

Havant Borough Council
Heritage Consultation Response

Date – 11/9/24

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/24/00405

Site Address – Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.

Proposal - Hybrid application seeking: 1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; upgrades to existing culverts close to shafts five, six and eight to manage flood risk; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station.

2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance.

An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Site / Location

The application site comprises the future reservoir to the north of Middle Park Way (partially in the Sir George Staunton Conservation Area) to the Bedhampton Pumping Station on Meyrick Road, Havant.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a **Conservation Area**, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised November 2023)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 195 – 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 207 states that:

*‘where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 208 states that:

*‘Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*

Para 209 states that:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

‘Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest’.

Policy CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

‘Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*

- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

‘Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The impact on the historic environment has been reviewed by the revised Environmental Statement Volume 2 Chapter 8.

Three main designated heritage assets have potential to be affected by the proposed development. These are: Sir George Staunton Conservation Area, Leigh Park RPG at the start of the pipeline (at the reservoir) and the Old Bedhampton Conservation Area, also the Golden Lion and the Bedhampton Arts Centre, both Grade II, on Bedhampton Road, have potential to be affected.

However, the proposed pipeline would mostly be constructed by micro tunnelling apart from two areas where open trench methodology will be used. The works will require eight shafts at various points along the pipeline to facilitate installation, and space provided for associated site compounds which may result in stripping of topsoil to implement installation of a temporary hard standing. There is potential to affect underground heritage assets however, further responses on this will be provided by HCC Archaeology.

Impact to Leigh Park RPG and Sir George Staunton CA, would be setting impacts from the temporary construction of a compound on Middle Park Way however, this impact on the significance of the heritage assets is considered to be negligible.

It is stated within the application documents, that *‘the site compounds could cause temporary disturbance to any assets along the route, due to increased noise, increased dust, temporary change to setting from the presence of welfare, fencing and other hardware required for the construction of the pipeline. The assets likely to be affected by this are those towards the southern end of the scheme and include those assets within the Old Bedhampton Conservation area along with Bedhampton Arts Centre (1393209), and The Golden Lion (1091646)’.*

The pipeline will also be installed close to the Golden Lion (Grade II) on Bedhampton Road and the Bedhampton Arts Centre (Grade II) however, given the pipeline works are below ground, this will not result in harm to these designated heritage assets, nor their settings. There may be some impact from

noise disturbance however, these would be temporary and transient and result in limited to changes to the ability to understand the significance of the Old Bedhampton Conservation Area.

The pipeline will affect the Bedhampton Pumping Station which is a NDHA, however the pipeline will run into 'Building Two' which itself, is not a building of local historic interest.

In conclusion, there is no heritage based objection to the proposed works.

NO OBJECTION