

Design and Access Statement

Project Title: **Westergate WTW**

Project No: **24201**

GODSELL & ARNOLD
PARTNERSHIP LTD

By FDH	Date January 2025	Client Portsmouth Water	Revision A
-----------	----------------------	----------------------------	---------------

This technical note has been prepared to accompany a planning application for the construction of a proposed Pressure Return Valve (PRV) building at Westergate Water Treatment Works (WTW). The accompanying Construction Environmental Management Plan, Flood Risk Assessment and Transport are to be referred to for further information to support this planning application. This note should be read in conjunction with the application submission documents.

1.0 Site Location

The site is located at Westergate WTW, Level Mare Lane, Westergate, Chichester, West Sussex, PO20 3SB. The approximate National Grid Reference for the site is SU 93969 06865.

The site is to the south of the junction with the A27/Arundel Road, within the Arun District, West Sussex. The site is adjacent to Westergate Woods and located over 370m south of the South Downs National Park. Surrounding land uses include residential properties to the north, agricultural fields to the west and open fields to the south.

2.0 Existing Site

Westergate WTW is owned and operated by Portsmouth Water. The overall site has an approximate area of 7831m² (0.78ha).

The site is part of a larger development with existing works including a UV treatment and pumping station building, a generator compound, boreholes, various meter and monitoring chambers, paved access and parking. There are habitats within the overall site including a pond, ditch, scrub and trees.

The site is accessed at the northeast of the site via a bellmouth with remotely operated gates, located approximately 6m off Level Mare Lane, which itself runs south from the A27. Figure 1 shows the existing access approaching from the south and Figure 2 shows the existing access approaching from the west.



Figure 1: Existing Bellmouth Access (South)



Figure 2: Existing Bellmouth Access (West)

3.0 Proposed Development

The proposal is to improve the water treatment facilities at the site with the construction of a new PRV building. The proposed development is consistent with the current water utility use of the site.

PRV building will be located in the extent of the existing access area, to the northeast of the existing UV treatment and pumping station building within the site boundary.

The proposed PRV building will have an approximate area of 50m² (5.8m x 8.5m). The PRV building will be single storey, 3.0m in height and approximately 3.3m ridge height. It will be constructed on 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.

A separate area to the west has been designated for storage of materials during construction. There will be no change to this area and it will be returned to normal use after construction.

4.0 Access and Transport

The proposal will require no increase in servicing frequencies, staff or parking. Therefore, the number of vehicle movements on site and travel arrangements to and from site will remain unchanged.

The proposal does not involve any works to the existing site access. The PRV building will be accessible via the existing paved access serving the existing building on site.

5.0 Landscape and Visual Impact

The proposal does not involve any landscaping works and will require no change to the existing overall site landscaping.

There are no statutory designated sites such as Wetlands of International Importance, Sites of Special Scientific Interest, Special Protection Areas or Special Area of Conservation within 1km of the site. Westergate Woodland to the north and northeast of the site is affected by a Biodiversity Action Plan, identified as Deciduous Woodland.

The proposal will not have visual impacts as a result of factors such as 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 existing boundary hedge and tree planting.

6.0 Cultural Heritage

The site has not been identified as an area with high archaeological potential.

The site is located in relative proximity to a variety of Grade II Listed Buildings, the closest including Westergate House Listed Building Grade II (ref. 1027738) approximately 350m northeast and Fennick Cottage Listed Building Grade II (ref. 1027735) approximately 650m west.

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 surrounding Listed Buildings or archaeological remains.

7.0 Noise and Amenity

During construction and operation of the proposed PRV building no significant impact on noise or air quality are expected. The site is well buffered by mature trees, hedgerows and vegetation. Noise and vibration impacts caused by construction are expected to be minimal.

8.0 Water Resource and Drainage

The site is in Flood Zone 1 and is at very low probability of flooding from rivers and the sea.

Most of the site is in an area at very low risk of surface water flooding with an area of high risk in the northwest and southwest of the site. The existing and proposed buildings are located outside of these areas and are at very low risk of surface water flooding.

The site isn't at risk of flooding from groundwater or flooding from reservoirs.

9.0 Conclusion

This technical note has been prepared to accompany a planning application and has demonstrated above 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.