

<b>Name:</b>	SLPP NFU Agents Meeting	<b>Date:</b>	Wednesday 8 <sup>th</sup> August 2018
<b>Location:</b>	NFU Mutual Office Barton Farm Winchester - SO22 6AX	<b>Contact:</b>	tom.ormesher@nfu.org.uk
		<b>Tel:</b>	01730 711 950
<b>Attendees:</b>	Stuart Pace (Esso External Affairs), Willie Fair (Esso Land Liaison), Adrian Webb (Fisher German), Andy Blaxland (Adams Hendry), Chris Tutton (Camargue), Louise Staples (NFU), Tom Ormesher (NFU), James Prewett (NFUM), Abby Tiler (NFUM), Sally Drummond (NFUM), Richard Buer (NFUM), Tom Richards (BCM), Ian Judd, Henry Brice (Ian Judd & Co), Simon Mole (Carter Jonas), Chris Turner (Carter Jonas)		
<b>Apologies:</b>	Tom Cackett (Savills), Giles Wheeler Bennett, Alastair Wilson (BCM)		

## Southampton to London Pipeline Project – Agents Meeting

### SLP Project Team Update

#### Application Process

As a nationally significant infrastructure project, the application will be subject to a Development Consent Order (DCO) where the Planning Inspectorate will undertake an examination on behalf of the Secretary of State.

In addition to the Planning Act 2008 guidance, the application will be assessed against National Policy Statements:

- EN1 Overarching Policy Statement for Energy; and
- EN4 National Policy Statement for Gas Supply Infrastructure and Gas and Oil Pipelines

The developer can also seek compulsory purchase powers alongside the DCO although their preference is to seek voluntary agreements with owners and occupiers.

NPPF 172 National Park exceptional circumstances test will attract high level of scrutiny “*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest*”.

- SLP team indicate that the legal agreement for the existing pipeline only allows for a repair not replacement and cannot be decommissioned until the new pipe is operational.
- Once the new pipeline is operational the old pipe will be cleaned and backfilled with grout.
- Existing pipeline easement will not be affected by DCO and there is no explicit date for decommission
- No plans to add additional crossing of Solent Water, (or the 10km of pipeline from the Solent to Borley Green which was replaced in the early 2000s) restricting the possibility of operating two pipelines.
- Construction planned over two summers and two winters – planning to stagger phases to avoid local constraints
- Detailed design and programme still being worked up

#### Consultation and Landowner Engagement

- A Corridor Consultation was undertaken 19th March to 30th April involving six route options each of which was approximately 200 metres wide.
- Announced preferred options G and J on 30th May 2018, as close as possible to existing pipeline, mainly as a result of existing landowner relationships and knowledge of access points
- An “Initial working route” is now in the public domain showing a 20-30 metre corridor. This will allow more detailed conversations with landowners.
- Letters to landowners sent 27th June 2018
- 11 landowner drop in session held July to early August

## The Voice of British Farming

- 40-50 one to one meetings held concerning complex locations
- Fisher German team progressing with land referencing
- Statutory consultation planned launch in September
- Project maintaining a commitments register over 18 month construction phase – possible to include landowner constraints on the register
- “the door is always open for one to one meetings”

#### *Easement*

- An Easement (based on previous precedent) will cover construction and operation of the pipeline including access rights. Development around the pipeline will be controlled within a protected easement strip which typically extends three metres either side of the constructed pipeline
- Payments will be offered at commercial rate per metre – SLP will seek to offer rates above standard injurious affection or disruption – in order to avoid delays
- Additional payments for more complex arrangements
- Fixed term offer to sign deed of grant plus early sign up incentive likely to be 10% upfront, 60% upon entry and 30% upon completion.
- Options will be subject to grant of DCO

#### *Agents*

- Detailed in enclosed schedule Esso are willing to reimburse landowners and occupiers for reasonable and validly incurred third party professional fees.
- Esso plan to deliver a series of agent briefing sessions in due course

#### **Points Raised by NFU and Agents for SLP**

NFU and representing agents have a preference to see at an early stage:

- Draft Heads of Terms, including Deed of Grant and Option
- Details concerning any restrictive covenants including information regarding land with planning permission or development value
- Details concerning drainage and soils management and aftercare
- Details concerning proposed locations and timing of access for construction
- Plans concerning temporary diversions of public rights of way
- Details of proposed minor claims procedures

It is suggested that the developer should seek to advance voluntary agreement negotiations prior to the statutory consultation to reduce representation made at later stages.

BCM stressed importance of practical information around construction timescales and access. Suggested further information should be provided by the developer concerning their constraints register and options to avoid disruption of planned events.

#### **Date of Next Meeting**

- To be confirmed
- NFU suggests this should be prior to statutory consultation to highlight any specific details arising from those documents