1 The above referenced Nationally Significant Infrastructure Project scheme has been accepted by the Planning Inspectorate on 11th June. The Planning Inspectorate issued the 'Rule 8' letter dated 16th October, setting out the Examination Timetable within which it was specified that Local Impact Reports were required to be submitted by 24th October.

2.0 The Scheme

- 2.1 The proposal, in so far as it relates to the London Borough of Hounslow, is set out within the Planning Statement under Section H – M3 to the West London Terminal Storage Facility' (paragraphs 4.3.39 and 15.2 of Planning Statement). Notwithstanding, it is only the final 125m of the entire project route which is within the London Borough of Hounslow. Further, it is understood that all of the land within the London Borough of Hounslow and which is subject to the application is owned and operated by Esso as part of the West London Terminal storage facility.
- 2.2 A more detailed description of the proposed works within the London Borough of Hounslow is set out below – (paragraph 3.2.21 ES Vol 6.2)

'The existing pigging station at the West London Terminal storage facility would be modified, including installation of a new PIG receiver. The works would include minor changes to alignment of pipework within the pigging station, renewal of equipment and some positional change. However, the existing pipework and PIG receiver would become redundant and would be removed, with the result that there would be little change to the location, layout, size and appearance of the pigging station when viewed from outside the fence line'.

3.0 APPLICATION SITE AND SURROUNDS

- 3.1 The map and plan extracts set out below show the 'Red Line' of the application, in so far as it relates to the London Borough of Hounslow, whilst the location of the Borough boundary is shown on the second extract – showing the extent to which the proposed development projects into this Borough.



(Please note that this extract from the application documentation has been rotated so that its orientation matches that of the OS Extract below)



(OS Extract delineating the administrative boundary between the London Borough of Hounslow (to the east of the red line) and Spelthorne DC)

- 3.2 The West London Terminal is designated an 'Industrial History' site, a 'Gas Zone', the majority is designated a 'Landfill Zone of Concern' and part 'Landfill'. The West London Terminal (and the land to the north) is a designated 'Locally Significant Industrial Site'
- 3.3 Land to the east of the West London Terminal is 'Green Belt' and an 'Archaeological Priority Zone' with a Scheduled Ancient Monument on Mayfield Farm. Mayfield Farm is also a designated 'Site of Importance for Nature Conservation'.

Planning History

- 3.4 There are no outstanding planning applications for major development affecting, the project located within Hounslow. Notwithstanding that, there have been recent permissions for replacement industrial / storage uses to the north of the West London Terminal and the water treatment plant to the east of the application site. It is also important to note that there may be significant proposals in the vicinity of the site as a result of the Heathrow Expansion proposals and a possible route of a Southern Rail access into the airport.

4.0 PLANNING FRAMEWORK

- 4.1 The Development Plan for the Borough comprises the Council's Local Plan (adopted by the Council on 15 September 2015), the West London Waste Plan and the London Plan Consolidated with Alterations since 2011.
- 4.2 The draft New London Plan was published on 29 November 2017, for consultation from 1 December 2017 to 2 March 2018. The policies of the draft Plan are capable of being a material consideration in planning decisions. Its policies will gain more weight as it moves through the examination process to adoption; however the weight given to it is a matter for the decision maker. As the Mayor progresses the new draft London Plan through the formal statutory process towards adoption its material weight in relation to assessing planning applications will increase.
- 4.3 The Council are currently undertaking two Local Plan Reviews; the West of Borough Local Plan review and the Great West Corridor Local Plan review. Consultation on the 'Preferred Options Consultation' document for both these reviews, and amendments to the adopted Local Plan, was undertaken between 23 October 2017 and 10 December 2017. The policies of these draft Plans are capable of being a material consideration in planning decisions. Their policies will

gain more weight as it moves through the examination process to adoption; however the weight given to them is a matter for the decision maker. The Local Plan reviews were out for Regulation 19 public consultation until the 24th September 2019 before examination by the Secretary of State in 2020.

5.0 MAIN PLANNING ISSUES

- 5.1 There are no objections to the proposal from a land use perspective. The proposed works (as set out in paragraph 2.2 above) are consistent with the current use and the planning designation as a Locally Significant Industrial Site.
- 5.2 As set out above, it is only the final 125m of the pipeline route within the London Borough of Hounslow. That 125m is also within the curtilage of the existing West London Terminal, a significant industrial development in the area. The nearest residential properties (within the LB Hounslow) are located to the south-east of the proposed site, fronting the A30, and on Mayfield Farm. To the east of the application site is a water treatment works which are associated with Heathrow Airport, consideration will need to be given to the pipeline's location, depth and any consequential impact upon this facility.
- 5.3 Whilst there may be some short term negative impacts upon the London Borough of Hounslow, principally as a result of the construction phase (increased construction traffic / noise and disturbance / etc), once complete and having regard to the context, characteristics and planning constraints of the location and wider area it is likely that the proposal would have a neutral impact upon this Borough. Please note that this view is subject to further information on the details of the above ground works which are proposed within the Borough – clarification on this point may be forthcoming within the SoCG.