



River Itchen WTW – Permanent Centrifuge

Planning Statement – Full Planning Application

Portsmouth Water Ltd.

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Basis of Report

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Table of Contents

Basis of Report	i
1.0 Introduction.....	1
2.0 Site and Locality	2
3.0 Planning Policy	5
4.0 Proposed Development	10
5.0 Technical Constraints	12
6.0 Conclusion	17
Appendix A – EIA Screening Opinion Decision Letter	18



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 Eastleigh Borough Council (hereafter referred to as EBC) for 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.
- 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 SLR
- BNG Cover Letter and Metric Calculations prepared by SLR
- CEMP prepared by SLR
- Landscape Plan prepared by Portsmouth Water
- Transport Statement prepared by Godsell Arnold Partnership Ltd. (GAP)
- Flood Risk Statement prepared by Godsell Arnold Partnership Ltd. (GAP)
- Acoustic Data Hiller Nov 2020 T0011-0006EN

PLANS

- 23708-GAP-XX-XX-DR-C-9001-P04 - Site Layout Plan
 - 23708-GAP-XX-XX-DR-C-9002-P01 – Site Layout Services Plan
 - 23708-GAP-XX-XX-DR-C-9050-P02 - Location Plan
 - 23708-GAP-XX-XX-DR-C-9051-P01 – Block Plan
 - 23708-GAP-XX-XX-DR-C-9201-P04 - Elevations – Proposed
 - 23708-GAP-XX-XX-DR-C-9202-P03 - Floor and Section Plan – Proposed
 - Extract 23708-GAP-XX-XX-DR-C-9002 2024-05-17 - Pipework Plan
 - 55-91-128H - General Site Plan
 - UK Habitat Baseline Plan
 - 23708-GAP-XX-XX-DR-C 9052 P01 - BNG Enhancements Plan
- 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 encompasses approximately 0.5 hectares of operational land within the current Portsmouth Water River Itchen WTW site, which is located approximately 3.5km to the south of Eastleigh. The site is located within the jurisdiction of Eastleigh Borough Council.



Aerial view of Site (approximate site boundary in blue, and area of works bounded in red)

- 2.2 The purpose of the River Itchen WTW is to extract raw water from the adjacent river into the Highwood Raw Water Storage Reservoir within the nearby Itchen Valley Country Park. Raw water is then drawn from the reservoir and processed / treated within the WTW prior to distribution to Portsmouth Water and Southern Water customers. The wider WTW site within which the proposed site lies is approximately 11 hectares in total and can treat approximately 50 million litres of water each day.
- 2.3 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.
- 2.4 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.
- 2.5 There are no watercourses within or immediately adjacent to the Application Site, but it is functionally close to the River Itchen. The proposed site is within Flood Zone 1, which the Environment Agency defines as being at the lowest risk of flooding from rivers or the sea.



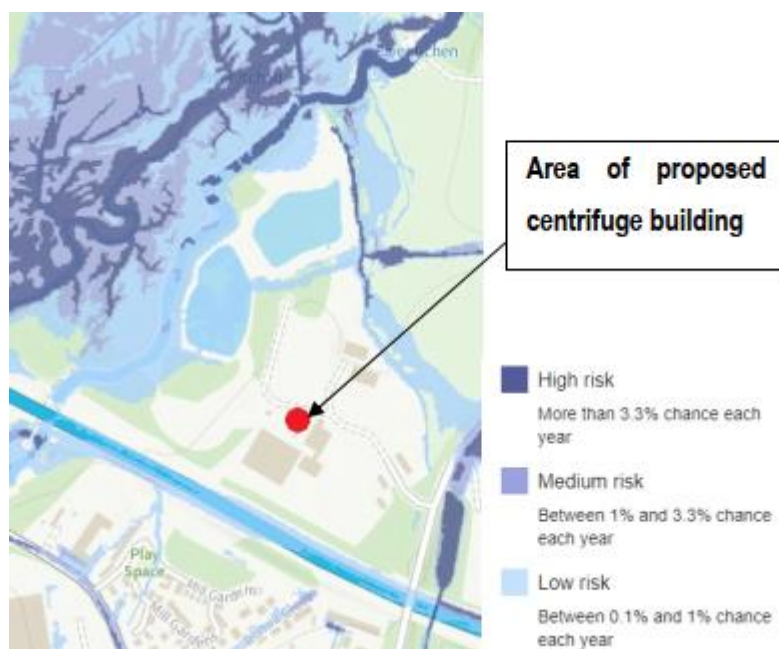


Image showing extent of fluvial flooding, taken from: <https://check-long-term-flood-risk.service.gov.uk>

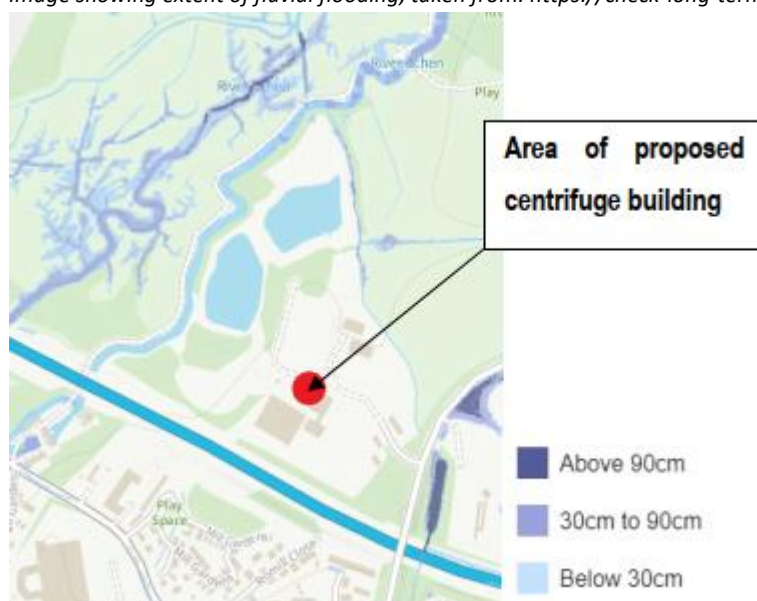


Image showing extent of surface water flooding taken from: <https://check-long-term-flood-risk.service.gov.uk>

- 2.6 The site 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 priority junction onto Allington Lane, which connects to the A27 at its southern end and Fair Oak to the northeast.
- 2.7 Land uses immediately adjacent to the site are all within the operational WTW.
- 2.8 Further to the west and northwest is the River Itchen corridor. The watercourse is designated as the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC); these are national and European designations, respectively. At its closest point, the designated area is approximately 170 metres away from the proposed development.



- 2.9 Land to the north and northeast forms part of the Itchen Valley Country Park. There are no public rights of way (PRoW) adjacent to the wider WTW site.
- 2.10 Southwest and south of the site is the M27 motorway corridor, which is in a cutting adjacent to the WTW boundary.
- 2.11 There are three dwellings immediately south of WTW entrance gates on a short spur of road that runs from Allington Lane to the gated WTW entrance. These dwellings are understood to be in private ownership.
- 2.12 The character of land and land use beyond the immediate surroundings of the application site and wider WTW comprises a mixture of open land and recreational uses either side of Allington Lane, with some residential dwellings fronting onto the road. Southwest of the Application Site, beyond the M27 corridor, land use becomes increasingly urbanised within the eastern fringes of Southampton.

Planning History

- 2.13 F/21/91700 - Ground mounted solar panel installation to south-east of water treatment works site – Approved Jan 2022
- 2.14 PN/21/91711 - Prior notification for the installation of solar panels – granted November 2021
- 2.15 X/20/88381 - Variation of condition 1 (approved drawings) of planning permission F/15/76680 for construction of generator compound with ancillary electrical switch gear & fuel storage – Approved October 2020
- 2.16 F/15/76680 - Construction of generator compound with ancillary electrical switch gear & fuel storage – Approved September 2015
- 2.17 J/15/76074 - Enquiry: Proposed replacement of existing head-frame with a new head frame supporting 9 new antennas, 6 remove radio units (RRH's) and installation of 2 new x 300mm dia communication dishes. At ground level, internal cabin and ancillary works – Decided Planning Application Is Not Required
- 2.18 F/12/70172 - Erection of building to enclose concrete clarifier tanks and addition of roof to rapid gravity filter tanks – approved March 2012
- 2.19 F/05/55759 - Erection of detached building to house membrane filtration plant – Approved January 2006
- 2.20 Z/39097/000/00 – Construction of drainage lagoon and wetland area and raising of ground levels to accommodate new drainage pipe to accept waste water from High Wood raw water storage reservoir – Approved September 2002.



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 2023 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 Eastleigh Borough Council (EBC) where the adopted development plan comprises of the Eastleigh Local Plan 2016 – 2036 which was adopted on the 25 April 2022.
- 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 reserved matters application are as follows:
- Strategic policy S5, New development in the countryside
 - Policy DM1, General criteria for new development
 - Policy DM2, Environmentally sustainable development
 - Policy DM3, Adaptation to climate change
 - Policy DM4, Zero or low carbon energy
 - Policy DM5, Managing Flood risk
 - Policy DM6, Sustainable surface water management and watercourse management
 - Policy DM8, Pollution
 - Policy DM9, Public utilities and communications
- 3.25. The Council has also adopted a number of Supplementary Planning Documents and Guidance (SPDs & SPGs). of relevance to this development proposal and which form a material consideration in the determination of this application.
- 3.26. **Strategic policy S5**, New development in the countryside states that Planning permission will be granted for new development in the countryside provided it is related to essential public utilities (policy DM9).
- 3.27. **Policy DM1**, General criteria for new development confirms that the Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces, as well as making sure that as far as possible new developments fit in with their surroundings.



- 3.28. **Policy DM2**, Environmentally sustainable development states that all development above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) and external spaces within the curtilage serving developments of this size should where practical and viable incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible. It should also use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible and be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible.
- 3.29. **Policy DM3**, Adaptation to climate change states that all development should be designed to adapt to the predicted climate change impacts for the Borough. Buildings and spaces that are able to adapt to changing circumstances or that can serve a variety of user are inherently sustainable and help future proof development.
- 3.30. **Policy DM4**, Zero or low carbon energy states that the borough Council will permit the development of infrastructure to:
- a. generate zero or low carbon energy; and/or
 - b. make more efficient use of energy sources.
- This is provided that the development has no significant adverse impact on the landscape.
- 3.31. **Policy DM5**, Managing Flood risk notes that development will only be permitted within the areas at risk of flooding, now and in the future, as identified on the Environment Agency most recent flood maps and the Council's Strategic Flood Risk Assessment provided that a site-specific flood risk assessment is provided that demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, and where possible, will reduce flood risk overall.
- 3.32. **Policy DM6**, Sustainable surface water management and watercourse management states that In order to reduce flooding and maintain water quality (in accordance with DM8) schemes should manage surface water runoff as close to its source as possible.
- 3.33. **Policy DM8**, Pollution states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:
- a. air pollution (including odours or particulate emissions);
 - b. pollution of surface, underground, coastal waters or other watercourses;
 - c. noise or vibration;
 - d. light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or
 - e. land contamination
- 3.34. **Policy DM9**, Public utilities and communications states that the development of new and improvement of existing utilities infrastructure essential to meet the needs of new and existing communities will be encouraged and permitted subject to the other policies of



this plan. In the event of conflict with other policies of this plan the Borough Council will require a full justification including an assessment of alternative means of provision.

3.35. **Policy DM11**, Nature conservation states that The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

- a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

And facilitate their adaptation to climate change wherever possible.

3.36. Eastleigh Borough Council also have the following Supplementary Planning Documents which are relevant to this application:

- Environmentally sustainable development and appendices, adoption statement and consultation responses - March 2009
- Character Area Appraisals - December 2007
- Biodiversity - December 2009



4.0 Proposed Development

- 4.1. Portsmouth Water are seeking planning permission for a new permanent building on the site to house a centrifuge; alongside a balancing tank, sludge cake skip and adjacent hard standing for temporary pallet storage. A temporary centrifuge to treat sludge generated from their clarifier tank washing is currently being used and they are now looking at installing a permanent solution of process treatment.
- 4.2. This proposed development is a specific improvement to deal with sludge from the water treatment process, which had previously been discharged to an adjacent sewer and which will now be removed off site to a registered treatment centre.
- 4.3. The proposed centrifuge will allow separation of solids, with the by-products being a centrifugal silt (sludge cake) and centrate water. The water going through the centrifuge is an intermediate process requirement. It is part of the water recovery process in the treatment of sludge formed during the clarifier settlement tank process. The water is not drawn directly from the river, or the nearby water storage reservoir (Highwood) – it forms one part of the wider water treatment process. .
- 4.4. The sludge cake will comprise of non-hazardous waste such as silt and mud that will be periodically removed from the skip storage on site for off-site disposal by a licenced waste carrier. Portsmouth Water currently have a discharge consent with Southern Water where they can send centrate water to the sewer. There will be no requirement for any discharges that would require an Environmental Permit from the Environment Agency.
- 4.5. The expected volume of sludge cake per week will be relatively limited, with typically less than one skip being produced per week.
- 4.6. The building will not operate continuously, as its use will be influenced by the treatment works throughput. Operating hours are however expected to be typically during the working day.
- 4.7. There will be no odorous component to the sludge cake. A liquid polymer is required for the process and this will be stored within a bunded area, with a spill area for it and deliveries. Spills are however very unlikely as the polymer will be delivered and stored in Intermediate Bulk Containers (IBCs) within the proposed building, rather than being transferred from tanker.
- 4.8. It is proposed that the new building would be a single-storey structure with a portal-framed and blockwork construction and a pitched roof as shown on the following plans:
 - 23708-GAP-XX-XX-DR-C-9201-P04 - Elevations – Proposed
 - 23708-GAP-XX-XX-DR-C-9202-P03 - Floor and Section Plan – Proposed
- 4.9. There will be a large roller shutter door on the eastern elevation and an elevated unloading pipe on the northern elevation to transfer process sludge into the adjacent cake skip.



- 4.10. It is proposed that the new building would be approximately 4.9m in width and approximately 12m in length. Height of the building and balancing tank are to be approximately 3.82m to eaves and 4.77m to ridge height above prevailing ground level. The planning application area, including connection to the public highway using the existing WTW service road is approximately 0.5 hectare.
- 4.11. The proposed development will not lead to any material change in personnel numbers at the treatment works or any material change in average daily vehicle movements.
- 4.12. It is proposed that rain water falling on the roof on the proposed building will be discharged to the existing site drainage.
- 4.13. This proposed development is an improvement on the existing arrangements as it minimises any noise from the plant and allows for the sludge to be removed off-site instead of discharging to an adjacent sewer. The energy required to run the plant will be supplemented by on-site renewable energy such as the stand-alone solar panels on the site and the roof solar recently approved for High Wood Reservoir.



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 site is next to an area identified as Flood Zone 3, however the site, and proposed centrifuge building, is within Flood Zone 1. Furthermore, there is no identified risk of surface water flooding, and groundwater flooding is minimal.

Environmental Impact Assessment (EIA)

- 5.6. Portsmouth Water formally requested an EIA screening opinion from EBC to determine whether the Proposed Development constituted an EIA development.
- 5.7. This request for an EIA Screening Opinion was prepared by SLR to provide relevant information to assist EBC in its determination and included all of the information required under Regulation 6(2) of the EIA Regulations and has been submitted independently of this application.
- 5.8. The report concluded that the proposed development will not require an EIA, as it is considered unlikely to result in significant environmental effects.
- 5.9. EBC have subsequently determined that the proposed development does not constitute EIA development as defined by the Regulations, a copy of the decision notice is included at Appendix A.

Sustainability

- 5.10. The proposed development aspires to provide a high-quality sustainable development that aids the region's commitment to ongoing sustainability targets. It will allow the site to make more efficient use of the renewable energy sources currently on site and at High Wood Reservoir.

Archaeology

- 5.11. The proposed site is within an area of built environment where 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

- 5.12. The closest noise-sensitive receptors to the proposed development will be the existing private residential properties on the access road to the WTW, approximately 160 metres east of the site. Their existing background noise environment will be influenced by traffic on the M27, Southampton Airport and to a lesser degree by activities associated with the operation of the WTW such as the electric turbine generator station.
- 5.13. The current temporary centrifuge is not located within an acoustic enclosure and readings taken on the 24.06.24 with the centrifuge running indicated a noise level of 82.3 dB at a distance of 1m. It is also running off of a temporary electric generator in an adjacent acoustic enclosure. A reading taken from the property boundary and adjacent to the nearest residential properties showing the reading to be 38.2 dB.
- 5.14. The noise levels increase moving south towards the motorway, rising to 41.8 dB for the boundary fence line and rising again to 50 dB at the corner of the fence of the gas turbines closer to the motorway. The levels taken on the 24.06.24 are shown in the image below:



- 5.15. The proposed replacement centrifuge will be the DP37 model which is 84 dB at 1m (± 2 dB). The nearest property boundary fence line is 130m from the location of the centrifuge, but it is also screened by the chemical house building, as shown below. With the beneficial effect of the acoustic enclosure provided by the proposed building and separation distance between the proposed building and the existing residential receptors, significant adverse operational noise effects are considered highly unlikely.





- 5.16. The noise levels are affected by the noise from the nearby motorway which can vary significantly, as well as increasing when planes pass over.
- 5.17. Construction of the proposed development will have potential for 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.
- 5.18. Once the work has been constructed, there would very little additional human activity at the site and the mechanised centrifuge process 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, significant adverse operational noise effects are considered highly unlikely.

Ecology

- 5.19. A Preliminary Ecological Appraisal (PEA) was undertaken of the site by SLR Consulting Ecology Team and this should be read in conjunction with the summary below.
- 5.20. There are no national or European nature conservation designations on the Application Site, but the River Itchen SSSI and SAC are approximately 170 metres to the west of the Proposed Development.
- 5.21. There are twelve Sites of Importance for Nature Conservation (SINCs) within 1km of the Site. By virtue of the separation between the Application Site and the river, and the absence of any discharges to the river, the Proposed Development will not result in any direct effects on the River Itchen SSSI and SAC.
- 5.22. The existing land cover within the application site comprises either amenity grassland or hard surfaced access road, and as such the existing ecological value of the application site is considered to be very low.
- 5.23. There is limited foraging habitat within the Site itself, which lacks mature lines of trees, scrub, hedgerows or other commuting features. In addition, the buildings on site have



security lighting. Overall, the site is considered to have a low potential value for foraging bats and negligible potential to provide opportunities for roosting bats.

- 5.24. The proposed development will result in the removal of a small area of amenity grassland, which due to its current low ecological value will not represent a likely significant effect. With all planning applications being required to demonstrate at least 10% Biodiversity Net Gain (BNG), an assessment has been undertaken showing an on-site baseline of 1.21 habitat units. In order to achieve the +10% BNG required, an enhancement of the grassland within the red line boundary with a mowing regime and wildlife friendly planting to increase the number of plant species will be undertaken.
- 5.25. Invertebrate habitat features will be considered to be incorporated within landscaped areas to provide features of interest as well as ecological function. These will be placed in suitable locations as noted in the PEA report.

BNG

- 5.26. A BNG Statement and Metric have been prepared by SLR Ecology. The headline results show that the enhancements proposed within the site will deliver approximately +13.94% or +0.17 habitat units.
- 5.27. Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). BNG requires developers to provide at least +10% on the biodiversity value found on the site prior to their development.
- 5.28. No activities have been carried out on the site prior to the date of application which would have resulted in a loss of onsite biodiversity value and there are no irreplaceable habitats on the land which the application relates to.
- 5.29. Included with this submission is a plan showing the onsite habitats which exist on site on the date of the application and a copy of the proposed plan which has been used to inform the post development calculations.
- 5.30. Landscaping proposals are not yet finalised, though it is Portsmouth Water's intention that they be developed to provide the required net gain in habitat units. The area to be enhanced is shown on plan 23708-GAP-XX-XX-DR-C 9052 P01 - BNG Enhancements Plan submitted with this application.

Landscape

- 5.31. 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.
- 5.32. The new structures 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 structures would either be predominantly screened by existing buildings and boundary planting when viewed from the south and east or would be viewed against a backdrop of the existing operational buildings and boundary landscape planting when viewed from



the north or west. As such, there would be no likely significant visual impacts associated with the proposed development.

- 5.33. 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

- 5.34. Whilst there will be operational energy requirements associated with the permanent centrifuge a proportion of this energy requirement will be met through existing and approved on-site solar renewables. The scale of the residual 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 proposals are well designed.
 - Environmental: The proposed development aspires to provide a high-quality sustainable development that aids the region’s commitment to ongoing sustainability targets.
- 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.
- 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

Senior Planning Consultant

SLR Consulting Limited



Appendix A – EIA Screening Opinion Decision Letter



MS DEBRA HIGGINBOTHAM
SLR CONSULTING LTD.
MOUNTBATTEN HOUSE GROSVENOR SQUARE
SO15 2JU

Application V/24/97448
Please ask for Liz Harrison
Direct dial 023 8068 8284
Working hours
Email liz.harrison@eastleigh.gov.uk

By email only

Monday 10 June 2024

Dear Sir/Madam

Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 2, Regulation 6

Application No: V/24/97448
Description: River Itchen WTW Permanent Centrifuge - Request for an EIA Screening Opinion
Site: River Itchen Water Treatment Works, Allington Lane, West End
Applicant: Portsmouth Water
Date Valid: 20 May 2024

As set out in the attached EIA Screening Matrix, it is considered that by virtue of its nature, size and location, and subject to mitigation, the proposed development would not be likely to have any significant effects on the application site or its immediate surroundings, nor do the characteristics and location of development indicate that the development is likely to give rise to significant environment effects.

The site is not located in a sensitive area as defined by the EIA Regulations and it is considered that the potential for significant effects on the environment is low. Mitigation measures, which are typical for a development of this type and nature, would be necessary and these are able to be appropriately provided and controlled through the planning application process, including through the use of planning conditions. These measures would include securing a Construction Environment Management Plan, Sustainable Drainage System, mitigation measures arising from the findings of a Preliminary Ecological Assessment, Noise Assessment and Desk-Based Archaeological Assessment.

Accordingly, the screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other

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development and, therefore, it is the opinion of Eastleigh Borough Council as the Local Planning Authority that the proposed development does not constitute EIA development as defined by the Regulations.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager





Making Sustainability Happen