

FAO Mr Richard Allen
Lead Member of the Examining Authority
c/o Mr Hefin Jones
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol,
BS1 6PN

Our Ref: 30904/A3/BK TC
Your Ref: EN070005
14th November 2019

Dear Mr Allen,

**The Planning Act 2008 – Section 89 and The Infrastructure Planning
(Examination Procedure) Rules 2010 – Rule 8**

**Application by Esso Petroleum Company, Limited for an Order Granting
Development Consent for the Southampton to London Pipeline Project (Ref:
EN070005)**

Written Representation Submission

We refer the above, your letter ('Rule 8 letter') dated 16th October 2019 and our client's, St Edward Homes Ltd (SEHL) relevant representation (dated 26th July 2019, examination library reference RR-225). On behalf of SEHL, we are pleased to submit our client's Written Representation.

SEHL has an extant planning permission for the development of up to 1,500 homes on the Hartland Village Site, part of which has been identified for temporary possession within the Esso Petroleum Company Ltd Development Consent Order (DCO) application. In RR-225 we submitted that the DCO as proposed would have a significant impact on the delivery of future phases at Hartland Village.

In summary, SEHL's Relevant Representation identified its principal issues in relation to the application as follows:

- size and location of the proposed logistics hub;
- vehicular access to, and traffic impacts of, the proposed logistics hub;

- the time period over which the logistics hub will be required;
- absence of wording in the draft DCO to protect SEHL's interests;
- reliance on SEHL's consent to address biodiversity impacts;
- robustness of cumulative impact assessment with Hartland Village, particularly in respect of traffic;
- robustness of the assessment of alternatives for the proposed logistics hub;
- impact of the proposals on the delivery of Hartland Park;
- impact of the proposals on sensitive receptors within Hartland Village (including future residents, the school and the local centre); and
- the over-riding need for the powers sought.

SEHL are currently engaged in detailed negotiations with the applicant, but have yet to reach agreement. SEHL has questioned the need to include compulsory land powers in the draft DCO in respect of its land-holdings at Hartland Village, as the proposed compound area has the potential to sterilise an important section of the site, which would have a detrimental impact on the delivery of future phases. The compound area affects five future phases, which will accommodate 745 homes, nearly half of the total consent.

This written representation has been prepared to provide the Examining Authority with an update on progress between SEHL and the applicant as the parties seek to reach agreement with regard to the size and location of the proposed logistics compound within Hartland Village.

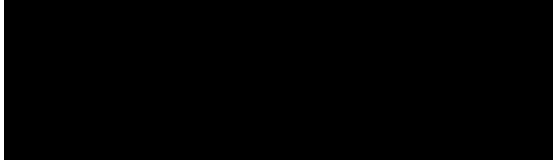
Negotiations have been on-going following the submission of SEHL's relevant representation (RR-225) on 26th July 2019. To date, negotiations have been constructive and SEHL consider that an agreed commercial position will shortly be reached. The proposed commercial agreement is in the form of a lease to Esso and includes a much reduced compound area, located within a part of the site which does not impact on the delivery of housing. The agreement will require the applicant to vacate the site before 2024.

The agreement is subject to the applicant agreeing to remove the compulsory land powers in relation to Hartland Village from the draft DCO, and submitting a non-material amendment (NMA) to the Examination in relation to the revised size and location of the proposed logistics hub, in which respect it is understood that the Applicant is undertaking consultation.

Due to the progress made to date on the said agreement, SEHL will not be submitting a response to PC1.28 (Document Ref: PD-008) but reserves the right to comment further should agreement between the parties not be reached.

Pending any Agreement with the applicant, SEHL reserves the right to make further submissions to the Examination in respect of its Relevant Representation and SEHL will provide a further update on progress to the Examining Authority at Deadline 3.

Yours sincerely



Tom Carpen

Infrastructure and Energy Associate