Hampshire Water Transfer and Water Recycling Project

Draft Statement of Common Ground - Eastleigh Borough Council

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1 Introduction

1.1 Overview of the project

1.1.1 Southern Water Services Limited (hereafter referred to as the 'Applicant') is developing proposals for the Hampshire Water Transfer and Water Recycling Project (the Project). The Project is a water supply scheme that will ensure the Applicant can maintain essential water supplies to customers, especially in a drought, while protecting the rare and sensitive River Test and River Itchen chalk streams.

1.1.2 The Project would use advanced treatment techniques to turn highly treated wastewater, that is usually pumped far out to sea, into purified recycled water at a new water recycling plant in Havant. This purified recycled water would be pumped via a pipeline to the Havant Thicket Reservoir where it would mix with spring water. Water from the reservoir would then be pumped along another pipeline to the Applicant's Otterbourne Water Supply Works where it would be treated to strict drinking water standards before being sent into supply.

1.2 Purpose of this Statement of Common Ground

1.2.1 The purpose of this Statement of Common Ground (SoCG) is to set out the areas of agreement and disagreement between the Applicant, and Eastleigh Borough Council (EBC) in relation to the Development Consent Order (DCO) application for the Project.

1.2.2 This document has been updated at Deadline 1 to reflect further engagement, progress in resolving outstanding matters and any changes to the parties' positions following submission of the DCO application. References to other Application documents have been updated from the original submission. Please refer to the latest version of the Guide to the Application (Document reference 1.3, DCO Volume 1) for the list of current versions of documents.

1.2.3 The role of EBC and the other host local authorities in the DCO process is to provide input on matters relating to local planning policy, land use, and the potential impacts of the Project on their administrative areas. This document aims to support the Examination process by setting out the areas of agreement and those requiring further discussion specifically in relation to matters within the local authorities' statutory remit.

1.2.4 This SoCG has been prepared with due regard to guidance issued under Section 50 of the Planning Act 2008 (PA 2008) concerning pre-application processes, including the Department for Levelling Up, Housing and Communities (2024) Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects ('Pre-application Guidance 2024'). This SoCG should be read alongside EBC's Relevant Representation [RR-090], which sets out EBC's detailed position on matters relevant to the Examination. References in this SoCG are intended to complement, and where appropriate cross-reference, the issues raised in that Relevant Representation.

1.3 Parties to this statement

1.3.1 This SoCG has been prepared by (1) Southern Water Services Limited as the Applicant and (2) Eastleigh Borough Council.

1.3.2 Collectively, Southern Water Services Limited and Eastleigh Borough Council are referred to as 'the parties'.

1.4 Terminology

1.4.1 Table 1-1 outlines the terminology in the status column of Table 3-1. It can be taken that any matters not specifically referred to in Table 3-1 are not of material interest or relevance to the parties' representation and therefore have not been considered in this document.

Table 1-1: Status terminology

Term	Explanation
Matter agreed with other party	Indicates that both Southern Water and EBC have reached a consensus on the specific issue, with no disagreements.
Provisional agreement pending application evidence	Indicates that while consensus has been reached on certain issues, confirmation of agreement is contingent upon EBC reviewing and accepting the supporting evidence.
Matters subject to further discussion	Indicates that the specific issues are still under discussion, and no final agreement has been reached yet.
Matter not able to be agreed	Indicates that an agreement on the specific issue has not been reached, and it is unlikely that further discussions will resolve the disagreement.

2 Record of post DCO submission engagement

2.1.1 The Applicant has engaged with EBC throughout the development of the DCO application and continues to engage with EBC following submission of the application.

2.1.2 A comprehensive record of pre-application engagement, including statutory consultation carried out under section 42 of the PA 2008, is provided in the Statement of Engagement (Statement of Commonality appended) [APP-072] and the Consultation Report (Document reference 5.1, DCO Volume 5) [APP-029].

2.1.3 This version of the SoCG is submitted at Examination Deadline 1 (DL1). It represents an update to the draft SoCG submitted with the DCO application, which had a reporting cut-off date of 27 April 2026, and has been updated to reflect engagement with EBC since that date, where appropriate. The SoCG is currently unsigned but has been reviewed and agreed by the relevant officer(s) at EBC. The Applicant confirms that it accurately reflects the matters discussed and the current position between the parties. Formal agreement and signing of the SoCG will be progressed as engagement continues during the Examination.

2.1.4 Where appropriate, bilateral engagement with EBC has continued since submission of the application on unresolved matters from the pre-application phase, matters arising during Pre-examination/Examination, and areas where further clarification is required. **Table 2-1** sets out this engagement. Engagement remains ongoing throughout the Examination, and this SoCG is a live document, which will be updated and resubmitted as appropriate to reflect ongoing discussions, progress in resolving matters, and any changes to the status of issues identified by the parties.

Table 2-1: Record of post-submission engagement

Name	Purpose	Date
Meeting on outstanding archaeology matters	The Applicant met with the EBC archaeology consultant, Surrey County Council, to discuss the outstanding archaeology issue which had not been agreed in the pre-application phase.	23/10/2026
SoCG meeting	The Applicant met with EBC to discuss the outstanding issues in the draft SoCG.	18/11/2026

3 Statement of Common Ground

3.1.1 Table 3-1 provides a summary of the key matters discussed between the Applicant and EBC in relation to the DCO application for the Project. Each matter is categorised according to its status, as defined in section 1.4. Table 3-1aims to clearly present the areas of agreement, those still under discussion, and any unresolved issues.

Table 3-1: Summary of matters

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
DCO and planning					
EBC-2024-SC-0006	Consents and licences	EBC questioned whether the treatment process at Otterbourne Water Supply Works (WSW) would result in any reject water entering the River Itchen or any other watercourse, as ecological and geomorphological implications have not been considered if it would. EBC also questioned, if this aspect formed part of this application or would only be considered through other consents/permits.	All reject water from the water recycling process will be treated and discharged via the Eastney Long Sea Outfall (LSO) in Havant. Water quality modelling results associated with the reject water are presented in ES Chapter 19 Water environment (Document reference 6.1, DCO volume 6, Version 1). The existing waste stream from Otterbourne passes to the existing sewage system and is pumped to Chickenhall Wastewater Treatment Works (WTW) in Eastleigh. The treated waste stream from Chickenhall WTW discharges to the River Itchen as per existing processes and using existing infrastructure. As removal of INNS is not guaranteed through the treatment process at Chickenhall WTW, Southern Water has included the INNS Treatment Facility as part of the planned upgrade works at Otterbourne, to remove all INNS from the waste flows passing from Otterbourne WSW to Chickenhall WTW. Any solid sludge arising from this process will be transferred to a suitable licensed disposal facility and any liquid waste arising from the wastewater treatment system will be sent back through the INNS Treatment Facility at Otterbourne WSW. The upgrade works, including the INNS Treatment Facility, form part of the existing construction programme and will be completed before the pipeline enters service. This will ensure that any INNS in the source water from Havant Thicket Reservoir are removed before entering the sewage system at Chickenhall WTW and do not pose any ecological threats to the River Itchen. SW's Environmental Permit for the Chickenhall WTW defines a maximum permitted discharge of 350 m3/day, and the new waste stream would be	ES Chapter 19 Water environment (Document reference 6.1, DCO Volume 6, Version 1). ES Chapter 8 Terrestrial and freshwater biodiversity (Document reference 6.1, DCO Volume 6, Version 1). ES Appendix 19.2 Water Environment Regulations compliance assessment (Document reference 6.2, DCO Volume 6, Version 1) ES Appendix 19.7 Nutrient assessment [APP-202] Habitats Regulations Assessment – Stage 2 Appropriate Assessment and Marine Conservation Zone – Stage 1 Assessment (Document reference 5.2, DCO Volume 5, Version 2)	Matter agreed with other party

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
			discharged within this permitted limit without the need to change the existing discharge infrastructure. However, if SW's ongoing review of the Otterbourne site identifies the requirement to reconfigure the discharge point, any new infrastructure would be subject to a new permitting process and would need to include measures to prevent adverse impacts on water quality and the geomorphology of the River Itchen. A Habitats Regulations Assessment – Stage 2 Appropriate Assessment and Marine Conservation Zone – Stage 1 Assessment (Document reference 5.2, DCO Volume 5, Version 2) has been undertaken and risks to water body health have been assessed in the Compliance Assessment. Specific biodiversity impacts will be assessed and presented ES Chapter 8 Terrestrial and freshwater biodiversity (Document reference 6.1, DCO Volume 6, Version 1). Impacts related to nutrient loading and the geomorphology of the River Itchen are considered in ES Chapter 19 Water environment (Document reference 6.1, DCO Volume 6, Version 1), ES Appendix 19.2 Water Environment Regulations compliance assessment (Document reference 6.2, DCO Volume 6, Version 1) and ES Appendix 19.7 Nutrient assessment [APP-202]. The treatment process at Otterbourne WSW has been explained to EBC, at a bilateral in February 2026. EBC confirmed that this approach is appropriate and confirmed agreement at a bilateral meeting on 18 November 2026.		
EBC-2025-SC-0002	Legacy and enhancements	The wet grassland habitat enhancements proposed on the south side of the Bow Lake are supported (Design Refinement 24, as described in the Scheme Development Report (Document reference 5.1, DCO Volume 5)). However, given that the Bow Lake has been heavily modified and straightened in the past and is in poor ecological condition (Water Framework Directive status), EBC questions if there is scope to be more ambitious for the Bow Lake and make significant enhancements to the watercourse itself. As it is understood that one of the adjoining landowners would be supportive and this would help reach the Applicant's Biodiversity Net Gain (BNG) and corporate targets.	Where the Order Limits are closer to Flood Zones 2 and 3 (north of Bow Lake), mitigation would be implemented to manage this, which is detailed in the Outline Construction Environmental Management Plan (CEMP) (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3). The Applicant can confirm that open-cut sections (0.9m deep) will be at least 20m from the watercourse, and trenchless crossings will be at least 2.5m deep. The Applicant confirms that the Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3)	Scheme Development Report [APP-073] - [APP-075]. Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3).	Provisional agreement pending application evidence

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
		The refinement states that the amended pipeline route is now marginally closer to the flood zones adjacent to Bow Lake. It is not clear how close to the Bow Lake the pipeline would be, and the distance should be clarified. There is concern that if the pipeline route runs too close to the watercourse, then this may preclude/restrict any future river restoration (e.g. reinstatement to a more natural alignment). Ideally, river restoration would be delivered as part of this Project to remove the risk of precluding restoration, but failing that, sufficient room between the pipeline and the existing watercourse alignment must be provided.	measure WE13 sets out *The Pipeline will typically be installed at least 1.5m below the bed of ordinary watercourses and 2.5m below the bed of main rivers (dependent on local geology and geomorphological risks). This avoids exposure during periods of higher energy flow when the bed could be mobilised and the consequent change in geomorphological conditions. This depth takes into consideration anticipated climate change related changes in fluvial flows and erosion that will occur over time. In addition, vegetation will not be removed from the banks unless necessary to undertake the works, in which case removal will be restricted to the smallest practicable footprint and will be allowed to naturally regenerate.* The Applicant engaged with EBC at a bilateral meeting on 18 November 2026. The Applicant confirms that this is an Environmental Mitigation and Enhancement Area (EMEA) subject to agreement with the landowner.		
Design and construction					
EBC-2023-0002	Design and construction	Construction compound L-1 is a large compound and close to residential dwellings. Site layout and operation should be designed to minimise noise/dust impacts and lighting impacts.	The approach to minimising impacts, in relation to L-1, was presented to EBC at a bilateral in November 2025, where this matter was subsequently agreed. This included the following: Proximity to residential properties has been considered in identifying sites for the construction compounds. For the Environmental Statement, the assessment assumes a reasonable worst-case layout for each temporary construction compound to ensure potential impacts are robustly captured. Management plans will also be developed to minimise impacts during the construction phase. The Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) contains measures to be implemented to reduce light pollution (including backlight, up-light, and glare), reducing nuisance, disturbance, light trespass, and unnecessary energy use. However, where lighting is required for safety and security, it will be designed and managed to avoid excessive spill and reduce impacts on sensitive receptors.	Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3).	Matter agreed with other party

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
			The Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) also commits that the contractor responsible for the construction works will produce a Noise and Vibration Management Plan (NVMP), which will confirm the final details of the works and the noise mitigation measures that will be implemented. The NVMP will be submitted for Local Planning Authority approval prior to commencement of construction works. A detailed CEMP(s) will be produced by the Contractor and will set out plans and method statements substantially in accordance with the Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) for certain construction activities.		
Air quality and odour					
EBC-2024-SC-0002	Air quality and odour - mitigation	EBC stated that, considering the size of the project, it would be beneficial to review industry best practices published in the Construction Industry Research and Information Association (CIRIA) C741 Environmental Good Practice on Site Guide (Fourth Edition, 2015) and the Greater London Authority (GLA) Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (SPG, 2014).	EBC has highlighted two key sources of good-practice guidance relevant to construction-phase environmental management: Greater London Authority (GLA) Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (SPG, 2014). Construction Industry Research and Information Association (CIRIA) C741 Environmental Good Practice on Site Guide (Fourth Edition, 2015 – now Fifth Edition, 2023). The Applicant has considered CIRIA guidance within Appendix F.29 Applicant's response to feedback within the Consultation Report [APP-029]. The GLA guidance is based on an old version of the Institute of Air Quality Management (IAQM) guidance on the assessment of dust from demolition and construction. The IAQM guidance has since been updated (2024, which is the version the Applicant has used in the ES assessment and that was used at PEIR) and the GLA guidance says (in relation to risk evaluation considerations) "*The approach outlined below is based on the site evaluation process set out in the Institute of Air Quality Management's (IAQM) 2014 Guidance on the Assessment of dust from*	Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3). ES Chapter 6 Air quality and odour (Document reference 6.1, DCO Volume 6, Version 1). ES Appendix 6.1, Construction dust and fine particulate matter assessment methodology [APP-109]. Appendix F.29 Applicant's response to feedback within the Consultation Report [APP-029].	Matter agreed with other party

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
			demolition and construction. This guidance is periodically updated and, therefore, the latest version of the IAQM Guidance should be used." Furthermore, the best practice measures in the GLA guidance are almost identical to those found in the IAQM guidance upon which it is based.		
Archaeology, cultural heritage and heritage settings					
EBC-2025-0002	Archaeology and cultural heritage - mitigation	EBC raised concern with the pipeline crossing below Winchester Road by Bow Lake and north of a Site of Importance for Nature Conservation (SINC) and asked that the Applicant consider trenchless at this point. EBC acknowledged that heritage assets here have generally been avoided. Detailed consideration of impact on archaeological remains along the route through EBC has been given by the County Archaeology Service at Hampshire County Council (HCC) (up to April 2026).	Trenchless crossing diagonally across Winchester Road (B3354) is not possible due to the interface with an overhead electricity pylon and highway requirements that dictate utilities need to cross highways at perpendicular angles. The Applicant confirmed that construction works near the fishpond complex have been reduced as far as reasonably practicable, by reducing the size of the compound east of Winchester Road and moving storage areas to the compound further south which is outside of the fishpond complex. The Applicant has undertaken background appraisal work for the pipeline crossing associated with the Project at Winchester Road, south of Fisher's Pond. The Applicant has prepared a technical note which outlined the appraisal work and considered the alternative proposed, further south of Winchester Road (B3354), by Winchester City Council and Hampshire County Council. The proposal was discussed through engagement, where it was agreed that the suggested alternative alignment is not practicable.		Matter agreed with other party
EBC-2026-0006	Archaeology and cultural heritage - mitigation	The Hampshire County Archaeological Service agrees with the Outline Written Scheme of Investigation (WSI) (Document reference 7.6, DCO Volume 7) principles. The County Archaeological Service understands and is satisfied that the topographic survey will be carried out in advance of any earthworks and is identified in the Outline WSI (Document reference 7.6, DCO Volume 7) for inclusion in the relevant SSWSI(s) for investigative fieldwork that forms part of the pre-commencement activities. The Hampshire County Archaeological Service also supports the identification of areas for watching brief or other archaeological intervention, being agreed with the HCC and Winchester City Council Archaeology Services, following completion of investigative fieldwork in any given area. The Hampshire County Archaeological Service understands and agrees with the sampling strategy in Appendix A of the Outline WSI (Document reference 7.6, DCO Volume 7).	The Applicant acknowledges the Hampshire County Archaeological Service's position.	Outline Written Scheme of Investigation (Document reference 7.6, DCO Volume 7, Version 1).	Matter agreed with other party

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
EBC-2026-0007	Archaeology and cultural heritage - mitigation	The Hampshire County Archaeological Service requested to discuss the mitigation strategy.	The Applicant has engaged with the Hampshire County Archaeological Service to discuss the approach to archaeological mitigation at a bilateral meeting on 21 October 2025. The Applicant acknowledges the importance of signposting archaeological provisions across multiple documents, including the Indicative Environmental Masterplan appended to the Design Approach Document [APP-077] - [APP-079], the Outline LEMP (Document reference 7.5, DCO Volume 7, Version 1) and Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). This approach ensures that all relevant measures are clearly referenced and accessible for examination. The Outline WSI (Document reference 7.6, DCO Volume 7, Version 1) is secured through a DCO requirement. The Outline WSI (Document reference 7.6, DCO Volume 7, Version 1) is to all intents and purposes a mitigation strategy signposting to the non-investigative mitigation measures requested by consultees but which are specified and secured through other means. This signposting is at Outline WSI (Document reference 7.6, DCO Volume 7, Version 1) table 1-1. A version of the Outline WSI, incorporating stakeholders' comments, was submitted with the DCO application. The Applicant has engaged with EBC at a bilateral meeting on 23 September 2026 to discuss the Outline WSI (Document reference 7.6, DCO Volume 7) submitted with the DCO application and the amendments required in response to previous consultation comments. Following the meeting, on 24 September 2026, the Applicant circulated proposed amendments to the Outline WSI addressing those comments for EBC's review, ahead of formal resubmission of the revised document into the Examination. EBC subsequently confirmed that the proposed amendments satisfactorily addressed its previous comments. The Applicant acknowledges EBC's further comments regarding the protocol and the archaeological clerk of works and confirms that these have been addressed in the updated Outline WSI (Document Reference 7.6, DCO Volume 7, Version 1) submitted at Examination Deadline 1. EBC confirms that this issue is agreed in principle subject to full review of the updated Outline WSI	Outline Landscape and Ecology Management Plan (Document reference 7.5, DCO Volume 7, Version 1). Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). Design Approach Document (Document reference 5.12, DCO Volume 5). Outline Written Scheme of Investigation (Document reference 7.6, DCO Volume 7, Version 1).	Provisional agreement pending application evidence

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
			(Document Reference 7.6, DCO Volume 7, Version 1).		
EBC-2026-0001	Archaeology and cultural heritage - baseline	The Hampshire County Archaeological Service has engaged throughout scheme development and confirmed that, at scoping stage, the precise ground impacts of the proposed tunnelling shafts and emerging IPS zones could not be fully assessed due to limited design detail. Further comment was therefore reserved pending detailed design.	The Applicant acknowledges the Hampshire County Archaeological Service's position. The Applicant has since shared locations of shafts, pipeline routes, AGP and construction compounds, and the Hampshire County Archaeological Service comments have informed scheme development through an iterative process. The scope of assessment, including change to setting, has been agreed and is reported in the ES Chapter 7 Archaeology and cultural heritage [APP-086]. Archaeological and geoarchaeological surveys, trial trenching and GI monitoring have been undertaken in agreement with the County Archaeological Service, informing the baseline and assessment. An Outline WSI (Document reference 7.6, DCO Volume 7, Version 1) accompanies the DCO application, with further post-consent survey, evaluation and mitigation to be secured through bespoke SSWSIs approved by the relevant archaeological advisors.	ES Chapter 7 Archaeology and cultural heritage [APP-086]. Outline Written Scheme of Investigation (Document reference 7.6, DCO Volume 7, Version 1).	Matter agreed with other party
EBC-2026-0002	Archaeology and cultural heritage - baseline	The Hampshire County Archaeological Service agrees with the proposed approach to baseline data collection and recommends inclusion of Hampshire Gardens Trust as a consultee, which has been confirmed by the Applicant. Relevant Hampshire archaeology strategies, datasets and guidance have been incorporated into the ES Chapter 7 Archaeology and cultural heritage, Volume I (Document reference 6.1, DCO Volume 6) and Outline WSI (Document reference 7.6, DCO Volume 7). The scope of further geophysical and intrusive survey has been discussed and progressed, and trial trenching and geophysical survey results have been shared for information. It is agreed that not all areas of archaeological potential can be trial trenched; accordingly, the Outline WSI (Document reference 7.6, DCO Volume 7) provides for archaeological monitoring during construction, including procedures for managing delays should significant remains be encountered, with advance trial trenching to be undertaken where necessary to avoid unacceptable disruption to works.	The Applicant acknowledges the Hampshire County Archaeological Service's position.	ES Appendix 7.1 Historic environment baseline study [APP-117]. ES Chapter 7 Archaeology and cultural heritage [APP-086]. Outline Written Scheme of Investigation (Document reference 7.6, DCO Volume 7, Version 1).	Matter agreed with other party
EBC--2026-0003	Archaeology and cultural heritage - baseline	The Hampshire County Archaeological Service endorses the approach to the priority boreholes. The Hampshire County Archaeological Service supports the programme of Ground Investigations (GI) works.	The Applicant acknowledges the Hampshire County Archaeological Service's position.		Matter agreed with other party

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
EBC-2026-0004	Archaeology and cultural heritage - baseline	The Hampshire County Archaeological Service supports the approach to data searches of the relevant Historic Environment Records (HERs) for Portsmouth, Winchester, and Hampshire that forms part of the ES Chapter 7 Archaeology and cultural heritage, Volume I baseline (Document reference 6.1, DCO Volume 6).	The Applicant acknowledges the Hampshire County Archaeological Service's position.	ES Chapter 7 Archaeology and cultural heritage [APP-086].	Matter agreed with other party
EBC-2026-0005	Archaeology and cultural heritage - assessment	The Hampshire County Archaeological Service endorsed the Phase 1 geophysics (ES Appendix 7.3 Detailed gradiometer survey report - Phase 1, Volume II, Document reference 6.2, DCO Volume 6) reporting and Phase 2 Geophysical Survey WSI. The Hampshire County Archaeological Service confirms that it has no comments on ES Appendix 7.8 Phase 2 Detailed gradiometer survey report - Phase 2, Volume II (Document reference 6.2, DCO Volume 6) or ES Appendix 7.9 Trial trenching report, Volume II (Document reference 6.2, DCO Volume 6). Both documents are welcomed and are considered valuable in informing any future archaeological mitigation.	The Applicant acknowledges the Hampshire County Archaeological Service's position.	ES Appendix 7.3 Detailed gradiometer survey report - Phase 1 [APP-119]. ES Appendix 7.8 Detailed gradiometer survey report - Phase 2 [APP-124]. ES Appendix 7.9 Trial trenching report [APP-125].	Matter agreed with other party
Habitats and ecology					
EBC-2024-SC-0010	Terrestrial and freshwater ecology - licencing	Please note that in EBC, Great Crested Newt (GCN) is present within the Zone of Influence (within 500m) and the draft Order Limits pass through red and amber zones.	At the EIA Working Group on 24 September 2024, the Applicant explained that the earlier comment about GCN being "likely absent" only referred to areas where the Local Planning Authority has not joined the District Level Licence. This applies to Havant Borough Council and East Hampshire District Council. For EBC, a District Licence for GCN will therefore be in place to ensure the potential for impacts to this species is fully mitigated.	Protected Species Licensing [APP-429].	Matter agreed with other party
EBC-2024-SC-0011	Terrestrial and freshwater ecology - mitigation	It is not clear what the active construction length will be at any one time nor for what the duration construction will be at any one location. The extent of temporary fencing is also unclear. The duration of construction should be kept to a minimum at the crossing points of important wildlife corridors such as hedgerows and treelines. These wildlife corridors should also be restored during inactive periods (e.g. night-time) by repositioning fencing and installing temporary crossing boards.	While the final detail on location specific construction durations will be refined at the detailed design stage (i.e. post DCO consent), the Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) contains an indicative construction programme for the Project. The Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) also sets out how habitat fragmentation impacts will be reduced through the implementation of measures including reducing the working width to 10m, the use of dead hedging or fencing and	Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3). Draft Development Consent Order [APP-023]	Provisional agreement pending application evidence

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
			camouflage netting to maintain connectivity for hazel dormouse and bats respectively. The design of hoardings fencing around construction activities shall include consideration of the character of the surrounding landscape. Fencing and hoarding shall be kept well maintained by the Contractor throughout construction. The Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) provides further details on temporary fencing and wildlife corridors and commits the Project's temporary fencing to not restrict passage of wildlife. This was presented to EBC in November 2025. EBC confirmed at bilateral meeting on 18 November 2026 that the temporary fencing issue is covered by the Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3). A detailed CEMP(s) will be produced by the Contractor and will set out plans and method statements substantially in accordance with the Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) for certain construction activities. This is secured by requirement 6 in Schedule 2 to the Draft DCO [APP-023]. The Applicant engaged with EBC at a bilateral meeting. The Applicant confirmed that the construction programme is phased, with multiple work gangs operating across different sections of the pipeline. Indicative production rates and durations can be shared and are expected to remain broadly consistent, although the appointed contractor may vary the detailed sequencing and methodology. The Applicant will continue to engage with EBC during Examination.		
EBC-2025-0001	Terrestrial ecology - trees/woodland	EBC will expect the Applicant to align the route to avoid trees and tunnel underneath biodiversity corridors and water courses and set out a hierarchy for tree removal, so that lower quality features are prioritised for removal. The loss of veteran or ancient trees would be opposed by EBC. EBC refer the Applicant to their Tree and Development Supplementary Planning Document, which details their tree replacement policy.	The site selection for the pipeline route has considered impacts to vegetation including trees, hedgerows and watercourses. Where potential impacts have been identified measures to reduce these through design of the project have been implemented, such as using reduced working widths and trenchless construction. Arboricultural and ecological surveys identified where, if potential impact cannot be avoided entirely via routeing, measures to protect such features will	Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3). Outline LEMP (Document reference 7.5, DCO Volume 7, Version 1).	Provisional agreement pending application evidence

Row ID	Topic	Summary of EBC issue	Latest Position in Resolving the Issue	Application Document Reference	Status
		Care will have to be taken not to impact the Root Protection Areas (RPA) of any tree, especially at compound boundaries where they are most likely to come close to significant trees. However, without detailed arboricultural information (Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan) it is not possible to assess the impact and, therefore, mitigation and protection measures.	be set out in the Outline Landscape and Ecology Management Plan (LEMP) (Document reference 7.5, DCO Volume 7, Version 1) and Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3). ES Appendix 13.5 Arboricultural Impact Assessment (AIA) [APP-175] - [APP-176] addresses trees and woodland in more detail. It outlines best practice measures to protect trees, including their canopies and root protection areas. The Landscape and Visual Impact Assessment (LVIA) in ES Chapter 13 Landscape and visual [APP-092] and ES Appendix 13.5 Arboricultural Impact Assessment (AIA) [APP-175] - [APP-176] has informed the iterative design and opportunities for environmental enhancement. The Applicant can confirm that all ancient woodland has been avoided. Natural England has confirmed the location of all ancient woodlands that will be designated in the current review of the Hampshire inventory within 500m of the Project and these are all being avoided. The Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) includes a measure to prioritise the loss of lower quality features where tree loss cannot be avoided. The Applicant engaged with EBC at bilateral meeting on 18 November 2026. EBC raised concerns regarding the level of detail on vegetation and tree removal and subsequent reinstatement and mitigation planting. EBC requested detailed plans identifying what vegetation would be removed and the location and specification of replacement planting, secured through the Draft DCO [APP-023], to enable appropriate review and approval. EBC considers that sufficient mitigation is likely to be achievable but cannot confirm this until the detailed planting proposals are provided. EBC considers that the proposals are progressing positively but requests a mechanism within the Draft DCO [APP-023] to enable the relevant local planning authority to review and approve detailed vegetation reinstatement and mitigation planting proposals, including their location and specification. This could be secured through a separate requirement or through additional detail required under the Outline LEMP (Document	ES Appendix 13.5 AIA [APP-175] - [APP-176]. ES Appendix 13.2 LVIA methodology [APP-172]. ES Chapter 13 Landscape and visual [APP-092]. Draft Development Consent Order [APP-023] Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3)	

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			reference 7.5, DCO Volume 7, Version 1). EBC considers this further level of detail necessary to address outstanding landscape, ecology and arboricultural matters and will provide further comments on the Local Impact Report. The Applicant will continue to engage with EBC during Examination.		
Carbon and climate change					
EBC-2024-SC-0013	Carbon and climate change - mitigation	It is considered that the proposals follow industry standard assessment methods and the mitigation for reducing emissions during construction stage is reasonable but needs to be agreed. Regarding the use of solar panels, reference is made to the efficiency/cost of using the grid compared to installing and maintaining themselves. There is no guarantee that the grid will decarbonise as forecast and the cost and payback period for solar installations makes them a viable option. If the Applicant is to move towards Net-Zero by 2035 as planned then it would be much better to install solar and thus guarantee low carbon electricity as it removes reliance from the grid, of which, the project has no control over.	The energy source(s) for the Project will be considered as part of the ongoing design process, which includes the development of an Energy Strategy, which will be embedded into the procurement process, as stated in the Outline Carbon Management Plan (CMP) [APP-423]. The Project will also aim to reduce its operational emissions from power consumption by selecting appropriate energy supply sources and energy procurement methods. The Outline CMP [APP-423] concludes that the energy procurement routes most efficient to achieve optimal decarbonisation of power demand were the procurement of power through renewable Power Purchase Agreements (PPAs) and the purchase of Renewable Energy Guarantees of Origin (REGO) backed power. The Applicant's commitments to carbon and climate change are also included in the Outline CMP [APP-423] outlines the strategic carbon objective for the Project to reduce emissions to as low as reasonably practicable. The Applicant confirms that the CMP is secured through requirement 12 in Schedule 2 to the Draft Development Consent Order [APP-023]. EBC confirmed that the approach to the Outline CMP [APP-423] is appropriate and confirmed agreement at a bilateral meeting on 18 November 2026.	Outline CMP [APP-423]. Draft Development Consent Order [APP-023]	Matter agreed with other party
Biodiversity and nature conservation					
EBC-2024-SC-0012	Biodiversity Net Gain / Environmental Net Gain	EBC has recently acquired several parcels of land within the Borough for environmental mitigation which can also potentially provide BNG for this Project. EBC has other sites which could also potentially deliver BNG as part of the water transfer scheme which EBC will also be happy to discuss. EBC is in positive talks with a third-party provider to create a	The Applicant had a meeting with EBC regarding the BNG opportunities on 17 September 2024 and 2 February 2026. The Applicant explained the Project's approach to BNG and explored potential opportunities within EBC. The Applicant is very keen to and continues to work with EBC on securing BNG units on land the Council owns or controls and will continue to engage with them to do so.	Biodiversity Gain Plan [APP-426]. Environmental Net Gain Statement [APP-427].	Matters subject to further discussion

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		considerable number of grassland/woodland/scrub units within the Borough.	The Applicant engaged with EBC at bilateral meeting on 18 November 2026. The Applicant confirmed that a standalone procurement process for BNG delivery is underway. EBC raised the potential for BNG delivery within Eastleigh, including within identified Environmental Mitigation and Enhancement Areas. The Applicant advised that opportunities are subject to landowner agreement and, for BNG, the necessary 30-year commitment, and therefore delivery within specific areas cannot currently be guaranteed. It was agreed that potential BNG opportunities within Eastleigh are a separate, mutually beneficial discussion and do not represent an outstanding objection to the Proposed Development.		
Contamination and land quality					
EBC-2024-SC-0014	Land quality and ground conditions - assessment	Chapter 11 of the Preliminary Environmental Information Report references a CS3 designation (due to ground gas concentrations); however, this seems to be not applicable to the section that is crossing Eastleigh Borough. The report indicates that further investigation is being undertaken and an updated report will be produced once the new data becomes available. EBC would wish to review this report. However, it is expected that any further ground investigation works would include details on the ground conditions for the proposed new pipeline route, new access via Church Lane and construction compounds. Similarly, the CEMP should be updated to include additional mitigation measures in relation to the proposed changes where necessary and the Council would wish to comment on an updated CEMP in due course.	Ground gas monitoring undertaken as part of the pre-consent project-specific ground investigations did not identify Characteristic Situation 3 conditions within land under EBC's authority. Pre-consent project specific ground investigations have now been completed with interpretative reports provided within ES Appendix 11.2 Geotechnical and geo-environmental reports (Document reference 6.2, DCO Volume 6) of ES Chapter 11 Land quality and ground conditions (Document reference 6.1, DCO Volume 6, Version 1). The Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) has been updated to reflect any changes following since the PEI Report. Extracts of the Outline CEMP (Document reference 7.1, DCO Volume 7) (updated version (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3)) were shared with EBC in December 2025 which showed the Project's approach to mitigation. The Applicant confirms that requirement 6 of Schedule 2 to the Draft DCO [APP-023] secures the preparation and approval by the relevant local planning authority of the detailed CEMP(s).	ES Chapter 11 Land quality and ground conditions (Document reference 6.1, DCO volume 6, Version 1). ES Appendix 11.2 Geotechnical and geo-environmental reports (Document 6.2, DCO Volume 6). Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3).	Matter agreed with other party

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			EBC confirmed that the approach to the Outline CMP [APP-423] is appropriate and confirmed agreement at a bilateral meeting on 18 November 2026.		
Noise and vibration					
EBC-2023-0010	Noise and vibration - methodology	Concern that the monitoring location won't be representative of the property facades impacted by the noise from the compound, and that 24 hours of monitoring is rather short to capture representative sound levels.	The Applicant considered the feedback as part of assessment methodology and EBC agreed to the baseline survey locations and methodology during direct engagement and the surveys are now complete.		Matter agreed with other party
EBC-2025-0003	Noise and vibration - assessment	EBC queried whether the noise from night-time access construction work approach is acceptable. EBC questions whether there would be nighttime working and what mitigation measures would be in place if so.	The Applicant engaged directly with each affected Local Planning Authority to seek written agreement that night-time access construction works can be excluded from the noise assessment scope, on the basis that they will be of short duration such that effects would not be significant. The Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) includes a list of mitigation measures to minimise impacts from noise and lighting and commits that the Contractor responsible for the construction works will produce a Noise and Vibration Management Plan (NVMP), this will confirm the final details of the works and the noise mitigation measures that will be implemented. The NVMP will be submitted for Local Planning Authority approval prior to commencement of construction works. EBC confirmed that this approach is acceptable.	Outline CEMP (Document reference 7.1, DCO Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3).	Matter agreed with other party
EBC-2024-SC-0017	Noise and vibration - mitigation	The proposed construction compound L3 is sited across the road from Hillview Manor Park, which is a park home site. As such this would be a particularly sensitive location, due to the poorer sound insulation of park homes compared to conventional builds with modern double glazing and brick construction. The main concerns relate to any significant activity in the compound occurring at night. If there is expected to be much activity on this site at night then consideration should be given to an alternative location for this compound.	Hillview Manor Park is identified as R128 (a noise and vibration receptor (NVSR) with a 'high' sensitivity) and construction noise and vibration impacts on this NVSR are reported in ES Chapter 15 Noise and vibration [APP-094]. The closest construction compound to this receptor is L-4 (a minimum distance of about 12m away), L-5 and L-6 are about 80 and 100m to the north, respectively. Night-time works are not proposed in any of these compounds. The worst-case predicted impacts on this NVSR are moderate (during the daytime) and major (Saturday afternoons) due to the operation of compound L-4. Noise levels are not expected to exceed the SOAEL (75 dB LAeq,T during the daytime) but are expected to exceed the LOAEL (65 dB LAeq,T during the daytime). Hence, mitigation is	ES Chapter 15 Noise and vibration [APP-094].	Matter agreed with other party

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			proposed, including boundary screening, enclosures and careful layout of compounds to minimize noise impacts (locate noisy activities to maximize distance and utilize existing or proposed screening to block line of sight to receptors). With this mitigation in place, residual effects on this receptor are not significant. EBC confirmed that with the proposed mitigation, the noise levels would meet the required criteria, and the parties agreed that the assessment and restrictions are acceptable.		
Traffic and transport					
EBC-2024-SC-0018	Traffic and transport - mitigation	During construction, it should be possible to put in place appropriate traffic management plans to ensure that disruption to public transport and motor traffic is minimised. Appropriate advanced warning and signage to warn of construction traffic and site accesses should be installed prior to the commencement of construction works. The project documentation should acknowledge that Bishopstoke Lane and Church Road are unsuitable for HGV traffic and HGV routing agreements should be put in place to ensure that site traffic uses the most appropriate routes. In addition, EBC supports the comments of Hampshire County Council as local highway authority in relation to concerns about access to construction compounds via Bishopstoke Lane.	The Framework Construction Traffic Management Plan (CTMP) [APP-415] and Traffic Management Strategy (TMS) [APP-416] detail the measures proposed to manage the impact of construction activities on the local transport network. Prior to DCO submission, draft plans were issued to Hampshire County Council for comment which led to further design development. As a result, the temporary site compound access from Bishopstoke Lane has been removed. Access is however required from Church Lane. Matter discussed on 18 September 2025, EBC agreed that the new location is preferable in principle, but that final acceptance depends on detailed assessment of vegetation and ecological impacts, as detailed in ES Chapter 8 Terrestrial and freshwater biodiversity and ES Chapter 13 Landscape and visual (DCO reference 6.1, Volume 6, Version 1). The Applicant engaged with EBC at bilateral meeting on 18 November 2026. EBC raised concerns regarding the level of detail on vegetation and tree removal and subsequent reinstatement and mitigation planting. EBC requested detailed plans identifying what vegetation would be removed and the location and specification of replacement planting, secured through the Draft DCO [APP-023], to enable appropriate review and approval. EBC considers that sufficient mitigation is likely to be achievable but cannot confirm this until the detailed planting proposals are provided. EBC considers that the proposals are progressing positively but requests a mechanism within the Draft DCO [APP-023] to enable the relevant local planning authority to review and approve detailed vegetation reinstatement and mitigation planting	ES Chapter 8 Terrestrial and freshwater biodiversity (DCO reference 6.1, Volume 6, Version 1). Outline LEMP (Document reference 7.5, DCO Volume 7, Version 1). Framework CTMP [APP-415]. Traffic Management Strategy [APP-416].	Provisional agreement pending application evidence

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			proposals, including their location and specification. This could be secured through a separate requirement or through additional detail required under the Outline LEMP (Document reference 7.5, DCO Volume 7, Version 1). EBC considers this further level of detail necessary to address outstanding landscape, ecology and arboricultural matters and will provide further comments on the Local Impact Report. The Applicant will continue to engage with EBC during Examination.		
Cumulative and in-combination effects					
EBC-2024-0009	Cumulative effects - methodology	EBC noted in Autumn 2025 that more applications should be considered in the cumulative effects assessment.	The Applicant reviewed additional applications provided by EBC on 18 October 2025 for inclusion in ES Appendix 20.1 List of 'other developments' – longlist and shortlist [APP-208]. These were reviewed against the assessment methodology and the Zone of Influence (ZoI). The longlist of projects considered for the Cumulative Effects Assessment is major developments located within 3km of the Order Limits, housing developments with at least 50 units and employment sites over 1,000sqm. The longlist also includes Emerging Development Plan Allocations located within 3km of the draft Order Limits and other schemes suggested by Local Planning Authorities during engagement.	ES Appendix 20.1 List of 'other developments' – longlist and shortlist [APP-208].	Matter agreed with other party
Multiple issues					
EBC-2024-SC-0001	General Comment	EBC welcomes the proposed infrastructure investment and supports the principle of water recycling, while encouraging the Applicant to enhance the scheme's sustainability through temporary renewable energy measures and further efforts to reduce embodied carbon during construction. EBC stresses the importance of maintaining high water quality standards through robust monitoring and maintenance.	The Applicant welcomes EBC's support for the Project. ES Chapter 10 Carbon and climate change [APP-089] details the assessment of the likely significant effects on carbon and climate change from the construction, operation and decommissioning of the Project. In addition, the energy source(s) for the Project will be considered as part of the ongoing design process. The Project's renewable energy strategy sits within the Outline Carbon Management Plan (CMP) [APP-423] which aims to reduce the Project's operational emissions from power consumption by selecting appropriate energy supply sources and energy procurement methods. This will form part of the wider Energy Strategy being developed for the Project and will be embedded into the procurement process. ES Appendix 19.9 Outline Water Monitoring Plan (WMP) [APP-204], details the water monitoring plan prior to and during construction to monitor	ES Chapter 10 Carbon and climate change [APP-089]. ES Appendix 19.9 Outline WMP [APP-204]. Outline CMP [APP-423].	Matter agreed with other party

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			local hydrological and hydrogeological behaviour across the Project.		

4 Signatories

4.1.1 This SoCG is agreed between Southern Water Services Limited (the Applicant) and EBC on the date below.

Signed for EBC
Name
Position
Date
Duly authorised for and on behalf of EBC

Signed for Southern Water Services Limited
Name
Position
Date
Duly authorised for and on behalf of Southern Water Services Limited


WATER
for LIFE®
from
Southern
Water®