# Hampshire Water Transfer and Water Recycling Project

# Draft Statement of Common Ground - Fareham 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 Fareham Borough Council (FBC) 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.

~~1.2.2~~1.2.3 The role of FBC 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.

~~1.2.3~~ 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 FBC's Relevant Representation [RR-104], which sets out FBC'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.

1.2.4 ~~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.~~

## 1.3 Parties to this statement

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

1.3.2 Collectively, Southern Water Services Limited and Fareham 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 FBC 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 FBC 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 FBC throughout the development of the DCO application~~.~~ and continues to engage with FBC 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) ~~(Document reference 5.9, DCO Volume 5)~~[APP-072] and the Consultation Report ~~(Document reference 5.1, DCO Volume 5).~~[APP-029].

~~2.1.3 This SoCG has been prepared for submission~~ 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 17 April 2026~~. Engagement~~, and has been updated to reflect engagement with FBC ~~has continued beyond this~~ since that date ~~and will remain ongoing throughout the Examination. Accordingly, while this submitted version reflects all engagement up to 17 April 2026, the SoCG will continue to evolve as a live document, with further updates provided as additional discussions take place and outstanding matters progress.~~

~~2.1.4~~2.1.3 ~~This version of the~~, where appropriate. The SoCG is ~~submitted in draft and~~currently unsigned ~~form. The content of this version has nevertheless~~ but has been reviewed and agreed ~~for submission~~ by the relevant officer(s) at FBC. The Applicant confirms that ~~at the reporting cut-off date, this version~~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 ~~Since the reporting cut-off date, where necessary~~Where appropriate, bilateral engagement with FBC 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~~ has continued. Where~~. **Table 2-1** sets out this engagement~~ has occurred, any records relevant to these matters~~. Engagement remains ongoing throughout the Examination, and this SoCG is a live document, which will be ~~set out~~ updated and resubmitted as appropriate to reflect ongoing discussions, progress in ~~future iterations of this section.~~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 |
|---|---|---|
| SoCG Review Meeting #1 | First review of the draft SoCG post-submission to update the latest position and status of the outstanding archaeology issue which had not been agreed in the pre-application phase. | 23/09/2026 |

# 3 Statement of Common Ground

3.1.1 Table 3-1 provides a summary of the key matters discussed between the Applicant and FBC in relation to the DCO application for the Project. Each matter is categorised according to its status, as defined in section 1.4. Table 3-1 aims 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 FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
|---|---|---|---|---|---|
| **Principle of development** | | | | | |
| FBC-2025-0001 | Need case | Following a review of the Need Case document, and in line with the s20 Agreement whereby measures and all best endeavours to ensure limitations on the extraction of water from the rivers Test and Itchen and the need to ensure adequate customer supplies are maintained during drought conditions, Fareham Borough Council concurs with the findings of the draft Need Case document. The project does appear to be the best solution for diversifying Southern Water's sources of water supplies, which would address the burdens on the protected chalk stream habitats of the Test and Itchen.<br>FBC has no further comments on the draft document. | The Applicant welcomes FBC's comments on the draft Case for the Project (Document reference 5.6, Volume 5, Version 1). | Case for the Project (Document reference 5.6, Volume 5, Version 1). | Matter agreed with other party |
| **Design and construction** | | | | | |
| FBC-2022-0001 | Design and construction | FBC is concerned that this project would delay Welborne Garden Village and M27 Junction 10 upgrades.<br>If alternative routes to avoid Welborne are sought, there will be more designated sites (Site of Importance for Nature Conservation (SINC) and Ancient Woodlands) near the route which may need to be considered. | The Applicant is in discussions with the developer of Welborne Garden Village and has considered several alternative pipeline routes in this area after identifying construction challenges because of the interface between the two projects. A bilateral meeting was held on 11 December 2023 with FBC to explain the outcomes of site selection work which has resulted in the pipeline route avoiding intersecting with Welborne Garden Village. | Scheme Development Report ~~(Document reference 5.10, DCO Volume 5).~~[APP-073] - [APP-075]. | Matter agreed with other party |
| FBC-2022-0003 | Design and construction | FBC advised that it will be important for existing hedgerows and trees (especially to the east of the A32) to not be disturbed so as to avoid any loss to biodiversity. | The Applicant confirms that the scheme development process has aimed to reduce loss of vegetation by using reduced working widths and trenchless construction where appropriate. Management plans will also be put in place to minimise impacts during the construction phase.<br><br>Further, the Intermediate Pumping Station F (IPS-F) Design Principles IPS-F_8, IPS-F_9 and IPS-F_10 provide site specific commitments for hedgerow and tree mitigation and enhancement in the Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1) | Matter agreed with other party |
| FBC-2023-0004 | Design and construction | FBC highlighted that while Intermediate Pumping Station F (IPS-F) is outside of Welborne's boundary, the construction compound will be | The Applicant held a meeting with FBC on 11 December 2023 to present the site selection background and location of the IPS-F. The | Scheme Development Report ~~(Document reference 5.10, DCO~~ | Matter agreed with other party |

| Row ID | Topic | Summary of FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
|---|---|---|---|---|---|
| | | partially within Welborne and the potential access road from Albany Farm is not part of the Welborne infrastructure currently.<br><br>The site is an elevated spot on the valley edge with important landscape down to the River Wallington. FBC has sought to secure a soft edge to Welborne through edge planting, that will be affected by the black edged construction compound. The facility will also be prominent in the landscape and adjacent to an area of open space/play equipment.<br><br>FBC advises that the Applicant should liaise with Buckland Developments Ltd to discuss the potential access road. | interface with Welborne Garden Village has been subject to engagement with Buckland Developments and the Southwick Estate. | ~~Volume 5)~~[APP-073] - [APP-075] | |
| FBC-2023-0008 | Design and construction | FBC asked that topography and field boundaries be reflected in the design principles for the above ground plants (AGP). Any bunds and earthworks resulting from construction, together with tree planting or any other screening should be developed in a manner that is integrated into the natural topography, rather an engineering solution. | Indicative drawings of the proposed AGP have informed the development of the preferred IPS-F site, including the scales and parameters of the facility. The IPS-F would be within a site with approximate parameters of 85m by 70m and a maximum height of 8m.<br><br>The AGP was micro-sited within preferred zones that were progressed. The micro-siting was informed by the Landscape and Visual Impact Assessment and by evaluations considering construction, engineering, environmental, planning and lands aspects in ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6).~~ [APP-092].<br><br>Design principles for IPS-F have been developed to minimise visual impacts. These principles were shared with and agreed by FBC and are secured through the final design principles IPS-F_1 to IPS-F_10 in the Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1).<br><br>ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6)~~ [APP-092] | Matter agreed with other party |
| FBC-2023-0016 | Design and construction | The main potential impact on above ground infrastructure will be from any permanent facilities constructed on the surface. A better understanding of this will be had once the route options are finalised. | A meeting was held between the Applicant and FBC on 11 December 2023 to present the site selection background and location of the IPS. In the meeting it was explained that further work is being undertaken to develop the design of the IPS to consider the landscape of the area.<br><br>Draft design principles were shared with FBC for comment in April 2025, which detailed how IPS-F would be designed to minimise visual impacts (Document reference 5.11, DCO Volume 5, Version | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |

| Row ID | Topic | Summary of FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
|---|---|---|---|---|---|
| | | | 1). The matter was discussed in a meeting between the Applicant and FBC in July 2025 where the matter was agreed. Final design principles IPS-F_1 to IPS-F_10 reflect the relevant draft principles. | | |
| FBC-2024-0007 | Design and construction | Regarding Design Principle GDP_1, FBC suggests adding 'form' to materials and colour and to reference only well-designed contextual buildings, not just anything that exists locally. FBC requested the Applicant consider 'external structures' under the terminology 'buildings'. | Updated draft design principles were shared with FBC for comment in September 2025 (Document reference 5.11, DCO Volume 5, Version 1). The Applicant directed FBC to Design Principle GDP_1 and IPS-F_7, where this matter was then agreed. | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |
| FBC-2024-0008 | Design and construction | FBC suggests the Applicant review the Strategic Design Code, which covers this area, for more context to the proposals.<br><br>FBC asked the Applicant to consider the terminology 'positive' and 'quality' in relation to design in 'IPS-F_7'. | The Applicant has acknowledged FBC's comment. Design Principles IPS-F_2, IPS-F_3, IPS-F_4, IPS-F_6 and IPS-F_7 detail how the project will consider and collaborate with Welborne Garden Village (Document reference 5.11, DCO Volume 5, Version 1).<br><br>The Applicant confirmed that Design Principle 'GDP_12' includes the terminology 'positive' and 'high quality' which acts as a general principle to be applied throughout the Project. The words 'positive' and 'quality' are not expressly used in IPS-F_7 but the principle seeks "to respect and reinforce the local rural character by using building forms, materials and a colour palette appropriate to local context, and explore opportunities for innovation and creativity - this will be informed by a colour assessment". | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |
| FBC-2024-0009 | Design and construction | FBC suggested not rendering the IPS building on the concept section plans and illustrating the max. perimeters using a hollow rectangle instead. Also suggested adding an indicative eaves line to suggest the form is pitched or barrel roof and not a flat roof. | The Applicant has acknowledged FBC's comment and made alterations to the illustrations to reflect this, which were shared at the Environmental Working Group September 2025. | | Matter agreed with other party |
| FBC-2024-0011 | Design and construction | FBC requested the Applicant adds the following Design principle:<br><br>*"New above ground structures will be of a high quality and be of a scale, form and constructed of materials that will positively integrate the building and associated structures into its landscape setting and linked architectural character."* | The Applicant acknowledges FBC's comment and directed FBC to Design Principle GDP_1 which provides this level of design commitment (Document reference 5.11, DCO Volume 5, Version 1), where this matter was then agreed. | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |
| FBC-2024-0012 | Design and construction | Regarding Design Principle GDP_1, FBC suggests including sufficient space for appropriate robust and integrating planting. | Former design principle GDP_1 was removed from the forward-looking controls for detailed design as the principle for efficient land use has been embedded into the development up to DCO submission.<br><br>Additional planting at the southern part of IPS-F has been incorporated to strengthen visual | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |

| Row ID | Topic | Summary of FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
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| | | | mitigation. This is secured through design principle IPS-F_10 in the Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | | |
| FBC-2024-0013 | Design and construction | Regarding Design Principles GDP_6, FBC suggest any lighting structures to be suitably designed for the location and architectural and landscape context. | The Applicant acknowledges FBC's comment and directed FBC to Design Principle GDP_6 which provides this level of design commitment in relation to lighting (Document reference 5.11, DCO Volume 5, Version 1).<br>FBC confirmed agreement with the wording in GDP_6. | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1) | Matter agreed with other party |
| FBC-2024-0017 | Design and construction | FBC asks that the design of proposed AGP be refined to include materials and finishes, which should be reflected in the site-specific design principles. | The Applicant can confirm the materials and finishes of the AGPs including the rendering of the buildings will be defined during the detailed design stage and will accord with the Design Principles Document, specifically Break Pressure Tank (BPT)/IPS-E_7 and IPS-F_6 (Document reference 5.11, DCO Volume 5, Version 1).<br><br>The Applicant is committed to ongoing engagement and consultation with FBC on this matter. | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |
| FBC-2024-SC-0002 | Design and construction | FBC supports the inclusion of a visual showing the building cut into the land, specifically relating to the IPS-F. However, FBC raised concern to the use of cladding and materials only on prominent elevations. This approach is not considered appropriate, as FBC expects a cohesive and unified architectural language across the development.<br><br>The proposed building height of up to 8 metres was also a concern, as it was unclear whether this refers to the ridge, eaves, or an overall height limit. | Draft design principles (Document reference 5.11, DCO Volume 5, Version 1) were shared with FBC for comment in April 2025, which detailed how IPS would be designed to minimise visual impacts. The matter was discussed in a meeting between the Applicant and FBC in July 2025 where the matter was agreed. Final design principles IPS-F_1 to IPS-F_10 reflect the relevant draft principles. | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1).<br><br>Appendix C Indicative Environmental Masterplan within the Design Approach Document ~~(Document reference 5.12, DCO Volume 5)~~[APP-077] - [APP-079]. | Matter agreed with other party |
| FBC-2024-SC-0010 | Design and construction | FBC does not raise any overriding objections to the proposed pipeline project or its current route through Fareham Borough. However, as the project progresses, more detailed discussions regarding the siting, layout and design of IPS-F are sought, together with more detailed consideration of access arrangements and implications on the future growth of the Welborne Garden Village must be identified to prevent future conflict of uses.<br><br>Various other matters regarding the impact of the pipeline route through Fareham Borough are either being considered by Hampshire County | Indicative drawings of the proposed AGP were shared with FBC at a Bilateral meeting on 12 July 2023, with a second meeting held on 11 December 2023 to present IPS-F indicative siting and layout. FBC confirmed at a Bilateral meeting on 18 July 2025 that they defer access comments to Hampshire County Council. | | Matter agreed with other party |

| Row ID | Topic | Summary of FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
|---|---|---|---|---|---|
| | | Council - such as highway impacts, archaeology and flood risk, or are not relevant to Fareham Borough (such as marine biodiversity). | | | |
| **Archaeology, cultural heritage and heritage settings** | | | | | |
| FBC-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~~, Volume I (Document reference 6.1, DCO Volume 6).~~ [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 Written Scheme of Investigation (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~~,~~ ~~Volume I (Document reference 6.1, DCO Volume 6).~~ [APP-086].<br><br>Outline Written Scheme of Investigation (Document reference 7.6, DCO Volume 7, Version 1) | Matter agreed with other party |
| FBC-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)~~ [APP-086] and Outline WSI (Document reference 7.6, DCO Volume 7, Version 1). 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, Version 1) 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 Chapter 7 Archaeology and cultural heritage~~,~~ ~~Volume I (Document reference 6.1, DCO Volume 6).~~ [APP-086].<br><br>Outline Written Scheme of Investigation (Document reference 7.6, DCO Volume 7, Version 1). | Matter agreed with other party |

| Row ID | Topic | Summary of FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
|---|---|---|---|---|---|
| FBC-~~-~~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 |
| FBC-2026-0004 | Archaeology and cultural heritage - baseline | The Hampshire County Archaeological Service supports the approach to data searches of the relevant Historic Environment Records (HER) 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).~~[APP-086]. | The Applicant acknowledges the Hampshire County Archaeological Service's position. | ES Chapter 7 Archaeology and cultural heritage~~, Volume I (Document reference 6.1, DCO Volume 6)~~ [APP-086]. | Matter agreed with other party |
| FBC-2023-0017 | Archaeology and cultural heritage - methodology | A single seamless approach to heritage should be taken across the whole route corridor. | The Applicant has adopted a single assessment methodology, consistent with best-practice advice from Historic England, for assessment of heritage assets across the whole route corridor. This is set out in the EIA Scoping Report and has been discussed in Historic Environment Working Groups. The Applicant has taken a single approach to evaluation of receptors and assessment of significance, though has had regard to comments on scope specific to individual Local Planning Authorities. | | Matter agreed with other party |
| FBC-2026-0005 | Archaeology and cultural heritage - assessment | The Hampshire County Archaeological Service endorsed the Phase 1 geophysics (Document reference 6.2, DCO Volume 6) reporting and Phase 2 Geophysical Survey Written Scheme of Investigation (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)~~ [APP-124] or ES Appendix 7.9 Trial trenching report~~, Volume II (Document reference 6.2, DCO Volume 6).~~ [APP-125]. 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~~, Volume II (Document reference 6.2, DCO Volume 6).~~ [APP-119]<br><br>ES Appendix 7.8 Detailed gradiometer survey report - Phase 2~~, Volume II (Document reference 6.2, DCO Volume 6).~~ [APP-124]<br><br>ES Appendix 7.9 Trial trenching report~~, Volume II (Document reference 6.2, DCO Volume 6)~~ [APP-125] | Matter agreed with other party |
| FBC-2024-SC-0008 | Archaeology and cultural heritage - mitigation | FBC expects that overall impact on the historic environment within Fareham Borough to be minimal. Only one permanent facility, IPS-F, will be built in the borough, and as it is not near any designated heritage assets, it will not affect their setting. However, its design should minimise visual intrusion and be well screened.<br><br>Regarding the temporary visual impact, it is acknowledged that the construction phase will be visible for some considerable distance in the | ES Chapter 7 Archaeology and cultural heritage~~, Volume I (Document reference 6.1, DCO volume 6)~~ [APP-086] assesses both the temporary and permanent impacts on the historic environment. The Applicant has implemented the usual mitigation hierarchy of avoidance, maximising distance from heritage assets and making use of existing screening where possible.<br><br>On archaeology, the Applicant is engaging with Winchester City Council to develop a scheme of | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1).<br><br>ES Chapter 7 Archaeology and cultural heritage~~, Volume I (Document reference 6.1, DCO volume 6).~~ [APP-086]. | Matter agreed with other party |

| Row ID | Topic | Summary of FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
|---|---|---|---|---|---|
| | | wider landscape and will have an adverse impact on the setting of any adjacent heritage assets. However, if the post-construction reinstatement is carried out to the necessary standard this will fully mitigate the temporary negative visual impact.<br><br>Detailed consideration regarding the impact of archaeological remains along the route through Fareham Borough has been considered by the County Archaeology Service at Hampshire County Council (up to April 2026). | mitigation for the whole scheme as requested and will engage with County Archaeologists at Surrey County Council (SCC) on behalf of FBC (post April 2026) where applicable. The Applicant gained confirmation from FBC that they will defer to SCC for approval on Design Principles relating to archaeology, where applicable.<br><br>The Applicant also directs FBC to Design Principles GDP_2 'Areas of significant archaeological remains' and GDP_12 Environmental Protection (Document reference 5.11, DCO Volume 5, Version 1).<br><br>Design Principles IPS-F 2, 3, 8, 9, and 10 make reference to planting, visual screening, views, and landscape enhancements. | | |
| FBC-2026-0006 | Archaeology and cultural heritage - mitigation | The Hampshire County Archaeological Service agrees with the Outline WSI (Document reference 7.6, DCO Volume 7, Version 1) 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, Version 1) 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, Version 1). | 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 |
| FBC-2026-0007 | Archaeology and cultural heritage - mitigation | The Hampshire County Archaeological Service requested to discuss 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 Design Approach Document ~~(Document reference 5.12, DCO Volume 5),~~[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 | Outline Landscape and Ecology Management Plan (Document reference 7.5, DCO Volume 7, Version 1).<br><br>Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1).<br><br>Design Approach Document ~~(Document reference 5.12,~~ | ~~Matters subject to further discussion~~Provisional agreement pending application evidence |

| Row ID | Topic | Summary of FBC issue | Latest Position in Resolving the Issue | Application Document Reference | Status |
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| | | | 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~~) table~~, Version 1~~-~~) Table 1~~. A version of -~~1.<br><br>The Applicant has engaged with FBC at a bilateral meeting on 23 September 2026 to discuss the Outline WSI~~, incorporating stakeholders' comments, is~~ (Document reference 7.6, DCO Volume 7, Version 1) submitted with the DCO application~~. However, a live version will continue to be engaged on through pre-examination in order to address any~~ 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 to FBC's review, ahead of formal resubmission of the revised document into the Examination. FBC subsequently confirmed that the proposed amendments satisfactorily addressed its previous comments. The Applicant acknowledges FBC's further comments ~~from FBC and seek agreement on the version to be presented at examination.~~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.<br><br>FBC confirms that this issue is agreed in principle subject to full review of the updated Outline WSI (Document Reference 7.6, DCO Volume 7, Version 1). | ~~DCO Volume 5).~~[APP-077] - [APP-079].<br><br>Outline Written Scheme of Investigation (Document reference 7.6, DCO Volume 7, Version 1). | |
| **Habitats and ecology** | | | | | |
| FBC-2025-SC-0002 | Terrestrial and freshwater ecology - mitigation | IPS-F has been subject to a number of comments and discussions due to its sensitive location within a designated Area of Special Landscape Quality from the adopted Fareham Local Plan 2037, its immediate proximity to the boundary of the proposed Welborne Garden Village, and whether the site will be highly visible from views | Regarding FBC's Ecology comment 'the mitigation and enhancement area can potentially result in the small, wooded parcel immediately to the south being expanded', this has been covered by the IPS-F_7 and IPS-F Site Specific Design Principles (Document reference 5.11, DCO Volume 5). Draft design principles were issued to FBC on 29 April | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |

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| | | westwards from Portsdown Hill and a number of public rights of way that traverse the open countryside around the site. The IPS-F Limits of Deviation have been enlarged significantly since the Summer 2024 consultation, and an Environmental Mitigation and Enhancement Area has been created. Both areas of change are located to the north, northwest and west of the original Summer 2024 area of consideration. The requirements for the enlargement appear because of security requirements sought by Defra, who identified the need for additional fencing around the plant.<br><br>FBC's Tree Officer raised no comments on this element, and the Council's Ecology Officer highlighted that the mitigation and enhancement area can potentially result in the small, wooded parcel immediately to the south being expanded. | 2025 with an updated copy provided on 4 September 2025.<br><br>The Applicant previously proposed for this existing copse to be expanded by providing a strip of woodland planting between the site of IPS-F and Welborne Garden Village.<br><br>To ensure that IPS-F could be screened by this existing copse, the strip of woodland planting would need to be located within the boundary of Welborne Garden Village. However, following engagement with Welborne Garden Village these planting proposals were removed from the design due to the potential restrictions this would place on the development and design of this part of Welborne Garden Village. | | |
| **Biodiversity and nature conservation** | | | | | |
| FBC-2024-0015 | Biodiversity Net Gain/Environmental Net Gain | FBC is working on Biodiversity Net Gain (BNG) proposals to off-set FBC developments in the short-term. The Asset Management team is reluctant to offer sites due to the 30-year commitment they come with.<br><br>FBC recommended the Applicant engage with Partnership for South Hampshire Environmental Planners Group on BNG approach. | A Biodiversity Gain Plan ~~(Document reference 7.11, DCO Volume 7)~~[APP-426] has been prepared, outlining the Applicants approach to BNG and the associated calculations using the latest Defra metric. A draft version of the combined document has been shared with the regulators, including Natural England, the Environment Agency and the Marine Management Organisation.<br><br>Engagement has taken place with Partnership for South Hampshire and FBC to identify projects and habitats that could benefit from use of Project spoil. FBC confirmed that it cannot directly assist in the delivery of BNG, and engagement continues with Partnership for South Hampshire on the matter. | Biodiversity Gain Plan ~~(Document reference 7.11, DCO Volume 7).~~[APP-426] | Matter agreed with other party |
| **Contamination and land quality** | | | | | |
| FBC-2024-SC-0004 | Land quality and ground conditions - methodology | FBC is in agreement with the methodology presented in Section 4.7 of the Non-Technical Summary of the PIER for the development. The Council notes the comment regarding the source protection zones and expects that all aspects of the design will take these into consideration.<br><br>FBC provided GIS records for all contaminated land along the new pipeline route and expects that the sites within this updated area will be accounted for, in line with Section 11.5.20 of the Non-Technical Summary of the PIER. | ES Appendix 11.2 Geotechnical and geo-environmental reports~~, Volume II~~ ([APP-151] to [APP-155] for documents 1 to 5, [APP-157] for document 7, and [APP-161] to [APP-164] for documents 11 to 14 of 18 documents) (Document reference 6.2, DCO Volume 6, Version 1 for documents 6, 8 to 10, and 15 to 18 of 18 documents) provide details of the findings of the completed pre-consent project specific ground investigations. Any feedback from the engagement of the EIA team to date has been incorporated into the geotechnical and geo-environmental desk study and ground investigation reports. | ES Chapter 11 Land quality and ground conditions~~, Volume I~~ (Document reference 6.1, DCO Volume 6, Version 1).<br><br>ES Appendix 11.2 Geotechnical and geo-environmental reports~~, Volume II~~ ([APP-151] to [APP-155] for documents 1 to 5, [APP-157] for document 7, and [APP-161] | Matter agreed with other party |

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| | | | FBC agrees with the approach as detailed in ES Chapter 11 Land quality and ground conditions~~,~~ ~~Volume I~~ (Document reference 6.1, DCO Volume 6, Version 1) which includes data from the ground investigation. | to [APP-164] for documents 11 to 14 of 18 documents) (Document reference 6.2, DCO Volume 6, Version 1 for documents 6, 8 to 10, and 15 to 18 of 18 documents).<br><br>ES Appendix 19.3 Hydrogeological Impact Assessment~~, Volume II (Document reference 6.2, DCO Volume 6).~~[APP-198]. | |
| **Landscape and visual impact** | | | | | |
| FBC-2022-0011 | Landscape and visual impact - assessment | FBC requested additional viewpoints once exact locations of AGPs are known.<br>FBC suggested a view corridor along Kiln Road that should be considered as a viewpoint.<br><br>Further feedback was received in January 2024 on viewpoints related to the proposed Welborne development. Four new viewpoints were suggested by FBC for consideration, along with the relocation of an existing viewpoint from Knowle Road to Wickham Road | The first part of this issue refers to a route alignment now superseded. However, the Applicant has retained viewpoint (VP053) along Kiln Road which has been assessed within ES Chapter 13 Landscape and visual~~.~~ [APP-092].<br><br>Regarding the new viewpoints suggested by FBC, fieldwork conducted in February and March 2024 confirmed the exact locations of these four new viewpoints.<br><br>VP047 was relocated from Knowle Road to Wickham Road as requested. Of the four suggested viewpoints, two viewpoints (VP130 and VP131) were included and assessed with the ES. Of the remaining two, one provided a view similar to VP130, and the other was located on a private road. | ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6).~~ [APP-092]. | Matter agreed with other party |
| FBC-2025-SC-0003 | Landscape and visual impact - mitigation | FBC raised concerns regarding the need for IPS-F additional extensive area being required for the pumping station, unless it is needed for more pumping plant and structures and/or car parking. FBC would expect scrub or hedgerow planting along the PRoW to restrict views to the proposed security fencing to the south of IPS-F.<br>Further detailed consideration will need to be taken, particularly at the detailed design stage, and it would be important to ensure that adequate provision of robust landscaping is provided to ensure the overall design and visual impact on both the wider Area of Landscape Quality and future residents of Welborne Garden Village are adequately mitigated. Continued engagement with FBC would be required on these matters. | The Applicant confirmed that detailed design will be determined by FBC in general accordance with the Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1), as detailed in the Draft Development Consent Order ~~(Document reference 3.1, DCO Volume 3).~~ [APP-023].<br><br>Appendix C Indicative Environmental Masterplan within the Design Approach Document ~~(Document reference 5.12, DCO Volume 5)~~[APP-077] - [APP-079] identifies constraints at IPS-F that limit landscaping opportunities to the south. While flexibility within the Limits of Deviation is retained, Design Principle IPS-F_2 commits the Project to providing landscaping between ''the road and fence where reasonably practicable''. IPS-F_1 has been updated to allow potential tree/scrub/hedgerow planting on the opposite side of the track at the | Draft Development Consent Order ~~(Document reference 3.1, DCO Volume 3).~~[APP-023].<br><br>Appendix C Indicative Environmental Masterplan within the Design Approach Document ~~(Document reference 5.12, DCO Volume 5).~~[APP-077] - [APP-079].<br><br>Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | Matter agreed with other party |

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| | | In summary, whilst no overriding objections are raised by FBC regarding the design refinement at Point 9 (IPS-F), concerns are raised regarding the need for such an additional area to expand the Above Ground Limits of Deviation, and further discussions and clarification regarding its purpose will need to take place to fully consider the design and landscape visual implications of this change. | southwest of IPS-F, subject to future fencing and security design (Document reference 5.11, DCO Volume 5). This would provide limited mitigation of views of IPS-F from Welborne Garden Village, although at a reduced scale compared with earlier proposals. | | |
| FBC-2023-0006 | Landscape and visual impact - mitigation | FBC raised concern over potential issues with the scale of the proposed AGP (IPS-F) and its visual impact on the landscape. The land adjacent to the AGP (and partly covered by the AGP) is within an Area of Special Landscape Quality (Policy DS3) of FBC's adopted Fareham Local Plan 2037, and it is important to ensure that the AGP is carefully designed to minimise any visual impact. | ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6),~~ [APP-092], provides a summary of the likely impacts and effects of the construction, operation and decommissioning of the Project on the landscape. The Landscape Visual Impact Assessment in ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6)~~[APP-092] has informed the design of the Project from the outset, through the scheme development process and in the definition of design principles. The design of the proposed AGPs has been a key consideration, including the siting of plant to avoid or minimise impacts on the landscape and to respond to existing landscape patterns to minimise adverse residual effects. Maps and descriptions of the character of the landscape, including areas of townscape and seascape, at the national, county and local scales are provided. Elements of the landscape are described in broad terms in the ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6),~~ [APP-092], informed by habitat and arboricultural surveys. The condition and value attached to the landscape has been assessed with reference to the approach set out in Landscape Institute Technical Guidance Note 02/21: Assessing landscape value outside national designations.<br><br>Draft design principles were shared with FBC for comment in April 2025, which detailed how IPS-F would be designed to minimise visual impacts (Document reference 5.11, DCO Volume 5, Version 1). The matter was discussed in a meeting between the Applicant and FBC in July 2025 where the matter was agreed. | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1).<br><br>ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6).~~ [APP-092]. | Matter agreed with other party |
| FBC-2025-0002 | Landscape and visual impact - mitigation | FBC advised that Viewpoint (VP) 2 is essential, with VPs 3 and 4 covering a similar alignment; if VP3 cannot be used, VP4 becomes necessary, while VP1 is less critical as it sits lower than VP2. The Council highlighted exposed sloping ground at VP2, recommending early discussions on how cut and fill will be managed to achieve naturalistic | The Applicant can confirm that the suggested viewpoints were all visited and considered, with two of them assessed within ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6).~~[APP-092]. | ES Chapter 13 Landscape and visual~~, Volume I (Document reference 6.1, DCO Volume 6)~~[APP-092]. | Matter agreed with other party |

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| | | landforms and appropriate design for equipment structures, enclosures, and buildings. Additionally, they noted that VP47 has been replaced by VP122 on Knowle Road, emphasising that VP47 offered a more direct, unfiltered view of the construction site and above-ground plant, making it arguably more sensitive. | Of the four suggested viewpoints, two viewpoints were included and assessed with the ES (VP130 and VP131, corresponding to what FBC referred to as VP2 and VP4). Of the remaining two suggested viewpoints, one provided a similar view, and the other was located on a private road.<br><br>VP047 was relocated from Knowle Road to Wickham Road as requested | | |
| **Flood risk and water environment** | | | | | |
| FBC-2022-0008 | Water environment (including flood risk) - baseline | FBC stated that TCC01, TCC02 and Lagoon 4 are located either side of the River Wallington, and within Flood Zones 2 and 3 and Groundwater Source Protection Zones 2 and 3. It is therefore important to ensure that the land is restored to its original condition once the works are completed. FBC advised that discussion should be had with the Environment Agency and Natural England. | The Applicant can confirm that construction compounds on either side of the River Wallington to support trenchless construction have been developed so that they are located outside of high-risk flood zones and floodplain habitats. The Applicant has undertaken regular engagement with the Environment Agency and Natural England to update on the Project, including the proposals in relation to main river crossings. | | Matter agreed with other party |
| **Cumulative and in-combination effects** | | | | | |
| FBC-2023-0009 | Cumulative effects - assessment | FBC highlighted that a number of reserved matters applications have been received for Welborne. The applications include pedestrian, cycling and vehicular access along the existing Knowle Road route which is to be downgraded to a 30mph residential street as part of the Welborne proposals.<br><br>Also, several infrastructure applications for road construction and alterations, including to Knowle Road have been made. | The Applicant is in discussions with the developer of Welborne Garden Village and has considered several alternative pipeline routes in this area. This is after identifying construction challenges because of the interface between the two projects.<br><br>A meeting between the Applicant and FBC was held on 11 December 2023 to explain the outcomes of site selection work which has resulted in the pipeline route avoiding intersecting with Welborne Garden Village. Further discussions with Welborne Garden Village, FBC and Hampshire County Council will be required as the two projects progress. | | Matter agreed with other party |
| **Multiple issues** | | | | | |
| FBC-2025-0003 | General Comment | FBC asked that further consideration of potential noise or pollution in relation to IPS-F be made, particularly given the proximity of the siting of the plant from future proposed residential developments of the Welborne Garden Village immediately to the south of the site.<br><br>However, it is understood that a detailed planning application has not yet been submitted for the closest residential dwellings to the IPS; hence it may not be possible to undertake a detailed assessment of potential impacts. | The Project has considered FBC development policies, namely 'Fareham Local Plan 2037 'Policy D2: Ensuring Good Environmental Conditions'. The Project has therefore been designed, and secondary mitigation has been incorporated, to avoid unacceptable noise and vibration impacts.<br><br>ES Chapter 15 Noise and vibration~~, Volume I (Document reference 6.1, DCO volume 6)~~ [APP-094] has included the Welborne Garden Village in the future baseline. The full assessment, along with proposed mitigations, will be available at DCO | ES Chapter 15 Noise and vibration ~~(Document reference 6.1, DCO volume 6).~~[APP-094].<br><br>Outline CEMP (Document reference 7.1, DCO ~~volume~~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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| | | | submission; however, the following provides a summary of impacts on WGV.<br><br>The Welborne Garden Village neighbourhood known as Albany is the closest to the Project, with areas of residential development at a minimum of 22m from the site boundary to IPS-F.<br><br>IPS-F is expected to be constructed prior to construction or occupation of the Albany neighbourhood; hence, construction phase noise and vibration impact on WGV are not assessed in the ES. However, the Outline Construction Environmental Management Plan (CEMP) (Document reference 7.1, DCO ~~volume 7~~Volume 7, Version 1 for document 1 of 3, [APP-413] and [APP-414] for documents 2 and 3) requires production of a Noise and Vibration Management Plan which would address potential impacts on occupied elements of WGV at the time of the Project construction in the vicinity.<br><br>Operational phase impacts of IPS-F on Welborne Garden Village have been assessed using BS 4142. The noise survey has been used to identify appropriate Lowest Adverse Effect Levels (LOAEL) to the IPS operational sound. Mitigation has been identified and a commitment included in the Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1) to ensure that these LOAELs will not be exceeded. | Design Principles Document (Document reference 5.11, DCO Volume 5, Version 1). | |

# 4 Signatories

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

| Signed for FBC |
|---|
| Name |
| Position |
| Date |
| Duly authorised for and on behalf of FBC |

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


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Water®