

THE INFRASTRUCTURE PLANNING (EXAMINATIONS PROCEDURE) RULES 2010

SOUTHAMPTON TO LONDON PIPELINE PROJECT

PINS REFERENCE EN070005

**RELEVANT AND WRITTEN REPRESENTATION
ON BEHALF OF TAYLOR WIMPEY**



1 INTRODUCTION

- 1.1 This representation is made on behalf of Taylor Wimpey as a late relevant representation and should also be treated as its written representation for the deadline 2 submission.
- 1.2 Taylor Wimpey is one of the largest UK house builders and is the owner and occupier of land included in the DCO over which powers of compulsory acquisition are being sought (the "**Order Lands**"). Taylor Wimpey also has the benefits of rights over a number of plots included in the Order Lands (see paragraph 2 below) and has an option over land at Four Marks which, whilst the relevant land is not included in the Order Lands, is sufficiently close to the proposals to make Taylor Wimpey concerned as to the impact of the proposals on its landholding and its residential development proposals.
- 1.3 Notice of the hearings and accompanied site visits is the first time notice has been served on Taylor Wimpey in relation to the DCO application. Taylor Wimpey is not aware of having received any other notification and was not consulted during the Applicant's consultation on the proposed route. Hence Taylor Wimpey did not make a relevant representation at the appropriate time and we request that the examining authority exercise its discretion and accept this representation as a late relevant representation. We have made the representation sufficiently detailed so that it also stands as Taylor Wimpey's written representation.
- 1.4 Taylor Wimpey is concerned with the blight and loss of amenity that could be caused as a consequence of the proposed construction and future management and maintenance of the Pipeline and needs to understand the nature of the works and how the environmental impacts will be mitigated and will wish to ensure that appropriate mitigation is secured through appropriate Requirements.

2 TAYLOR WIMPEY'S LAND INTERESTS

- 2.1 Taylor Wimpey's land interests in the Order Lands (as indicated by the book of reference) comprise:
 - (a) a 999 year leasehold interest in agricultural land at Church Crookham plots 845, 846, 848, 851, 852, 853, 854, 855, 858, (sheet 30, 101 and 102). The land in Taylor

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Figures 1 and 2: Title number HP649214

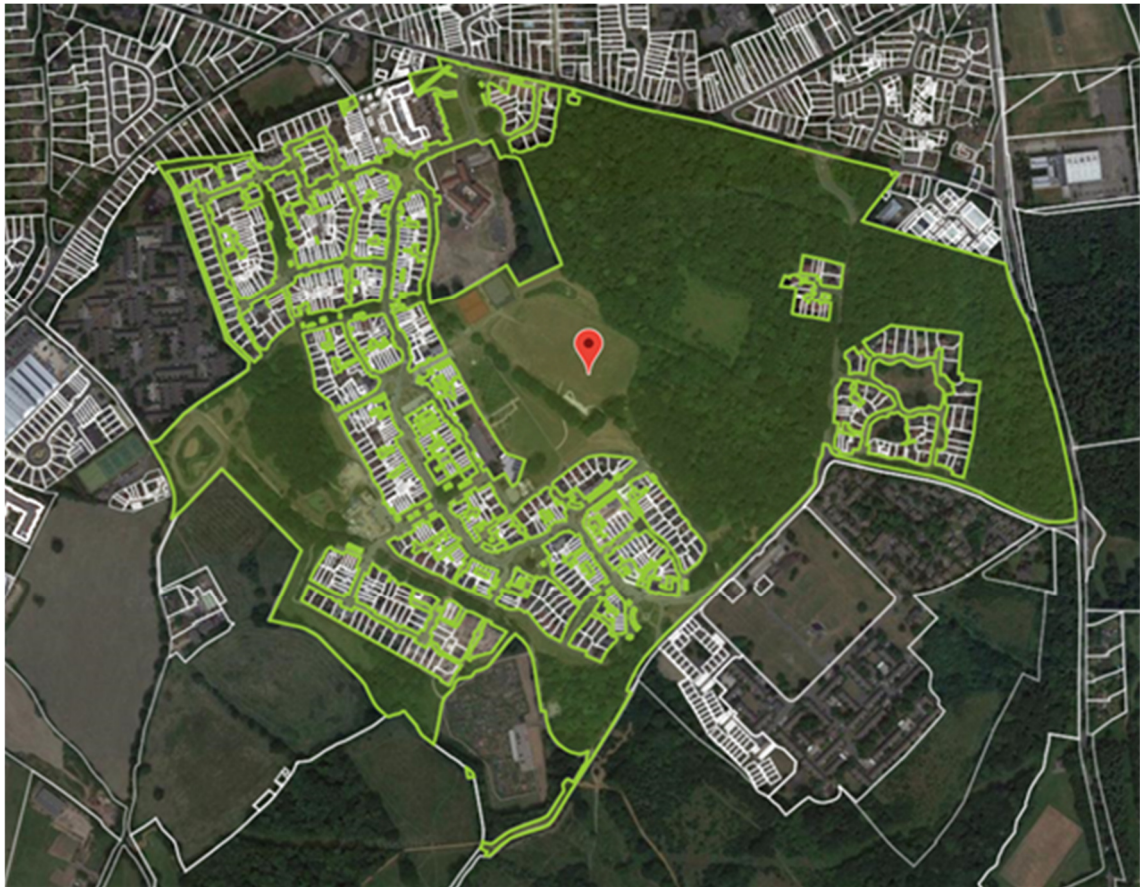


Figure 4: Title number HP619722

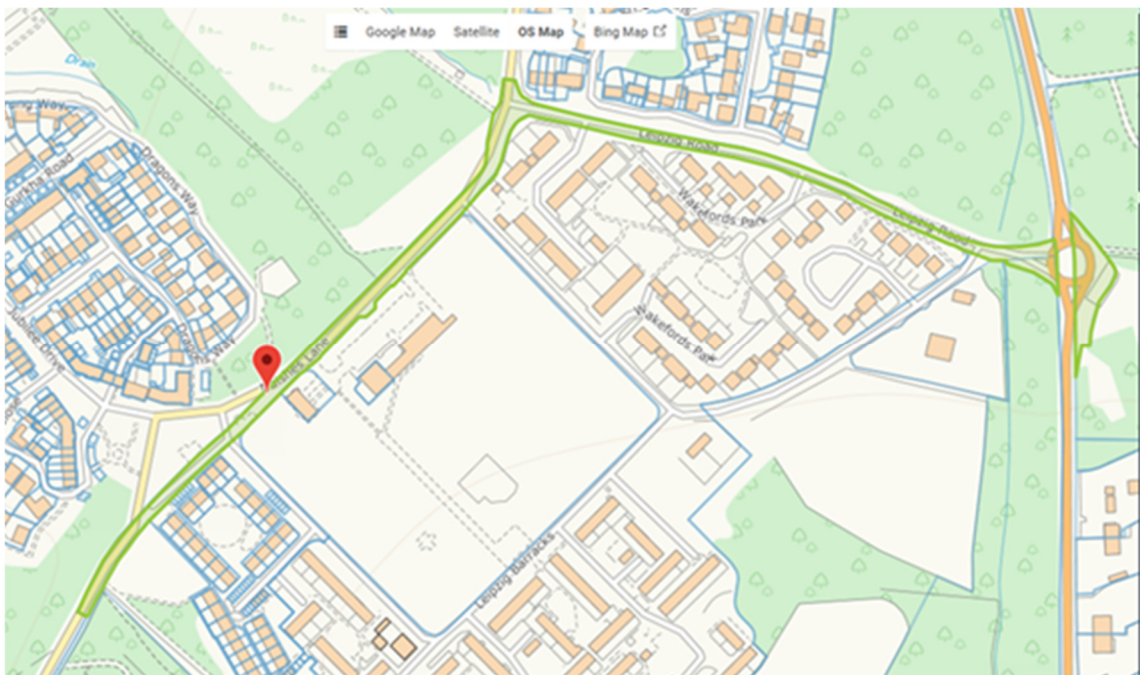


Figure 5: Title number: HP740536

- 2.2 Taylor Wimpey is also the freehold owner of land in the vicinity of the above lands registered under Title number HP755058 as shown on Figure 6 below edged green. These lands are included in Hart District Council's Strategic Housing Land Availability Assessment and Taylor Wimpey intend to promote a planning application for residential development on this land. Whilst these lands are not the subject of compulsory acquisition the lands are close enough to the proposals for Taylor Wimpey to be concerned as to the blight and loss of amenity that could be caused as a consequence of the proposed construction and future management and maintenance of the Pipeline. Taylor Wimpey need, therefore, to fully understand the nature of the works and how the environmental impacts will be fully mitigated and seeks the engagement of the Applicant in this regard.



Figure 6: Title number HP755058

- 2.3 Taylor Wimpey also has the benefit of an option over land at Four Marks. The location of the land is shown on Figure 7 below. This land does not appear on any of the Land Plans that accompanied the application for the DCO. The route of the proposed Pipeline is some 700m south of Taylor Wimpey's boundary at the closest point. Taylor Wimpey intend to promote a planning application in respect of this site. Again Taylor

Wimpey is concerned as to the effect of the proposals on amenity and the redevelopment proposals as a consequence of traffic and noise or vibration during the construction and also impacts associated with future management and maintenance of the Pipeline.

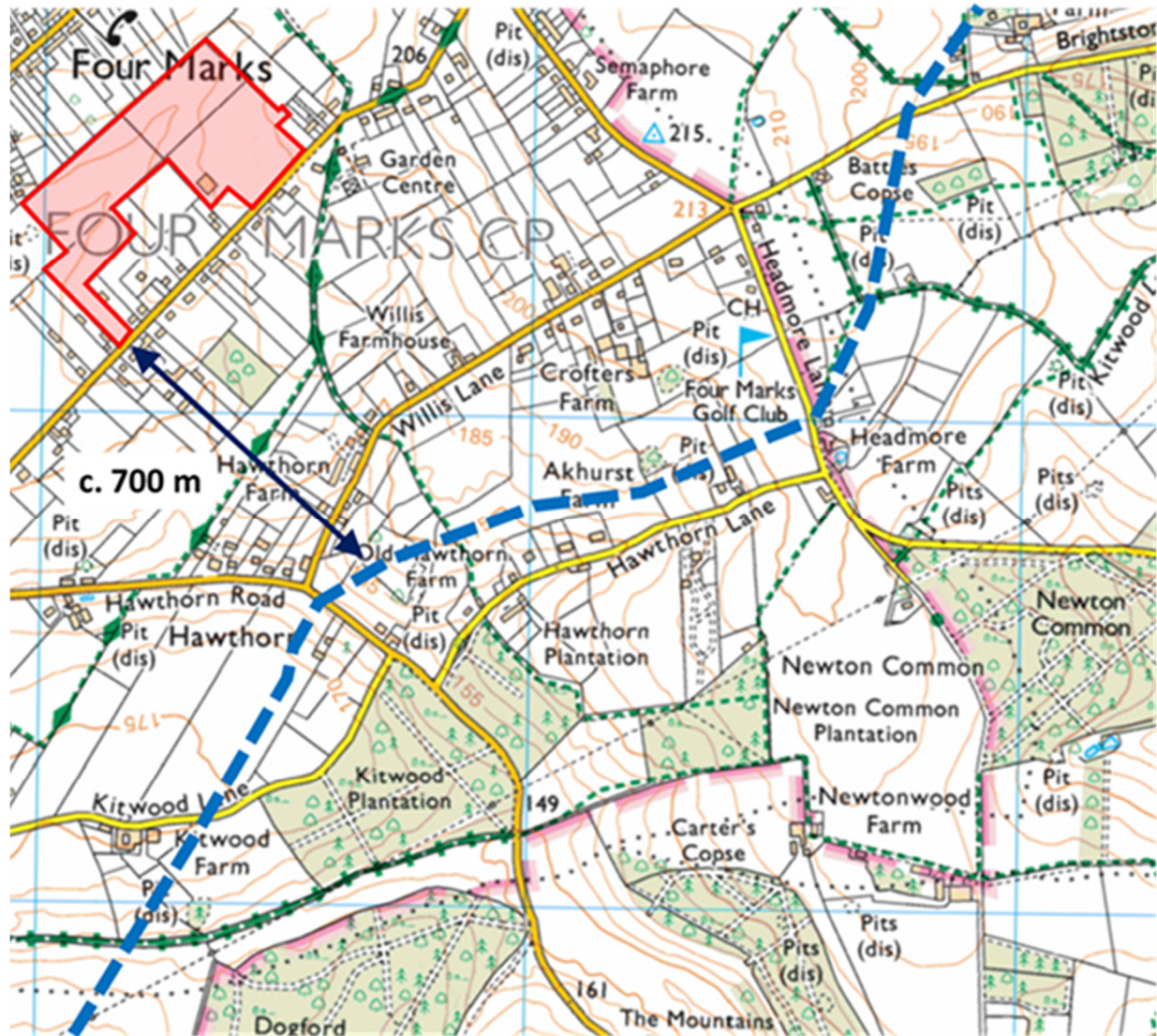


Figure 7: Four Marks

2.4 Taylor Wimpey is also noted in the Book of Reference as having an interest in the following plots.

- (a) Lightwater, Guildford Road – Sheet 41 – plot 1446 which is residual land from a built out Taylor Wimpey development, predominantly within estate roads;

- (b) Addlestone, Canford Drive – Sheet 48/116 – plots 1763 and 1765 which is land predominantly within estate roads of a built out Taylor Wimpey development.

2.5 Taylor Wimpey has no immediate concern in relation to the above plots.

2.6 There are also a number of locations where Taylor Wimpey are stated to have the benefit of rights or restrictive covenants that will require further consideration.

3 SUMMARY OF CONCERNS

3.1 Taylor Wimpey is concerned as to the blight and loss of amenity that could be caused as a consequence of the proposed construction and future management and maintenance of the Pipeline. Taylor Wimpey need, therefore, to fully understand the nature of the works and how the environmental impacts will be fully mitigated and seeks the engagement of the Applicant in this regard. Taylor Wimpey reserve the right to make further representations following that engagement should it remain dissatisfied as to how impacts will be addressed and if it does not have the assurance that its residential proposals can be developed alongside the Pipeline proposals and that the SANG obligations can continue to be discharged.

14th November 2019