

Statement required under Regulation 30(1)(d)(iii) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations)

Local Authority reference: APP/24/00405

Location of development: Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant

Description of development (summary):

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; 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; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Statement:

An application for the above development was received by the Council on 4th June 2024. The application was considered at a meeting of the Council's Planning Applications Committee on 12th May 2025, at which the committee resolved to grant planning permission subject to the completion of a legal agreement. A copy of the committee report and accompanying appendices, which include details of consultation responses and how they were addressed as well as full details of how the effects of the development were assessed, is available on the Council's website at:

[APP 24 00405-PLANNING COMMITTEE REPORT 12.5.25](#)

The following is produced to comply with the EIA Regulations:

The project has been screened as Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). The planning application has been supported by an Environmental Impact Assessment which has assessed the environmental impact of the development on: archaeology, ecology, highways/traffic/transport, air quality, environmental noise, heritage and townscape, highways, traffic and transport, built environment; archaeology, noise, air quality, flooding and geo technical, European protected sites and townscape and visual. The assessment has included an assessment of residual and cumulative effects.

Archaeology impact is considered in paragraphs 7.31 of the planning application committee report. In terms of archaeological impacts, the County Archaeological Advisor raised no objection to the revised written scheme of investigation (WSI) for archaeological monitoring. The development will be required by condition to be carried in accordance with the details set out within the Pipeline Archaeology Management Plan (AMP) – Appendix A8.7 in the Environmental Statement and the Written Scheme of Investigation (WSI).

Ecology impact, specifically impact of the development on European designated sites of nature conservation interest is considered under Main issue (iv) of the planning application report. The Council has undertaken an Appropriate Assessment in relation to the impact of development on sites protected under the Habitat Regulations Directive (paragraph 7.59 to 7.60). The Council's Ecologist concluded that the application provides sufficient ecological information. Whilst uncertainties remain around the precise timeframe of works, the potential impacts are detailed in acceptable detail and a strategy for updating assessment, avoidance, mitigation, compensation and enhancement is acceptable. The commitment from the Applicant to habitat reinstatement for temporary works areas is welcomed and will require long-term monitoring and management (Condition 23). The impacts to protect any notable species can be avoided and or mitigated with appropriate care, and post-development habitat

compensation can serve to maintain and enhance biodiverse habitats. The provision of BNG is an opportunity to deliver a tangible gains across the development area

Highways, Traffic and Transport are considered under Main issue (v) of the planning application committee report. In terms of vehicular traffic impact the highway authority has raised no objection to the proposed development subject to the planning obligations and conditions which would mitigate the impacts of the development during construction. Any displacement of parking and road and footpath closures would be temporary impacts and compensated by alternative routes. The diversion of the Public Right of Way (PRoW) was considered acceptable and more attractive route for all users. These aspects of the development are secured by planning conditions and or S106 Obligation (as set out at paragraphs 7.115 to 7.116 of the committee report).

Air quality is considered under main issue (viii) of the planning application committee report paragraphs 7.142 to 7.147. No anticipated air quality impact of the completed development is predicted. Based on the predicted number of vehicle movements the ES concluded that the impact on air quality would be negligible. With appropriate mitigation measures in place, any adverse impacts resulting from the construction works and workforce trips would be minimised such that there would not be any residual significant effects on nearby residential receptors whilst construction takes place and none once the development is completed. The results show that the air quality strategy objectives will be met across the proposed development site and therefore there is no significant air quality effect and temporary construction impacts can be mitigated. Planning conditions and or S106 Obligation secure: a Construction Environmental Management Plan (CEMP) and a Pollution Management Plan Dust Control Method Statement to mitigate the impact of the construction phase.

Environmental Noise impacts are considered in detail at paragraphs 7.148 – 7.167 of the planning application committee report. The assessment concluded that there will be significant localised noise impacts arising from the construction of the pipeline (paragraph 7.149). However no predicted noise impacts will arise once the development is completed and operational. The temporary construction noise impacts will be mitigated with a suite of mitigation measures which have been considered acceptable by the Council's EHO and principally covered by the submitted CEMP. The Construction Management Plan which includes a range of measures designed to minimise noise and vibration, including selection of plant and working methods, controlled working hours, enforcement of noise and vibration limits, boundary fencing and noise monitoring. Adherence to the CEMP is recommended to mitigate impact with these measures in place the impact will be reduced to minor adverse and moderate adverse accordingly. Other conditions cover the following: Noise and vibration monitoring and rehousing plan (condition 5 and 27); Community Liaison Plan (condition 6); Construction near schools (condition 30); Acoustic screening (condition 31); Details of work compounds (condition 33); and Hours of construction (condition 35).

Other amenity impacts were also assessed and considered acceptable subject to mitigation and details required by condition. These impacts included light (paragraphs 7.140 to 7.141) where it was held that glare from construction lighting can be controlled by condition to avoid harm to residential receptors and ecology. The impacts on outlook, privacy and light on nearby residential receptors (including schools) was considered in detail at paragraphs 7.168 to 7.201. It was acknowledged that harm could arise from the proximity of work compounds and shaft locations, and this was an inevitable consequence of a major infrastructure project being routed through an urban area and through local open space. However conditions would be used to minimise this harm and the Applicant would be required to provide phased details of work areas and construction traffic. Ongoing monitoring would take place as each phase progressed of the CEMP to ensure harm is kept to a minimum.

The impact of the development on climate change and sustainability was considered at paragraphs 7.202 to 7.205 of the planning committee report. It was concluded that scheme is deemed to be unlikely to cause significant effects on climate, or significantly affect the UK's ability to meet its emissions reduction targets. The scheme would therefore comply with the overarching climate change strategy set out in the NPPF at paragraph 161 and paragraph 164(b). The benefits of the scheme, including the reservoir, in the contribution it will make to the water environment and ecology must also be considered in the planning balance in line with the NPPF advice.

The impact on materials and waste was considered at paragraphs 7.206 to 7.208 of the planning committee report. At paragraph 7.208 of the planning committee report it was concluded that the ES

assessment (Chapter 14) considered the impact of construction materials required during construction of the pipeline corridor. The assessment found that the effect would be negligible. The assessment also compared estimates of construction, demolition and excavation (CDE) waste that would be produced during construction to CDE waste produced in Hampshire and CDE waste received at waste management facilities in Hampshire. The assessment found that there would be negligible effects that are not significant from CDE waste produced during construction.

Other impacts from the development (during construction and once completed) were considered in respect of the impact on geology, soils, and contamination was considered at Section (ix) of the committee report. The assessment on all these matters found no overall significant permanent harm from the development which could not otherwise be addressed by conditions to cover matters pertaining to the following to ensure mitigation and details were considered: Surface Water Drainage (SUDS) & Drainage Management; details of contamination.

The impact of the development during construction and post completion on local open space and existing playing fields was considered at Section (x) of the planning committee report. During construction the existing playing pitches at Havant Rugby Football Club was assessed and it would result in the temporary loss of one pitch as result of the open cut tunnelling element of the scheme. Sport England as a statutory consultee raised no objection to the development and considered that the temporary loss of the pitch could be compensated by a financial contribution. The support from Sport England is subject to a S106 agreement providing for a £20,000 contribution to enable Havant Rugby Football Club to draw down from in order to pay for additional training slots on the rugby Artificial Grass Pitch (AGP) during the construction period. A further £30,000 was secured for other community groups to cover justifiable proportionate associated expenses incurred as a result of the works (such as additional bookings of the AFG astro-turf pitch or evidenced lost earnings) during the period.

At paragraph 7.224 of the planning committee report it stated “while the proposed development could result in an impact on existing practice pitch 4 in the short term during construction, appropriate mitigation measures have been agreed and will be controlled through suitable planning conditions in respect of tree protection, landscaping and pitch reinstatement. There will be no long term impact on the use of the playing fields or in the character and appearance of this area of open space once the area is reinstated and landscaping matures”.

Heritage and townscape are considered under Main issue (iii) of the planning application committee report. The effects of the main heritage receptors have been set out in paragraph 7.27 from the completed and construction effects of the development. Paragraph 7.30 sets out the conclusions on the impacts of designated heritage assets. Overall the conclusion was that as the development was below ground there would be no harm to these designated heritage assets, nor their settings”. There may be some impact from construction noise and 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*”. It was held that the pipeline will affect the Bedhampton Pumping Station which is a Non Designated Heritage Asset, however the pipeline will run into ‘Building Two’ which itself, is not a building of local historic interest. The Council’s Conservation Officer concluded that, “there is no heritage based objection to the proposed works” set against the advice at national (NPPF Chapter 16 paragraphs 202 - 221) and local level (Policies CS11, CS16 and DM 20) in respect of heritage assets and the tests set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 parts 66 and 72(1).

Townscape and visual impact was considered at section (ii) paragraphs 7.13 to 7.21 of the planning committee report. The visual construction impacts will be limited to shaft locations and areas of open cut construction. However, once construction is complete and the landscape reinstated there will be no significant visual impacts or a material change in the character and appearance of the area. The river improvement works are expected to improve the appearance of Hermitage Stream and the public space through Warren Park. The diverted section of Footpath 34 will improve the amenity for walkers in this area once complete subject to the detail being agreed will be an improvement to the visual character of the area in being a more attractive, safe and inclusive route. The pipeline route will not result in the loss of ancient woodland or veteran trees and the loss of all other trees has been minimised where possible. A total of 65 trees are identified for removal, however most of the tree loss comprises moderate to low quality specimens. No Category A trees (high quality - worthy of protection) are proposed for removal to facilitate the pipeline route and the construction infrastructure.

Overall, it is concluded that no significant long-term effects are considered likely to the landscape character or to views and visual amenity. This is due to the majority of pipeline being located below ground level and once the works are complete any construction effects will be short to medium term due to vegetation removal and excavation works. The open cut method of the pipeline construction will result in a temporary change in the character and appearance of immediate area, however once backfilled and the landscape reinstated the long term visual impacts will be minimal once the landscape is established.

The impact on flood risk, hydrology and hydrogeology was considered at Section (vi) of the planning committee report and was considered as part of the ES Chapter 15 and included a detailed Flood Risk Assessment. At paragraph 7.122 of the planning committee report it is set out how the development would not result in any additional flood risk and no objection was raised by the Environment Agency subject to detailed design of the culverts and other conditions. The impact of the development on the existing water environment (including Riders Lane Stream and Hermitage Stream) at paragraphs 7.124 to 7.126 where it was concluded no unacceptable harm would arise. Groundwater and contamination was considered at paragraphs 7.128 to 7.130 and no objection was raised by the Environment Agency subject to conditions.

The planning committee report set out at Section xi how they have paid due regard to Section 149 of the Equality Act 2010 ("the 2010 Act") which is known as the public sector equality duty. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The grant of planning permission involves the exercise of a statutory function. It is the exercise of the function conferred by section 70 of the 1990 Town and County Planning Act. Therefore, the duty in section 149 of the 2010 Act does apply to the function of granting outline planning permission pursuant to section 70 of the 1990 Act. At paragraph 7.235 of the planning committee report it is concluded that "having regard to the equality objectives it is considered that any harm arising from the interim and construction phases of the development are temporary and can be mitigated through conditions, and there will be no permanent negative impacts on protected groups".