



## **Westergate WTW – Pressure Return Valve (PRV) Building**

### **Planning Statement – Full Planning Application**

**Portsmouth Water Ltd.**

Prepared by:

**SLR Consulting Limited**

**Mountbatten House, 1 Grosvenor Square, Southampton  
SO15 2JU**

**SLR Project No.: 433.000139.00001**

**6 February 2025**

**Revision: 01**

Making Sustainability Happen

#### Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	6 February 2025	DH	NB	NB

#### Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Portsmouth Water Ltd. (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

The information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



## Table of Contents

<b>Basis of Report.....</b>	<b>i</b>
<b>1.0 Introduction.....</b>	<b>1</b>
<b>2.0 Site and Locality.....</b>	<b>2</b>
<b>3.0 Planning Policy.....</b>	<b>6</b>
<b>4.0 Proposed Development .....</b>	<b>12</b>
<b>5.0 Technical Constraints .....</b>	<b>13</b>
<b>6.0 Conclusion .....</b>	<b>17</b>
<b>Appendix A – Site Layout Plan.....</b>	<b>18</b>

## Figures

<b>Figure 1: Google Earth Aerial view of Overall Site .....</b>	<b>2</b>
<b>Figure 2: Extent of fluvial flooding, taken from: New EA Flood Model .....</b>	<b>3</b>
<b>Figure 3: Extent of surface water flooding taken from: New EA Flood Model .....</b>	<b>3</b>
<b>Figure 4: Extract of location plan showing overall site along with proposed PRV building .....</b>	<b>4</b>
<b>Figure 5: image showing impact of PRV building on adjacent grassland.....</b>	<b>15</b>



## 1.0 Introduction

- 1.1. SLR Consulting has been instructed by Portsmouth Water Ltd. to prepare a Planning Statement in support of the submission of a full planning application made to Arun District Council (hereafter referred to as ADC) for a proposed Pressure Return Valve (PRV) building at the site known as Westergate Water Treatment Works (WTW), Level Mare Lane, Westergate, Chichester, West Sussex, PO20 3SB.
- 1.2. This Planning Statement analyses the application site, surrounding areas and locality, and sets out relevant planning history and relevant policy context. It demonstrates why the proposals are appropriate in relation to the site and wider locality. All technical and environmental considerations relevant to the site have been addressed.
- 1.3. Having regard for the site context, site constraints, and local validation requirements, the application, along with this Planning Statement, is supported by, and should be read alongside, the following documentation:
  - Application forms and relevant ownership certificates where applicable
  - Planning Statement prepared by SLR
  - Preliminary Ecological Appraisal prepared by Ecosupport
  - Transport Statement prepared by Godsell Arnold Partnership Ltd. (GAP)
  - Flood Risk Statement prepared by Godsell Arnold Partnership Ltd. (GAP)
  - Design and Access Statement prepared by Godsell Arnold Partnership Ltd. (GAP)

### PLANS

- 24201-GAP-XX-XX-DR-C 9100-P03 – Location and Block Plan
- 24201-GAP-XX-XX-DR-C 9002-P01 – CLA VAL INSTALLATION KIOSK SITE PLAN
- 24201-GAP-XX-XX-DR-C 9101-P01 – Roof Plan
- 24201-GAP-XX-XX-DR-C 9102-P01 – Elevations
- 24201-GAP-XX-XX-DR-C-1002-P01 - CLA VAL INSTALLATION KIOSK AND BASE SLAB PLAN
- 24201-GAP-XX-XX-DR-C 1003-P01 - CLA VAL INSTALLATION KIOSK AND BASE SLAB SECTIONS

- 1.4. This Planning statement should be read in conjunction with the accompanying plans and technical reports.



## 2.0 Site and Locality

2.1 The proposed site is owned by Portsmouth Water and the overall site encompasses approximately 0.78 hectares of operational land within the current Portsmouth Water Westergate WTW site (50°51'14.30"N / 0°39'58.03"W). The proposed development will encompass 50m<sup>2</sup> of this area.

2.2 The site falls within the West Sussex County Council and Arun District Council jurisdiction. The site is subject to the Adopted Arun Local Plan 2011 – 2031 and the Aldingbourne Neighbourhood Development Plan (ANDP) adopted in July 2021.



Figure 1: Google Earth Aerial view of Overall Site

2.3 The town of Fontwell is approximately 1km to the east of the site and the centre of Westergate is approximately 1.6km to the south. The nearest main road is the A27 which is approximately 0.3km to the north of the site.

2.4 There are no national, European or international natural heritage designations (e.g., Sites of Special Scientific Interest (SSSIs) or Special Protection Areas (SPAs)) within or adjacent to the Application Site.

2.5 The Application Site is not within a protected landscape as set out in the National Planning Policy Framework (e.g., Area of Outstanding Natural Beauty/National Landscape) and contains no built heritage assets such as Scheduled Monuments or Listed Buildings.

2.6 The proposed site is shown within Flood Zone 1, which the Environment Agency defines as being at the lowest risk of flooding from rivers or the sea. Figure 2 and **Figure 3** below show the extent of fluvial and surface water flooding around the proposed development.



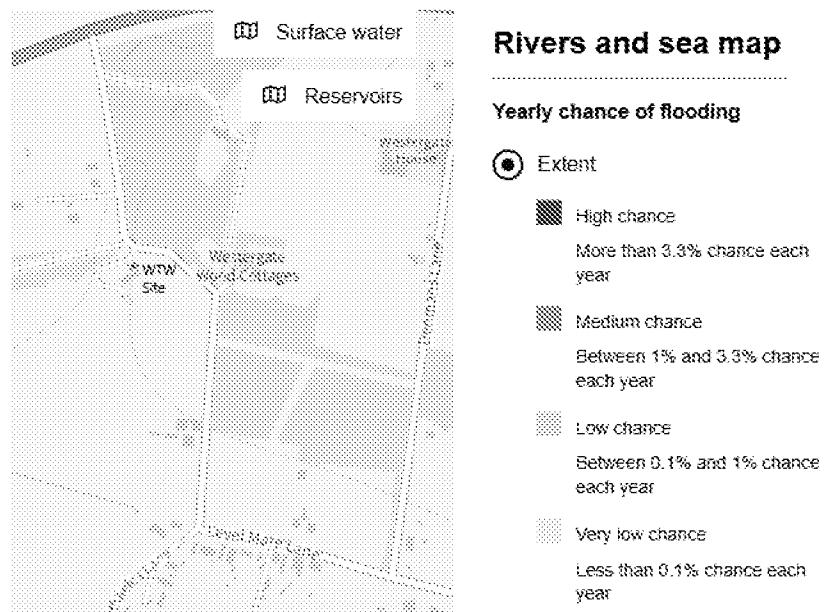


Figure 2: Extent of fluvial flooding, taken from: New EA Flood Model

2.7 The long term flood risk data for surface water produced by the Environment Agency shows that the development area and access do not have any risk of flooding.

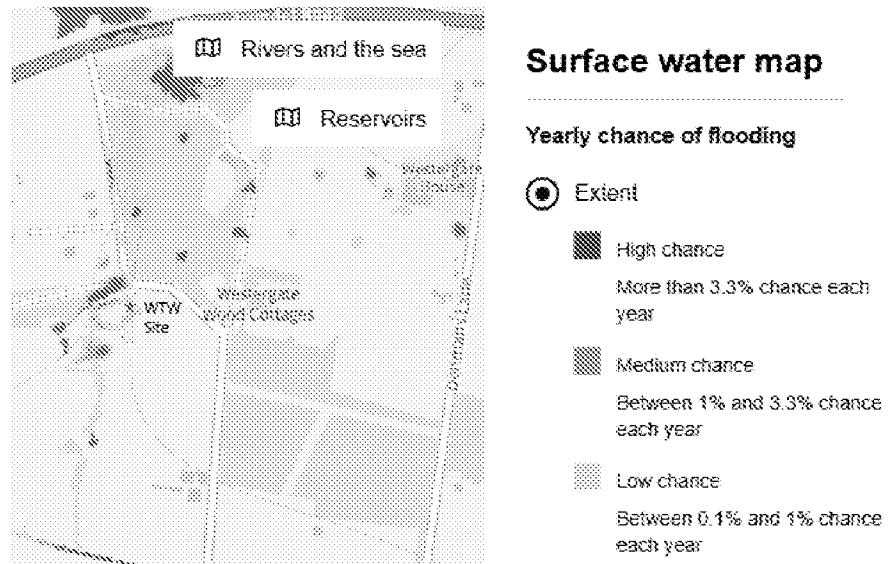


Figure 3: Extent of surface water flooding taken from: New EA Flood Model

2.8 The application site is part of a larger parcel of land with existing works including a UV treatment and pumping station building, a generator compound, boreholes, various meter and monitoring chambers, paved access and parking, as shown in Figure 4 below. There are habitats within the overall site including a pond, ditch, scrub and trees.



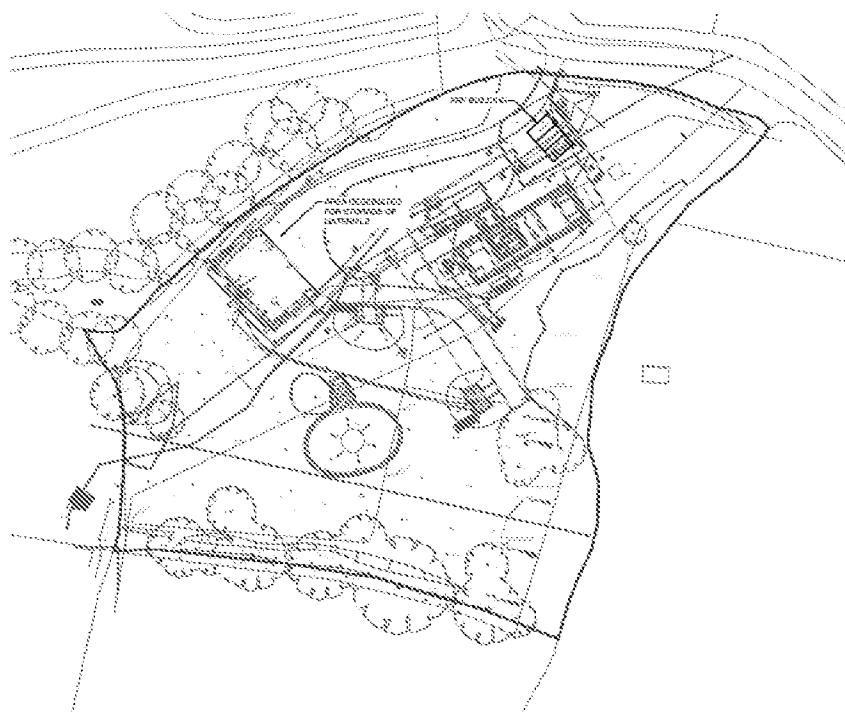


Figure 4: Extract of location plan showing overall site along with proposed PRV building

2.9 The larger site, which is within the ownership of Portsmouth Water, comprises of an area of amenity grassland and hard-standing adjacent to existing operational WTW buildings and the WTW internal access road. The site is accessed via a bellmouth entrance with remotely operated gates leading off from Level Mare Lane, which connects to the A27 at its northern end, heading west-bound only, and Fontwell to the east.

2.10 The site is adjacent to Westergate Woods, with the South Downs National Park 370m south of the site.

2.11 The nearest residential properties are 0.14km to the east or 0.08km to the north-west. Approximately 0.16km to the southwest is a large solar farm.

2.12 The site has not been identified as an area with high archaeological potential. Furthermore, considering the new PRV building falls within the site boundary of the existing WTW and the site has been previously developed, the proposal is anticipated to have no impact on archaeological remains.

2.13 The nearest Listed Buildings to the development site are Fennick Cottage (Grade II) 0.68km to the west or Westergate House (Grade II) 0.43km to the east.

2.14 There are two Public Rights of Way (PROW) in the locality. PROW 314 is located along the eastern boundary of Westgate Wood and PROW 312-311 connects the northern section of Level Mare Lane to Nyton Road via open and agricultural fields. There will be no impact from this proposed development on the two PROWs.

#### Planning History

2.15 AL/18/15/PL - Combined UV Water Treatment & Pumping Station Building, including associated upgrade facilities. Approved June 2015



---

- 2.16 AL/7/16/PL - Variation of condition 2 imposed under AL/18/15/PL relating to approved plans – Withdrawn
- 2.17 AL/35/17/PL - Variation of condition No. 2 & 3 imposed under AL/18/15/PL for change in colour of building, level of floor slab, drainage scheme & new landscape proposals. Resubmission of AL/18/15/PL. Approved Nov 2017.



### 3.0 Planning Policy

- 3.1. This section sets out the relevant planning policy at national and local levels and how the proposal accords with the outlined policy in more detail.
- 3.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.3. This section will first note the national policies of relevance before focusing on the local policies considered of most relevance to the consideration of the proposal for the site.

#### National Policy

- 3.4. The most recent National Planning Policy Framework (NPPF) was updated in December 2024 and establishes a presumption in favor of sustainable development. **Paragraph 2** states that the NPPF is a material consideration in planning decisions.
- 3.5. **Paragraph 8** confirms that there are three dimensions to sustainable development - economic (building a strong, competitive economy); social (providing the supply of housing required to meet needs and creating a high quality-built environment); and environmental (protecting and enhancing the natural, built and historic environment).
- 3.6. **Paragraph 9** confirms that these roles should be delivered through the preparation and implementation of plans and the application of policies but also taking into account local circumstances to reflect the need and opportunities in each area.
- 3.7. **Paragraph 11** stresses that plans and decisions should apply a presumption in favor of sustainable development. Development plans should positively seek opportunities to meet the development needs of the area, and proposals should accord with an up-to-date development plan.
- 3.8. **Paragraph 20** relates to strategic policies where it is set out that these policies should make sufficient provision for: housing (including affordable housing), employment, commercial development and infrastructure.
- 3.9. In terms of determining applications, **paragraph 38** states that it is a requirement for Local Planning Authorities to approach decisions in a positive and creative way. Planning Authorities should also work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, whilst seeking to approve applications for sustainable development where possible.
- 3.10. **Paragraph 47** states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise, including whether the policies of the local plan are up to date. It encourages that decisions on applications should be made as quickly as possible.
- 3.11. **Paragraph 55** maintains that local planning authorities should consider using conditions to assist in making developments acceptable.



- 3.12. Design is covered in **Section 12**, where the Government attaches great importance to the design of the built environment. This policy emphasises that good design is an important component of sustainable development and that it should be inseparable from good planning, which should improve the quality of life in communities.
- 3.13. Section 14. Meeting the challenge of climate change, flooding and coastal change, **paragraph 155** states that plans should help to increase the use and supply of renewable and low carbon energy, whilst ensuring that any adverse landscape and visual impacts are addressed. It also goes on to say that plans should consider suitable areas for renewable and low carbon energy sources and supporting infrastructure, where this would help secure their development; and identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems.
- 3.14. **Section 15.** Conserving and enhancing the natural environment - **Paragraph 174** emphasises the importance of conserving and enhancing the natural environment.
- 3.15. **Paragraph 177** stresses the importance of protecting and safeguarding ecological networks, including national and locally designated sites of importance to biodiversity, wildlife corridors. Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection of priority species.
- 3.16. **Paragraph 179** states that developments that conserve or enhance biodiversity should be supported and that opportunities to incorporate biodiversity improvements in and around developments should be encouraged.

#### **National Planning Policy Guidance (NPPG)**

- 3.17. Planning Practice Guidance (PPG) was published online in March 2014, with periodic updates occurring as national policy is changed, refined or reformed. It advises that:  
*"The National Planning Policy Framework represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise.'*
- 3.18. Planning Policy Statements (PPSs), set out the Government's national policies on different aspects of land use planning in England.
- 3.19. PPS1 – Delivering Sustainable Development sets out the government's objectives for the planning system, including sustainable development, Development plans should ensure sustainable development is pursued in an integrated manner, in line with the principles for sustainable development as set out in the UK strategy. LPAs should ensure development plans contribute to global sustainability by addressing the causes and potential impacts of climate change.



3.20. PPS1 Supplement: Planning and Climate Change sets out how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences.

3.21. PPS9 - Biodiversity and Geological Conservation Sets out how planning should protect, enhance and restore biodiversity and geological interests, promote sustainable development, sustain physical processes and contribute towards rural renewal and urban renaissance by enhancing biodiversity in greenspaces, recognising that functional ecosystems contribute towards quality of life and well-being.

3.22. Paragraph 10 of the 'Natural Environment' section emphasises that development plans and planning decisions have the potential to affect biodiversity and that it is useful to consider the opportunities to restore or enhance local ecological networks and how to secure net gains for biodiversity.

#### **Local Policy**

3.23. The site is situated within the jurisdiction of Arun District Council (ADC) where the adopted development plan comprises of the adopted Arun District Local Plan 2011 – 2031 and Aldingbourne Neighbourhood Plan.

#### **Arun District Local Plan Adopted 2018**

3.24. The Local Plan sets out the short and long-term vision for the district including their strategy towards managing development. The plan not only allocates sites for development but also sets out detailed planning policies which cover such matters as design, layout, ecology, flood risk, infrastructure and open space. The detailed policies considered of relevance to this application are as follows:

- **Policy SD SP1 – Sustainable Development** - When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework;
- **Policy LAN DM1 – Landscape** - Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas;
- **Policy DM1 – Design Quality** - When considering any application for development the Council will have regard to the following aspects:
  1. Character
  2. Appearance/attractiveness
  3. Impact
  4. Innovation
  5. Adaptability
  6. Crime Prevention



7. Trees and Woodland
8. Solar Gain
9. Public Realm
10. Layout re. Movement
11. Layout re. legibility
12. Public Art
13. Density
14. Scale
15. Aspects of form and design quality

- **Policy ECC SP1 – Climate change** - The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.
- **Policy T SP1 – Transport** - To ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- **Policy C SP1 – Countryside** - Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.
- **Policy D SP1 - Design** - All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- **Policy W DM2 – Flood Risk** - Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the stated criteria have been satisfied.
- **Policy W SP1 - Water** - Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.
- **Policy W DM3 - Sustainable Urban Drainage Systems** - To increase the levels of water capture and storage and improve water quality, all development must



identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.

- **Policy ENV DM4 - Protection of Trees** - Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity. Where planning permission is granted, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.
- **Policy QE DM1 - Noise Pollution** - Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required.

#### **Aldingbourne Neighbourhood Development Plan 2019 - 2031**

- 3.27. The Aldingbourne Neighbourhood Development Plan (ANDP) was adopted in July 2021. The following policies are relevant to this application.
- 3.28. **Policy EH1 - Built Up Area Boundary (BUAB)** - Proposals for development within the built-up area boundary of Westergate, defined on Map E (as amended 2019) will generally be permitted, subject to meeting the requirements of other policies set out in the Plan. Proposals for development of land located to the west of Westergate Street and outside of the BUAB will not be supported.
- 3.29. This policy mainly relates to the proposed development for residential and is not therefore relevant to this proposal for an extension to Portsmouth Water's operational buildings. However, the proposal is designed and located and respects the character and built heritage of the existing area. There would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding from the proposals.
- 3.30. The proposed building is required to be sited alongside Portsmouth Water's existing operational buildings on this site to improves the efficiency and robustness of the facilities treatment processes.
- 3.31. **Policy EH4 - Protection of watercourses** - Proposals that support and promote river catchment management, wildlife conservation and reduce flood risk will be supported.
- 3.32. **Policy EH5 - Surface Water Management** - New development, within areas at risk from flooding, will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal:



- a). Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or use of the development;
- b). Would make appropriate provision for accommodating the surface water and foul water arising from the development

3.31. **Policy EH6 - Protection of trees and hedgerows** - Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss. Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

3.32. **Policy EH7 - Renewable and Low Carbon Energy** - Proposals for energy generating infrastructure using renewable or low carbon energy sources will be supported.

3.33. **Policy GA3 - Parking and new development** - Proposals must provide adequate parking in accordance with the standards adopted at the time.

3.34. **Policy EE1 - Supporting Existing Employment and Retail** - Development proposals to upgrade or extend existing employment sites and retail units will be supported provided that the impact on the amenities of surrounding properties is acceptable and subject to the other policies in this Plan.



## 4.0 Proposed Development

- 4.1. Portsmouth Water are seeking planning permission for a new building on the site to improve the current water treatment facilities with the construction of a new PRV building. The proposed development is consistent with the current water utility use of the site.
- 4.2. The purpose of the Westergate WTW is as an Ultra Violet Water Treatment plant and the scheme has improved the long term effectiveness and efficiency of the works, as well as reducing the amount of wastewater discharged from the works.
- 4.3. The proposed PRV building will have an approximate area of 50m<sup>2</sup> and will be single storey building measuring 3.0m in height and approximately 3.3m at ridge height. It will be built upon a concrete base and constructed from GRP roof and walls. A door will be provided on the north elevation and 3 small vents provided on both the east elevation and west elevation. The building will be 14C39 Empire Green in colour.
- 4.4. The proposed development will not lead to any material change in servicing frequencies, personnel numbers or any material change in average daily vehicle movements. It is expected therefore, that the number of vehicle movements on site and travel arrangements to and from site will remain unchanged.
- 4.5. It is proposed that rain water falling on the roof on the proposed building will be discharged to the existing site drainage.
- 4.6. The proposal does not involve any landscaping works and will require no change to the existing overall site landscaping. The proposal will not have visual impacts due to the distance, angle of view, screening and filtering by existing vegetation. The site is surrounded by mature trees, hedgerows and Westergate Woods and the proposed PRV building is naturally screened by the existing boundary hedge and tree planting.
- 4.7. In response to Arun Local Plan Policy C SP1 – Countryside and Aldingbourne NHP Policy EH1 – Built Up Boundary; the proposed building is required to be sited alongside Portsmouth Water's existing operational buildings on this site to improves the efficiency and robustness of the facilities treatment processes.



## 5.0 Technical Constraints

5.1. Portsmouth Water are submitting a number of reports to address the following technical considerations.

### **Highways and access**

5.2. A transport statement has been prepared by GAP and this should be read in conjunction with the summary below.

5.3. The statement concludes that the proposed development will not result in any increase in traffic and will not have any material impact on the safe operation of the local highway network.

### **Flood Risk Assessment (FRA)**

5.4. An FRA has been prepared by GAP and this should be read in conjunction with the summary below.

5.5. The assessment demonstrates that flood risk has been considered when preparing the planning application submission and the site is not at low risk of flooding from all sources. The proposals are appropriate in flood risk terms under National Planning Policy Framework guidance, without requiring either the sequential, or exception, tests.

### **Design and Access**

5.6. A Design and Access Statement has been prepared by GAP to accompany the planning application and has demonstrated that the proposal of a new PRV building at Westergate WTW would have no adverse impact on the transportation, landscape, visual amenity, cultural heritage, noise and drainage of the surrounding area.

### **Drainage**

5.7. The provision of a connection from the WTW to the public sewer is not feasible as the public sewer is located some distance from the WTW. Foul sewage is managed via a cesspit adjacent to the existing building. It operates as a holding tank which is regularly emptied by appropriate cleansing services. Soakaways have been provided across the site to manage surface water drainage; the proposed new building will not adversely impact these.

### **Sustainability**

5.8. The proposed development aspires to provide a high-quality sustainable development that aids the region's commitment to ongoing sustainability targets.

### **Archaeology**

5.9. The site has not been identified as an area with high archaeological potential. Furthermore, considering the new PRV building falls within the site boundary of the existing WTW and the site has been previously developed, the proposal is anticipated to have no impact on archaeological remains.

5.10. Significant trenching services have previously been undertaken to lay cables and pipes for the units already on site. There is very little land within the red line boundary that has not



already been disturbed in one way, or another, and during these previous works no archaeological remains have been found. A condition to provide a watching brief for any archaeological remains whilst construction is in progress would be considered acceptable.

#### **Noise**

- 5.11. The closest noise-sensitive receptors to the proposed development will be the existing private residential properties which are 0.14km to the east or 0.08km to the north-west.
- 5.12. Construction of the proposed development will have potential for some elevated noise levels associated with the movement of plant and machinery within the site, and construction vehicles. With good practice controls on construction noise and the short duration of construction works, no significant noise effects would be likely from this phase of the proposed development.
- 5.13. Once the work has been constructed, there would very little additional human activity at the site and the PRV would be housed within the proposed building. With the beneficial effect of the acoustic enclosure provided by the proposed building and separation between the proposed building and the existing residential receptors, any adverse operational noise effects are considered highly unlikely.

#### **Ecology**

- 5.14. A Preliminary Ecological Appraisal (PEA) was undertaken of the site by Ecosupport and this should be read in conjunction with the summary below.
- 5.15. Since the surrounding habitats are highly suitable for GCN and reptiles, it has been proposed that hibernacula are positioned at the edge of the woodland to the south-east of the blueline boundary, following the planting of a wildflower mix.
- 5.16. The wildflower mixture will be planted across the existing ponds to the south to interconnect them.
- 5.17. Management practices, as outlined in the report, will ensure a long sward height is maintained, encouraging reptile and GCN commuting.
- 5.18. Bat boxes are another enhancement that has been recommended in order to increase the site's value for foraging and roosting bats.
- 5.19. This report has outlined the time of year that work, in relation to enhancements and the development, should be carried out and the important measures that must be undertaken during these works to prevent harm to GCN, reptiles, Hazel Dormice and Badgers.

#### **BNG Statement**

- 5.20. A BNG Statement and Metric are not required for this application as the site is exempt from the BNG requirement, due to the minimis exemption, as described below:

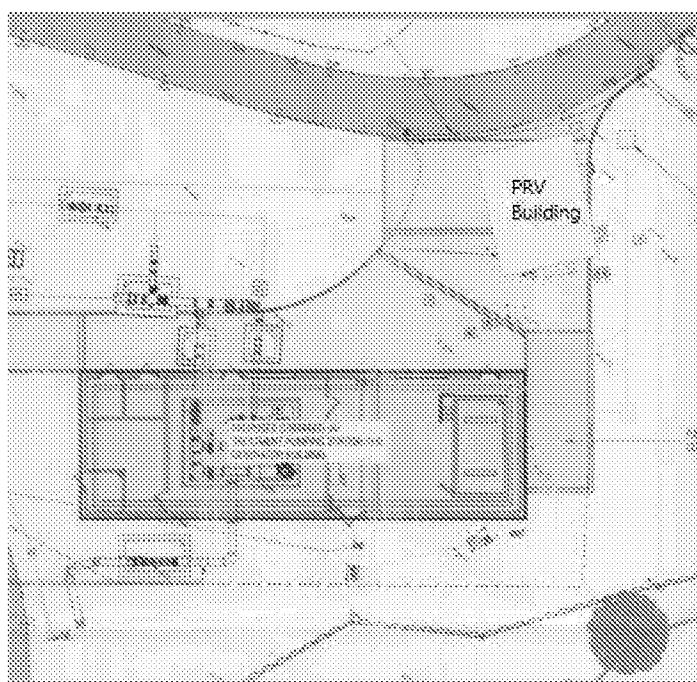
*'The de minimis exemption only applies to development if the following two conditions are met:*

- *the development must not impact on any onsite priority habitat; and*



- *if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow). Onsite habitat is impacted by the development if it is lost or degraded such that there is a decrease in the biodiversity value of that habitat (as determined by the statutory biodiversity metric). A decrease in biodiversity value occurs where there is a change in habitat type, extent, or condition which results in a negative unit score.'*

5.21. The proposed building will be constructed on existing hard standing and will only impact the adjacent grassland by a very small area as shown in Figure 5 below.



**Figure 5: image showing impact of PRV building on adjacent grassland**  
**Landscape**

5.22. All elements of the proposed development would be contained within the wider WTW site and would be of a comparable scale to the existing adjacent operational buildings. Therefore there would be no likely significant effect on landscape character associated with the proposed development.

5.23. The new structure would be set in the immediate context of the existing operational buildings and as such, if there were any views into the WTW, it is likely that the new structure would either be predominantly screened by boundary planting when viewed from Level Mare Lane to the northeast or would be viewed against a backdrop of the existing operational buildings and boundary landscape planting when viewed from the north or south. As such, there would be no likely significant visual impacts associated with the proposed development.



5.24. There would be no requirement for removal of existing influential landscape features within the site to facilitate construction of the proposed development and therefore no likely significant effect on the current landscape resource.

**Climate Change**

5.25. Whilst there will be operational energy requirements associated with the PRV Building the scale of the demand (and the associated carbon emissions) will be very small in comparison to national or local carbon budgets. No likely significant climate change effects are therefore predicted.



## 6.0 Conclusion

6.1. SLR Consulting have prepared this statement in support of a full planning application for the installation of a new permanent building to house a centrifuge; alongside a balancing tank, sludge cake skip and adjacent hard standing for temporary pallet storage at the site known as River Itchen Water Treatment Works (WTW), Allington Lane, Southampton, SO30 3HQ.

6.2. The proposals positively respond to the economic, social and environmental strands of sustainability set out in the NPPF. In summary:

- Economic: The proposals will provide a temporary boost to the local economy during the construction period.
- Social: the proposals will support the local community by ensuring that the building is well designed and efficient.
- Environmental: The proposed development aspires to provide a high-quality sustainable development that aids the region's commitment to ongoing sustainability targets and improves the efficiency and robustness of the facilities treatment processes.

6.3. This statement and accompanying technical reports have demonstrated how the proposal would satisfy the aims and objectives of the local and national planning policies highlighted in section 3 and that the proposal of a new PRV building at Westergate WTW would have no adverse impact on the transportation, landscape, visual amenity, cultural heritage, noise and drainage of the surrounding area.

6.4. The proposals will improve the operational efficiency of the site and assist in meeting Portsmouth Water's targets to provide suitable infrastructure.

6.5. On this basis, the council is respectfully asked to grant planning permission for this application without delay.

Debra Higginbotham

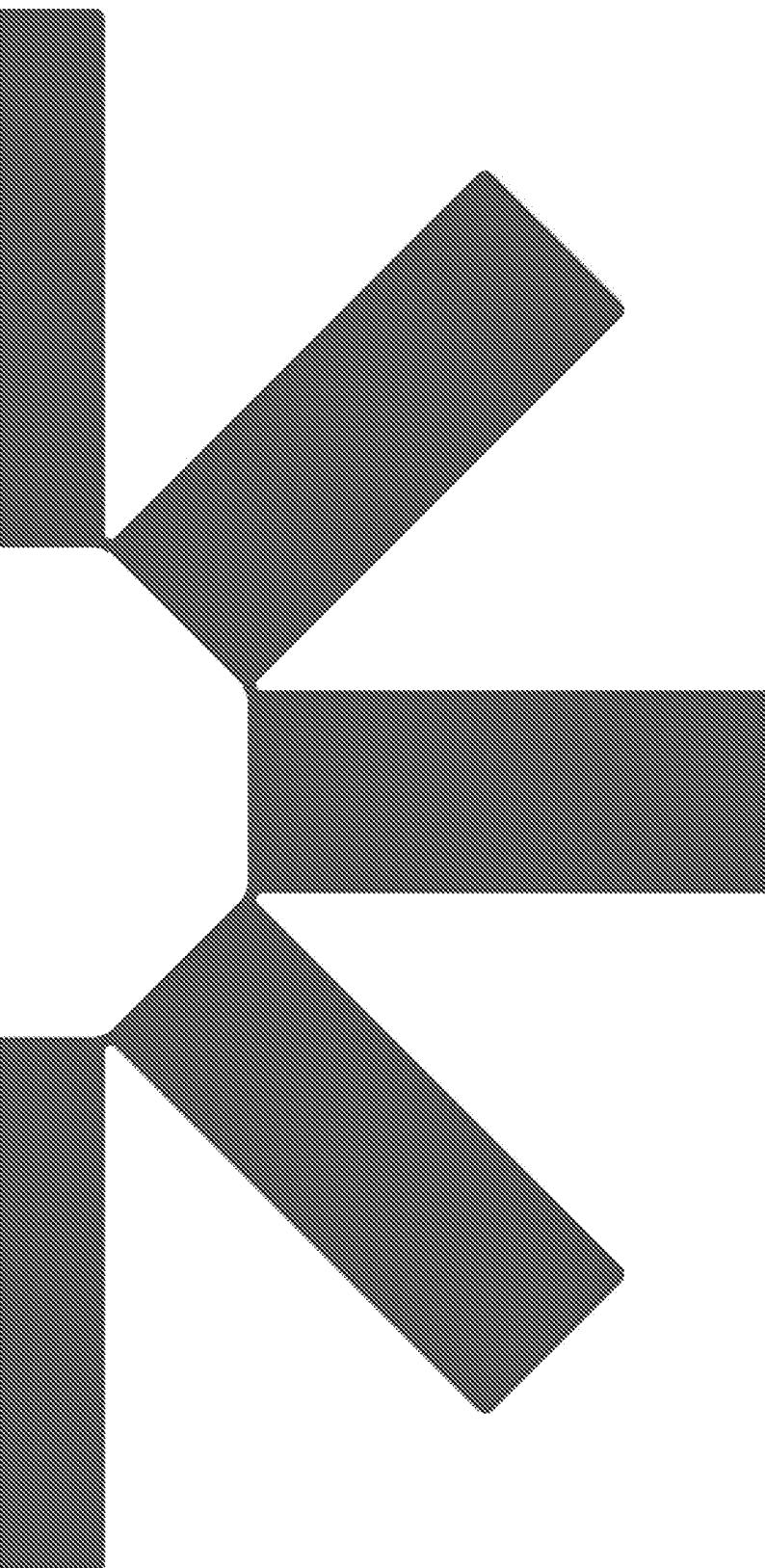
Planning Consultant - Senior

SLR Consulting Limited



## Appendix A – Site Layout Plan





Making Sustainability Happen