

# Hampshire Water Transfer and Water Recycling Project

## Environmental Statement – Chapter 12 Land use and agriculture

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The Southern Water logo graphic consists of three stylized, wavy blue lines of varying lengths, positioned to the right of the text 'Southern Water'.



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## 12 Land use and agriculture

### 12.1 Introduction

- 12.1.1 This chapter provides the assessment of the likely significant effects on land use and agriculture from the construction, operation and decommissioning of the Hampshire Water Transfer and Water Recycling Project (hereafter referred to as the 'Proposed Development'), which is being progressed by Southern Water Services Limited ('the Applicant').
- 12.1.2 This chapter details the legislation, policy and guidance that is relevant to land use and agriculture, summarises the engagement and consultation undertaken to date, sets out the scope and methodology of assessment, and describes the baseline environment. Following this, the likely significant effects of the Proposed Development on land use and agriculture are assessed taking account of embedded primary and tertiary mitigation within the design. The need for any secondary additional mitigation is then considered along with any proposals for monitoring and/or enhancement. The chapter concludes with a summary of residual effects.
- 12.1.3 Whilst this Environmental Statement (ES) presents an assessment of the effects that may occur from decommissioning activities of the Proposed Development, the Applicant is not seeking consent for decommissioning.
- 12.1.4 Land use and agriculture topics considered within this chapter for the Proposed Development are:
1. Residential property: including associated buildings such as garages and sheds, gardens and parking areas
  2. Community land and facilities: commercial or public authority managed facilities for use by the whole community, e.g. doctors' surgeries, schools, hospitals, sports facilities, places of worship and recycling sites and community land such as established public recreational resources, country parks, woodlands, playgrounds, parks, nature reserves and waterways
  3. Commercial property and land: such as industrial businesses, rural business parks, leisure centres and utilities and commercial land such as commercial forestry used for timber production, sports grounds, roads, railways, waterways, and allotments
  4. Development land: including major land allocations for housing or employment through the local planning authorities Local Plans and major committed development with current planning permissions and other consents
  5. Agricultural land: including best and most versatile (BMV) land (as defined by the Agricultural Land Classification (ALC) system), agricultural buildings such as barns and cattle sheds, access and boundary features, livestock water supply and field drainage systems, and land management, woodland grant or energy crop schemes
  6. Soils: including soil function
- 12.1.5 This chapter should be read in conjunction with ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6)

which describes the development parameters against which the effects considered in this chapter have been assessed.

12.1.6 In addition, this chapter should be read alongside relevant parts of other ES chapters in Volume I, namely:

1. ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6) – considers effects on receptors including residential properties and community facilities such as schools and hospitals. The findings of the air quality assessment inform the assessment of this chapter’s inherent in-combination effects on amenity for relevant land use receptors.
2. ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6) – includes the arboricultural impact assessment and changes in views and their effects on visual receptors. The findings of the landscape and visual assessment inform the assessment of this chapter’s inherent in-combination effects on amenity for relevant land use receptors.
3. ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6) – considers effects on receptors including residential property and certain community receptors. The findings of the noise assessment inform the assessment of this chapter’s inherent in-combination effects on amenity for relevant land use receptors.
4. ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6) – considers effects on the local economy and labour market and on tourism businesses, and effects on human health arising from topics including impacts on residential and community receptors and areas of recreation, and disruption to communities more widely. Baseline data is shared across the land use and agriculture and socio-economic, tourism and health assessments, and there are some overlaps in the topics considered in the respective assessments. Additional information and cross-references to ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6): are provided throughout this chapter.
5. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) – considers changes in current traffic and transport and its effect on receptors. The findings of the traffic and transport assessment inform the assessment of this chapter’s inherent in-combination effects on amenity for relevant land use receptors.
6. ES Chapter 20, Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6) – an assessment of the cumulative effects i.e. effects from the interrelationship between the Proposed Development and other developments, and an assessment of the in-combination effects i.e. effects from the interaction between the individual effects of the Proposed Development.

12.1.7 This chapter is supported by the following appendices, contained in ES Volume II:

7. ES Appendix 12.1 Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6)
8. ES Appendix 12.2 Agricultural land assessment criteria, Volume II (Document reference 6.2, DCO Volume 6)

## 12.2 Legislation, policy and guidance

12.2.1 This section identifies the legislation, policy, guidance and other documentation that has informed the assessment of likely significant effects on land use and agriculture.

### Legislation

12.2.2 There is no relevant legislation for the assessment of likely significant effects on land use and agriculture.

### National policy

12.2.3 The primary policy for determining the application for the Development Consent Order (DCO) for the Proposed Development is the National Policy Statement for water resources infrastructure (NPSWRI). This sets out policies to guide how DCO applications for water resources infrastructure should be decided and how the effects of such infrastructure are considered.

12.2.4 Table 12-1 lists the paragraphs from the NPSWRI and other national policies that are relevant to the land use and agriculture assessment. It also sets out where these policy requirements are addressed within the chapter.

**Table 12-1 List of relevant national policy**

Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
<b>National Policy Statement for water resources infrastructure, 2025 [1]</b>		
4.10.1	States that the land use implications of proposed water resources Nationally Significant Infrastructure Projects (NSIPs) would vary on a case-by-case basis and that engagement on these matters with relevant local, county or unitary planning authorities should commence at an early stage. Opportunities for using previously developed land should be fully investigated.	Consultation and engagement with stakeholders, including planning authorities, is summarised in section 12.3.  ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6) submitted as part of the DCO application provides an overview of the scheme development process, including the assessment of sites for the Water Recycling Plant (WRP) site which considered the use of previously developed sites. ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6) sets out a summary of the reasonable alternatives considered, having regard to any relevant responses to consultation and engagement.

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
4.10.3 – 4.10.8	<p>Paragraph 4.10.3 reflects the National Planning Policy Framework in stating that the economic and other benefits of BMV land should be taken into account and that where development on agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.</p> <p>Paragraphs 4.10.4 and 4.10.5 describe some of the potential land use implications of water resources infrastructure projects, including loss/damage to soil resources and contamination risk for developments on previously developed land, respectively. Paragraphs 4.10.6 to 4.10.8 note the importance of access to high quality open spaces, green and blue infrastructure, and the contributions of trees and woodlands to a range of sustainability considerations.</p>	<p>Impacts on agricultural land and soil resources are considered in section 12.8 of this chapter. Forests, trees and woodlands are considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6). The risk of land contamination is considered in ES Chapter 11 Land quality and ground conditions, Volume I (Document reference 6.1, DCO Volume 6). Access to high quality open spaces is considered in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).</p>
4.10.9 – 4.10.16	<p>Paragraph 4.10.9 provides that applicants should identify existing and proposed land uses near the project, including any effects of replacing an existing development or use, or preventing a development or use on a neighbouring site from continuing. They should also assess impacts on proposed developments in local plans. The assessment should be proportionate to the project's scale and impacts. For previously developed land, applicants must consider land contamination risks and how these would be addressed.</p>	<p>The land use and agriculture topics considered as part of the scoping process are set out in section 12.3. Data on open space, sports and recreational buildings and land, and on BMV agricultural land is included in the baseline (section 12.7).</p> <p>Impacts on community land and facilities including open space, sports and recreational buildings arising from the construction, operation and decommissioning of the Proposed Development are assessed in section 12.8. As stated in section 12.5.49, the assessment of effects on development land is based on sites allocated in relevant local plans. This has also been cross-referenced against sites with planning permission within 3km of the Order Limits identified for the cumulative effects assessment set out in ES Chapter 20</p>

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
	<p>Paragraphs 4.10.10 to 4.10.16 set out the matters that applicants should consider as part of their assessment of effects on existing and proposed land uses, as follows:</p> <ul style="list-style-type: none"> <li>4.10.10 Existing open space, sports, and recreational land or buildings should not be developed unless no longer needed or replaced by equivalent or better provision in a suitable location. Applicants should consider local planning authority assessments of need and consult the local community where relevant.</li> <li>4.10.11 Retain existing trees and woodlands where possible, assess impacts on and loss of trees and woodlands and develop mitigation measures to minimise and prevent net deforestation.</li> <li>4.10.12 Local planning authorities should raise any concerns about land use impacts during pre-application discussions, considering the development plan and relevant applications. Early and ongoing engagement with authorities and communities is especially important for large-scale projects. These issues may also be addressed in Local Impact Reports. The local planning authority should identify concerns about the applications impact on land use. Minimising impacts on BMV agricultural land and effects on soil quality.</li> </ul>	<p>Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Additional information regarding effects on recreation and health is provided in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Primary and tertiary mitigation measures to reduce impacts on BMV agricultural land are set out in section 12.4, the approach to the assessment of impacts on BMV agricultural land is set out in section 12.5 and the assessment of effects on BMV agricultural land is included in section 12.8. Additional information regarding the agricultural land surveys that have been undertaken to support the assessment is provided in paragraph 12.5.21 and ES Appendix 12.1 Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6).</p> <p>Effects on trees and woodland are considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>The risk of land contamination in relation to previously developed land and effects on land stability and groundwater resources are considered in ES Chapter 11 Land quality and ground conditions, Volume I (Document reference 6.1, DCO Volume 6); and ES Appendix 11.2 Geotechnical and geo-environmental reports, Volume II (Document reference 6.2, DCO Volume 6).</p> <p>Effects on Mineral Safeguarding Areas (MSAs) are considered in ES Chapter 16 Resources and waste</p>

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
	<ul style="list-style-type: none"> <li>• 4.10.13 Applicants must determine whether any part of the proposal lies within the Green Belt and whether it constitutes inappropriate development. Such development should not be approved except in very special circumstances. Linked to this, 4.10.2 which sets out the policy for Grey Belt land.</li> <li>• 4.10.14 Applicants should consider the economic and other benefits of land and reduce impacts on BMV agricultural land. Where development on agricultural land is necessary, poorer quality land should be used where possible. Impacts on soil quality should be assessed and mitigated, supported by land classification surveys.</li> <li>• 4.10.15 A preliminary assessment of ground stability should be undertaken early. Applicants must ensure the site is, or can be made, stable and assess risks such as subsidence or landslides. Impacts on groundwater quality and quantity should also be evaluated, potentially through a land or slope stability risk assessment.</li> <li>• 4.10.16 Applicants should identify and assess any impacts the project may have on Mineral Safeguarded Areas or other mineral supply considerations, in consultation with the</li> </ul>	<p>management, Volume I (Document reference 6.1, DCO Volume 6) and ES Appendix 16.1 Mineral Safeguarding Assessment, Volume II (Document reference 6.2, DCO Volume 6).</p> <p>Presence of Green Belt (which would also include Grey Belt) allocations were checked and considered as part of the assessment methodology as set out in section 12.5. It was confirmed that the study area does not include any designated Green Belt.</p> <p>With regards to the need to reduce impacts on BMV land, this has been considered and reported in ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6) and the Scheme Development Report (Document reference 5.10, DCO Volume 5).</p>

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
	relevant Mineral Planning Authority.	
4.10.17 – 4.10.21	<p>Paragraphs 4.10.17, 4.10.20 and 4.10.21 set out how the effects of a proposed project on existing or proposed land uses can be mitigated, and how mitigation measures should be considered by the Secretary of State (SoS). These include:</p> <ul style="list-style-type: none"> <li>• 4.10.17 The effects of a proposed project on existing or proposed land uses can be mitigated through the application of good design principles. This includes careful consideration of the project layout and the protection of soils during construction, in line with sustainable soil management practices and agricultural land classification guidance.</li> <li>• 4.10.20 Where development sterilises land use, mitigation may include nature conservation, wildlife corridors, or blue infrastructure benefits.</li> <li>• 4.10.21 Adverse effects on National Trails, Public Rights of Way (PRoW), and open access land should be mitigated, with opportunities to improve or create new access considered. Their recreational value and character should be preserved.</li> </ul>	<p>Primary and tertiary mitigation measures are set out in section 12.4. The need for any secondary (foreseeable) mitigation measures is considered and reported in section 12.9.</p> <p>The application of good design principles is set out in the Design Principles Document (Document reference 5.11, DCO Volume 5) which accompanies the DCO application as well as the Design Approach Document (Document reference 5.12, DCO Volume 5) which also accompanies the DCO application.</p> <p>Appropriate soil management measures are incorporated into the Outline Soil Resource Management Plan (SRMP) appended to the Outline Construction Environmental Management Plan (CEMP) (Document reference 7.1, DCO Volume 7).</p> <p>Any impacts on PRoW, National Trails and other rights of access to land for recreation have been considered in the Framework Rights of Way Management Plan (RoWMP) in Appendix B of the Framework CTMP (Document reference 7.2, DCO Volume 7) which accompanies the DCO application, as well as in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6) and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6). Opportunities identified in the Indicative Environmental Masterplan as appended to the Design Approach Document (Document reference 5.12, DCO Volume 5) include considering the potential for footpath and crossing</p>

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
		enhancements, including along Portsdown Hill Road.
4.10.18 and 4.10.19	<p>These two paragraphs state that, in relation to Green Infrastructure, PRoW, National Trails and other rights of access to land for recreation, applicants are expected, where possible/appropriate, to consider what opportunities there may be to improve or create new access. Applicants should:</p> <ul style="list-style-type: none"> <li>4.10.18 Maintain the functionality and connectivity of the Green Infrastructure network, undertake necessary works to mitigate adverse impacts, improve the network and other open spaces where possible and ensure appropriate access to National Trails and PRoW.</li> <li>4.10.19 The SoS must ensure adverse effects on Green Infrastructure or open space are mitigated through requirements, planning obligations, or other means. Any exchange land must be at least equal in size, quality, and accessibility, and comply with relevant legal provisions where applicable.</li> </ul>	<p>The Indicative Environmental Masterplan appended to the Design Approach Document (Document reference 5.12, DCO Volume 5) has been produced to co-ordinate and integrate Environmental Net Gain (ENG) and Biodiversity Net Gain (BNG) opportunities across the Proposed Development. Opportunities identified in the Indicative Environmental Masterplan include considering the potential for footpath and crossing enhancements, including along Portsdown Hill Road.</p> <p>Green Infrastructure policy requirements have informed the protected habitat and species mitigation embedded in the design, refer to section 8.4 in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6) and the Design Principles Document (Document reference 5.11, DCO Volume 5). They have also informed the practices set out in the Outline CEMP (Document reference 7.1, DCO Volume 7) and have fed into the Indicative Environmental Masterplan.</p>
4.10.22 – 4.10.28	<p>These paragraphs explain how the assessment of effects on existing or proposed land uses would be taken into account in the decision-making process, including:</p> <ul style="list-style-type: none"> <li>4.10.22 The SoS should consider how far along the development plan is in the adoption process i.e. at which stage it is at. The closer the plan is to being</li> </ul>	<p>Baseline (see section 12.7) and emerging findings from the land use and agriculture assessment, including with regards to assessment of effects on BMV land, have fed into the scheme development process at appropriate points. This is shown in ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6) and the Scheme Development Report</p>

Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
	<p>adopted by the local planning authority, the more weight it carries.</p> <ul style="list-style-type: none"> <li>• 4.10.23 The SoS should not grant consent on existing open space or land used for sports and recreation unless an assessment shows the space is no longer needed or the benefits of the project outweigh the loss of these facilities.</li> <li>• 4.10.24 Networks of green or blue infrastructure identified in development plans should be protected from development and strengthened or integrated within the development. The SoS would also have regard to the effect of the development upon and resulting from existing land contamination, as well as the mitigation proposed.</li> <li>• 4.10.25 The SoS would consider the economic and other benefits of the BMV agricultural land and ensure the impacts on soils are reduced.</li> <li>• 4.10.26 When projects are located in the Green Belt, they may be considered inappropriate development, which is generally harmful.</li> <li>• 4.10.27 The SoS should expect applicants to maintain and enhance coastal access and consider how developments affect the creation of a continuous, signed, and managed coastal route.</li> <li>• 4.10.28 Where development affects a</li> </ul>	<p>(Document reference 5.10, DCO Volume 5).</p> <p>Impacts on community land and facilities including open space, sports and recreational buildings arising from the construction, operation and decommissioning of the Proposed Development are assessed in section 12.8. Additional information regarding effects on recreation and health is provided in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Primary and tertiary mitigation measures to reduce impacts on BMV agricultural land are set out in section 12.4 and the approach to the assessment of impacts on BMV agricultural land is set out in section 12.5, the assessment of effects on BMV agricultural land is set out in section 12.8. Additional information regarding the agricultural land surveys that have been undertaken to support the assessment is provided in paragraph 12.5.21 and ES Appendix 12.1 Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6).</p> <p>Appropriate soil management measures are incorporated into the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7).</p> <p>Networks of green and blue infrastructure are considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6) and ES Chapter 19 Water environment, Volume I (Document reference 6.1, DCO Volume 6). Existing land contamination is considered in ES Chapter 11 Land quality and ground conditions, Volume I (Document reference 6.1, DCO Volume 6).</p>

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
	<p>MSA, the SoS must ensure the applicant has proposed appropriate mitigation or compensation to protect mineral resources.</p>	<p>Green Belt (which would also include Grey Belt) review is considered as part of the methodology for assessment in section 12.5, it has been confirmed that the study area does not include any designated Green Belt and the avoidance of Green Belt land was considered throughout the scheme design process.</p> <p>The importance of maintaining coastal access has been considered in the Design Principles Document (Document reference 5.11, DCO Volume 5) which accompanies the DCO application under PL_8. Additional consideration is also within the Design Approach Document (Document reference 5.12, DCO Volume 5) and ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6). An Indicative Environmental Masterplan appended to the Design Approach Document (Document reference 5.12, DCO Volume 5) has been produced and opportunities identified include considering the potential for footpath and crossing enhancements.</p> <p>Identification of any MSAs is considered in ES Chapter 16 Resources and waste management, Volume I (Document reference 6.1, DCO Volume 6) and ES Appendix 16.1 Mineral Safeguarding Assessment, Volume II (Document reference 6.2, DCO Volume 6).</p>
<p><b>National Planning Policy Framework, 2025 [2]</b></p>		
<p>Section 11 – Making effective use of land</p>	<p>Paragraph 124 provides that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living</p>	<p>Section 12.8 sets out the assessment of effects on urban and rural land uses. Effects on recreation and health are considered in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).</p>

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
	<p>conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land. Paragraph 125 provides that planning decisions should:</p> <ul style="list-style-type: none"> <li>• Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.</li> <li>• Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.</li> </ul>	<p>Wildlife is considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6), flood risk in ES Chapter 19 Water environment, Volume I (Document reference 6.1, DCO Volume 6), and carbon in ES Chapter 10 Carbon and climate change, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>An Indicative Environmental Masterplan appended to the Design Approach Document (Document reference 5.12, DCO Volume 5) has been produced to co-ordinate and integrate ENG and BNG opportunities across the Proposed Development. Opportunities identified in the Indicative Environmental Masterplan include considering the potential for on-site habitat enhancement and potential to extend chalk grassland habitat to reinforce landscape character and enhance biodiversity.</p> <p>The Biodiversity Gain Plan (Document reference 7.11, DCO Volume 7) and ENG Statement (Document reference 7.12, DCO Volume 7) were produced to explore delivery of BNG and ENG opportunities through the Applicant's programme and Proposed Development activities.</p>
Section 15 – Conserving and enhancing the natural environment	<p>Paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.</li> <li>• Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem</li> </ul>	<p>The approach to the assessment on BMV agricultural land and on soils is set out in section 12.5. The approach to mitigation, including to reduce effects on agricultural land and soils, is described in sections 12.4 and 12.9.</p> <p>Effects on landscape (including valued landscapes) are considered in ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6).</p>

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Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
	<p>services – including the economic and other benefits of BMV agricultural land, and of trees and woodland.</p> <ul style="list-style-type: none"> <li>• Maintaining the character of the undeveloped coast, while improving public access to it where appropriate.</li> <li>• Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</li> <li>• Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.</li> <li>• Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</li> </ul>	<p>The importance of maintaining coastal access has been considered in the Design Principles Document (Document reference 5.11, DCO Volume 5) which accompanies the DCO application under PL_8. Additional consideration is also within the Design Approach Document (Document reference 5.12, DCO Volume 5) and ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Effects on biodiversity, ecological networks, trees and woodlands are considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Effects arising from soil, air, water or noise pollution are considered in ES Chapter 11 Land quality and ground conditions, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 19 Water environment, Volume I (Document reference 6.1, DCO Volume 6), and ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6), respectively. Effects on land stability and contamination are also considered in ES Appendix 11.2 Geotechnical and geo-environmental reports, Volume II (Document reference 6.2, DCO Volume 6). An Outline CEMP (Document reference 7.1, DCO Volume 7) has been submitted as part of the DCO application and reflects the environmental measures set out in the ES chapters listed in this section. The following subsidiary plans to the Outline CEMP accompany the DCO application:</p> <ul style="list-style-type: none"> <li>• The Indicative Environmental Masterplan as appended to</li> </ul>

Relevant paragraph reference	Summary of policy requirement	Where addressed in chapter
		<p>the Design Approach Document (Document reference 5.12, DCO Volume 5) has been produced to co-ordinate and integrate ENG and BNG opportunities across the Proposed Development. Opportunities identified in Indicative Environmental Masterplan include considering the potential for on-site habitat enhancement and potential to extend chalk grassland habitat to reinforce landscape character and enhance biodiversity.</p> <ul style="list-style-type: none"> <li>• The Biodiversity Gain Plan (Document reference 7.11, DCO Volume 7) and ENG Statement (Document reference 7.12, DCO Volume 7) explore the delivery of BNG and ENG opportunities through the Applicant's programme and Proposed Development activities.</li> </ul>
Section 13 – Protecting Green Belt Land	Paragraph 142 states the government's aim to prevent urban sprawl by keeping land open.	The identification of any Green Belt land was considered as part of the assessment methodology in section 12.5. The findings from this assessment are included within section 12.7 and show that there is no Green Belt within the study area.

### Local policy

- 12.2.5 The local policies listed in Table 12-2 are considered relevant to the land use and agriculture assessment of the Proposed Development. While the SoS is required to determine an application for development consent in accordance with the NPSWRI, it may be that the SoS considers aspects of local policy to be matters that are important and relevant to the determination. In the event that there is any conflict between these and the NPSWRI, the NPSWRI would prevail in decision making given the national significance of the infrastructure.
- 12.2.6 Adopted and emerging development plan policies have been considered. Adopted and emerging planning policy that are relevant are included in Table 12-2. The policies that have been included relate specifically to land use and agriculture such as those concerning the protection of high-quality agricultural land, site allocations and the protection of spaces and facilities. Topics such as, air quality, transport

impacts and noise and vibration impacts have been covered in other ES topic chapters and additional details of those assessments are available here: ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6), and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6).

**Table 12-2 List of relevant local policy**

Local planning authority	Relevant local policy	Relevance to assessment
East Hampshire District Council (EHDC)	<p>East Hampshire District Local Plan: Joint Core Strategy (2014) Adopted 8 May 2014 [3]</p> <ul style="list-style-type: none"> <li>• CP16 Protection and Provision of Social Infrastructure – sets out the requirement if there is a change of use or loss of a community facility/land.</li> <li>• CP17 Protection of Open Space, Sport and Recreation and Built Facilities – sets out the requirement if there is a loss of a sport, recreation or play facility.</li> <li>• CP20 Landscape – sets out the need to preserve and enhance the environment.</li> <li>• CP28 Green Infrastructure – sets out requirements for new developments to provide Green Infrastructure either through on-site provision or financial contributions.</li> <li>• CP31 Transport – sets out EHDCs policy on sustainable transport, including the need for development to protect cycle and pedestrian links (point b) and point h, to protect sunken and rural/green lanes.</li> </ul>	<p>Parts of EHDC are within the study area for the land use and agriculture assessment. The East Hampshire District Joint Core Strategy (2014) sets out the policies that guide development in the district, including in relation to land use and agriculture topics. Relevant local policies have been taken into account in developing the methodology and approach for the land use and agriculture assessment, as set out in section 12.5 of this chapter. Details on transport are available in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6).</p>
	<p>East Hampshire District Local Plan: Second Review, Adopted March 2006. [4]</p> <p>UI1 New Utility Infrastructure in the Countryside – sets out the requirements which must be met for delivering new infrastructure, including giving regard to the environment, neighbours, and traffic and travel.</p>	<p>The Local Plan Second Review included policies that were retained from the previous local plan, and which require consideration during the application process.</p> <p>Consideration is also provided within ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6). Details on transport are available in</p>

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Local planning authority	Relevant local policy	Relevance to assessment
		<p>ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>With regards to additional policy UI1, it has been taken into account in developing the methodology and approach for the land use and agriculture assessment, as set out in section 12.5 of this chapter.</p>
Eastleigh Borough Council (EBC)	<p>Eastleigh Borough Local Plan (2016-2036) Adopted April 2022 [5]</p> <ul style="list-style-type: none"> <li>• S5 New development in the countryside – planning policy would be granted for new development in the countryside provided it is related to essential public utilities (policy DM9).</li> <li>• S9 Green Infrastructure – specifically the provision, retention and/or enhancement of accessible open space.</li> <li>• S12 Strategic footpath, cycleway, and bridleway links – the requirement that new development should integrate with existing routes and PRoW and where possible maintain, protect and enhance their function.</li> <li>• DM8 Pollution – developers are required to provide a CEMP to address impacts on pollution during construction.</li> </ul> <p>DM32 Protection of recreation and open space facilities – the Council seeks to protect all existing recreation facilities and open spaces. Development ancillary to recreational sites may be permitted provided it does not adversely affect land forming part of a playing pitch/court/green.</p>	<p>Eastleigh is within the study area for the land use and agriculture assessment. The Eastleigh Borough Local Plan (2016-2036) Adopted April 2022 sets out the policies that guide development in the borough, including in relation to recreation, open space, and community facilities.</p> <p>Policies S9, S12 and DM32 have been taken into account in developing the methodology and assessment approach for this Environmental Impact Assessment (EIA) topic, see section 12.5 of this chapter.</p> <p>Policy DM8 is addressed in the Outline CEMP (Document reference 7.1, DCO Volume 7) submitted as part of the DCO application.</p> <p>An Indicative Environmental Masterplan as appended to the Design Approach Document (Document reference 5.12, DCO Volume 5) has been produced to co-ordinate and integrate ENG and BNG opportunities across the Proposed Development. Opportunities identified in the Indicative Environmental Masterplan include considering the potential for footpath and crossing enhancements, including along Portsdown Hill Road.</p>
Fareham Borough	Fareham Local Plan 2037 (2023) Adopted 5 April 2023 [6]	The Proposed Development alleviates water stress and consumption across Fareham.

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Local planning authority	Relevant local policy	Relevance to assessment
Council (FBC)	<ul style="list-style-type: none"> <li>• CC1: Climate Change – the Council supports developments that adopt higher water efficiency standards to contribute to alleviating water stress and consumption.</li> <li>• DS1 Development in the Countryside – proposals need to demonstrate how they protect and enhance landscape sites of biodiversity or geological value and soils.</li> <li>• R4 Community and Leisure Facilities – the definition includes local shops, meeting spaces, sports venues, open space, cultural buildings, public houses and places of worship.</li> <li>• NE9 Green Infrastructure – developments which provide Green Infrastructure on-site would be supported.</li> <li>• NE10 Protection and Provision of Open Space – proposals should be accompanied by a detailed assessment of the impact on open space.</li> <li>• D2 Ensuring Good Environmental Conditions – adverse environmental impacts include contamination, noise, heat, air pollution and vibration.</li> </ul>	<p>Fareham is within the study area for the land use and agriculture assessment. The Fareham Local Plan 2037 (2023) sets out the policies that guide development in the borough, including in relation to the provision and protection of open space.</p> <p>Policies DS1, R4, NE9 and NE10 have been taken into account in developing the methodology and assessment approach for this EIA topic, see section 12.5 of this chapter.</p> <p>In addition, in relation to policy DS1 an Indicative Environmental Masterplan as appended to the Design Approach Document (Document reference 5.12, DCO Volume 5) has been produced to co-ordinate and integrate ENG and BNG opportunities across the Proposed Development and appropriate soil protection measures are included in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7).</p> <p>Policy CC1 is taken into account in the baseline in section 12.7.</p> <p>Policy D2 is addressed in the environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 11 Land quality and ground conditions, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6); and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6).</p>

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Local planning authority	Relevant local policy	Relevance to assessment
	<p>Local Plan Part 3: The Welborne Plan (2015) Adopted 8 June 2015 [7]</p> <ul style="list-style-type: none"> <li>• WEL3 Allocation of Land – specifically mentions land to the north of Fareham and development proposals at Welborne.</li> <li>• WEL4 Comprehensive Approach – development of Welborne would be taken forward on a comprehensive basis to reflect the phasing and delivery guidelines in the Welborne Plan.</li> <li>• WEL24 Strategic Road Access – includes Junction 10 of the M27.</li> <li>• WEL25 Local Road Transport and Access – specifically improvements to the A32.</li> <li>• WEL41 Phasing and Delivery – development would be phased in accordance with the phasing plan and infrastructure delivery plan.</li> </ul>	<p>Local Plan Part 3: The Welborne Plan (2015) sets out how the new community of Welborne should be developed over the period to 2036. These policies are taken into account when considering the potential impacts of the Proposed Development on Welborne in section 12.7 and 12.8 of this chapter.</p>
<p>Havant Borough Council (HBC)</p>	<p>Havant Borough Core Strategy (2011) Adopted 1 March 2011 [8]</p> <ul style="list-style-type: none"> <li>• CS2 Employment – Council has set a target set to provide 162,000m<sup>2</sup> of new employment floorspace.</li> <li>• CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough – specifically the requirement to protect the BMV agricultural land for local food security (point 10).</li> <li>• CS14 Efficient Use of Resources – addresses waste management.</li> <li>• CS17 Concentration and Distribution of Development within the Urban Areas – specifically with regard to employment uses and allocations in the local plan.</li> <li>• CS18 Strategic Site Delivery – Waterlooville Town Centre development strategic site.</li> <li>• CS19 Effective Provision of Infrastructure – specific areas of concern include water supply and wastewater treatment.</li> </ul>	<p>Havant is within the study area for the land use and agriculture assessment. The Havant Borough Core Strategy (2011) sets out the policies that guide development in the borough, including in relation to land use and agriculture topics such as employment, open space, and community facilities.</p> <p>Policies CS2, CS11, CS14, CS19, DM1, DM2 and DM6 have been taken into account in developing the methodology and approach for the land use and agriculture assessment (as set out in section 12.5 of this chapter).</p> <p>Policy DM3 - The potential impacts of the Proposed Development on the employment allocations are considered in section 12.8.48 and in the baseline in section 12.7.43 of this chapter. They are also considered in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).</p>

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Local planning authority	Relevant local policy	Relevance to assessment
	<ul style="list-style-type: none"> <li>DM1 Recreation and Open Space – includes play spaces, playing fields, pitches, courts and allotments.</li> <li>DM2 Protection of Existing Community Facilities and Shops – policy also relates to community facilities including health and education, places of worship, community halls and public houses.</li> <li>DM3 Protection of Existing Employment and Tourism Sites – development on employment land should provide similar employment opportunities.</li> <li>DM6 Co-ordination of Development – developments should not prevent future access to potential development sites.</li> <li>DM8 Conservation, Protection and Enhancement of Existing Natural Features – protection of woodlands, hedgerows, soils, streams and stream corridors.</li> <li>DM9 Development in the Coastal Zone – must have no harmful effect on nature conservation in the Chichester and Langstone Harbour Sites of Special Scientific Interest (SSSIs) and Special Protection Area (SPA), Solent Maritime Special Area of Conservation (SAC) and Ramsar site.</li> </ul>	<p>Policy DM9 has been considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Policy CS14 has been addressed through measures, implemented in accordance with relevant environmental legislation and best practice guidance, secured in the Outline CEMP (Document reference 7.1, DCO Volume 7), and effects are addressed through measures proposed in a Site Waste Management Plan (SWMP), which is secured in the Outline CEMP.</p> <p>There is a waste allocation site 'L&amp;S Waste Management Ltd.' located on Portsdown Hill Road within the Order Limits. This is included in the Hampshire Minerals and Waste Sites and Safeguarding Full List. Havant Borough Council Waste and Recycling Action Plan (2013) [9] outlines the approach to managing waste sustainably, focusing on waste prevention, re-use, recycling, and energy recovery, with landfill as a last resort. The site forms part of the baseline in section 12.7 and the assessment in section 12.8.</p> <p>Policy CS17, relating to employment uses and allocations in the local plan, has been considered in developing the methodology and approach for the land use and agriculture assessment, as set out in section 12.5 of this chapter particularly with regards to the potential impact on commercial property and land.</p> <p>Policy CS18 relating to Waterlooville development is taken into account in the baseline in section 12.7 of this chapter and policy DM8 is considered in ES Chapter 8 Terrestrial and</p>

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Local planning authority	Relevant local policy	Relevance to assessment
		<p>freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Consideration of alternative sites due to agriculture in relation to CS11 was also considered in ES Chapter 4 Consideration of alternatives, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Specifically for soils referenced in policy DM8 appropriate soil management measures are, implemented in accordance with relevant environmental legislation and best practice guidance and secured in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7).</p>
	<p>Havant Borough Local Plan (Allocations) (2014) Adopted in July 2014 [10]</p> <ul style="list-style-type: none"> <li>• AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements – planning permission would be granted if a development meets an overriding public need.</li> <li>• AL6 Havant Thicket Reservoir Pipeline – development proposals would not be permitted in the pipeline route buffer zone.</li> <li>• AL7 Hermitage Stream – developments within proximity of the Hermitage Stream that prevent improvements to the Hermitage Stream being delivered may be refused.</li> <li>• AL8 Local Green Spaces – developments harmful to local green spaces are not permitted.</li> <li>• HB1 Havant and Bedhampton Housing Allocations – outlines the sites allocated for residential development.</li> <li>• HB2 Havant and Bedhampton Employment Allocations – outlines the sites allocated for employment development including Harts Farm Way North.</li> </ul>	<p>Havant Borough Local Plan (Allocations) (2014) allocates sites within the borough for development, including employment allocations. The potential impacts of the Proposed Development on the employment allocation at Brockhampton West and Harts Farm Way (policy HB2) are considered in section 12.8 and in the baseline in section 12.7 of this chapter. They are also considered in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>The proposed site allocation at Langstone Park is considered as part of the assessment of effects on the Brockhampton West employment allocation (policy BD11), in section 12.8.</p> <p>The Proposed Development is considered to meet an overriding public need due to its status as a project of national significance that must be consented under the Planning Act 2008 and therefore conforms with AL2.</p>

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Local planning authority	Relevant local policy	Relevance to assessment
	<ul style="list-style-type: none"> <li>BD11 Brockhampton West – Site Specific Development Requirements at the WRP site.</li> </ul>	<p>AL7 is relevant as the Proposed Development is within proximity of the Hermitage Stream. It would be expected that the Local Planning Authority would weigh up any minor impacts on potential future improvements to the Hermitage Stream against the broader positives delivered by a project of national significance. Effects on the stream are considered in ES Chapter 19 Water environment, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>AL8 - As confirmed in section 12.7 the study area does not include any designated Local Green Space.</p> <p>AL6 – the Proposed Development is considered alongside the plans for the Havant Thicket Reservoir Pipeline. Cumulative effects are assessed and reported in ES Chapter 20, Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6)</p> <p>HB1 – relevant housing allocations have been considered in the baseline in section 12.7 and the assessment in section 12.8.</p>
	<p>Building a Better Future, emerging March 2022 [11]</p> <p>HBC are currently working on an updated Local Plan that is currently at consultation stage. Relevant proposed policy includes Policy 10: Supporting a prosperous and sustainable economy regarding the protection of existing employment sites, and a proposed strategic site allocation at Langstone Park (allocation 30), an employment allocation located within the 500m study area as described in section 12.5).</p>	<p>The impacts of the Proposed Development on existing employment sites, and site allocations are considered in the land use and agriculture assessment as outlined in the methodology in section 12.5, the baseline in section 12.7 and the assessment in section 12.8. It is recognised that Langstone Park (allocation 30), an employment allocation, is located within the 500m study area as described in section 12.5).</p>
Portsmouth City Council (PCC)	Portsmouth Plan (The Portsmouth Core Strategy) (2012) Adopted 24 January 2012 [12]	Portsmouth is within the study area for the land use and agriculture assessment. The Portsmouth Plan

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Local planning authority	Relevant local policy	Relevance to assessment
	<ul style="list-style-type: none"> <li>• PCS11 Employment land - seeks to promote sustainable economic development through the flexible supply of good quality office, manufacturing and warehouse land and floorspace.</li> <li>• PCS13 A Greener Portsmouth – sets out the council’s ambition to protect, enhance and develop a Green Infrastructure network through numerous measures, including refusing permissions which would result in the net loss of existing areas of open space.</li> </ul>	<p>(The Portsmouth Core Strategy) (2012) sets out the policies that guide development in the city. Policy PCS13 A Greener Portsmouth concerns land use topics including the protection of open space. This has been taken into account in developing the methodology and approach for the land use and agriculture assessment, as set out in section 12.5 of this chapter.</p> <p>PSC11 specifically mentions Cosham District Centre which is located adjacent to the Proposed Development. The policy states that a loss of employment uses would generally be resisted. Impact on commercial property and land has been taken into account in developing the methodology and approach for the land use and agriculture assessment, as set out in section 12.5 of this chapter.</p>
	<p>Pre-Submission Portsmouth Local Plan 2040 July 2024 [13]</p> <ul style="list-style-type: none"> <li>• PLP10 Land West of Portsdown Technology Park – allocated for research and development (R&amp;D) manufacturing and storage/distribution.</li> </ul>	<p>PLP10 is within close proximity to the Proposed Development. Impact on commercial property and land has been taken into account in developing the methodology and approach for the land use and agriculture assessment, as set out in section 12.5 of this chapter.</p>
	<p>Pre-Submission Portsmouth Local Plan 2040 July 2024 and Pre-Submission Portsmouth Local Plan Addendum 2040 November 2025 (Emerging Local Plan) [14]</p> <ul style="list-style-type: none"> <li>• Policy C1 Community and Leisure Facilities – sets out plans to support indoor sports facilities and assets of community value.</li> <li>• Policy C2 Open Spaces and Outdoor Recreation – outlines how open spaces would be protected against development.</li> <li>• Policy C4 Infrastructure and Community Benefits – infrastructure includes energy and utilities (electricity, gas, water and waste services).</li> </ul>	<p>The Local Plan 2038 Regulation 18 consultation document includes some policies that are emerging and area-wide, therefore they have been informative to the Proposed Development, but have not directly influenced a specific element of the approach for the land use and agriculture assessment.</p> <p>Policies C1, C2, C4 and G2 have been taken into account in developing the methodology and approach for the land use and agriculture assessment (as set out in section 12.5 of this chapter).</p>

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Local planning authority	Relevant local policy	Relevance to assessment
	<ul style="list-style-type: none"> <li>• Policy G2 Green Infrastructure – outline plans to increase the amount of greenery in the city.</li> <li>• Policy D2 Sustainable Design and Construction – construction should minimise the use of resources (including energy and water).</li> <li>• Policy S9 Portsdown Hill – one of the largest areas of open space in Portsmouth. Presence of hedgerows, woodland and scrub.</li> </ul>	<p>Policy S9 relates to Section D: The WRP site to Portsdown Hill (Section D) addressed in baseline section 12.7. Effects on hedgerows, woodland and scrub are considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>Construction considerations (Policy D2) have been made in the Outline CEMP (Document reference 7.1, DCO Volume 7) submitted as part of the DCO.</p>
Winchester City Council (WCC)	<p>Your Place Your Plan. Winchester District Local Plan' 2020 – 2040 (Adopted March 2026) [15]</p> <ul style="list-style-type: none"> <li>• D4 Design Principles for Market Towns and Rural Villages – particularly enhancing green/blue infrastructure and providing homes for all</li> <li>• D6 Brownfield Development and Making Best Use of Land- higher densities are encouraged on sites which have good access to facilities, services and public transport</li> <li>• E5 Enhancing Employment Opportunities- specifically in support of the development of traditional employment uses within the industrial and office uses</li> <li>• E6 Retaining Employment Opportunities- the importance of ensuring that employment uses are adequately protected</li> <li>• NE2 Major Commercial, Educational and MOD Establishments in the Countryside – retention and support of these establishments which contribute to economic prosperity</li> <li>• NE3 Open Space, Sport and Recreation- presumption against the loss of any open space, sports or recreation facilities</li> <li>• NE4 Green and Blue infrastructure- supporting provision of suitable and sufficient green infrastructure</li> </ul>	<p>Winchester is within the study area for the land use and agriculture assessment. Winchester District Local Plan' 2020 – 2040 (Adopted March 2026) sets out the policies that guide development in the district, including in relation to land use and agriculture topics.</p> <p>Policies D4, NE3, NE4 and SP3 ensure that developments protect and enhance local character and meet community needs. Community land and facilities receptors including schools have been taken into account in developing the methodology and approach for the land use and agriculture assessment (as set out in section 12.5) with regard to the potential impact of the Above Ground Plant (AGP) as well as routing of the pipeline through the BMV agricultural land.</p> <p>The potential impacts of the Proposed Development on the strategic housing allocations West of Waterlooville (SH1) including supporting uses such as employment land (E5 and E6) have been considered as part of this assessment refer to section 12.7.57 in the baseline for reference. As well as in ES Chapter 17 Socio-economics, tourism and health, Volume I</p>

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Local planning authority	Relevant local policy	Relevance to assessment
	<p>incorporating green spaces and features for recreation, amenity and biodiversity</p> <ul style="list-style-type: none"> <li>• NE6 Flooding, Flood Risk and the Water Environment- avoidance of flood risk to people and property</li> <li>• NE8 South Downs National Park – Seeking to foster the social and economic wellbeing of the local communities</li> <li>• SH1 Newlands (West of Waterlooville)- allocated to complete the development of a new community of 3,000 dwellings and associated employment provision, support facilities and services</li> <li>• SP3 Development in the Countryside- unacceptable levels of noise/light and traffic should not be generated. Where appropriate, proposals should demonstrate they have considered and assessed any potential loss of BMV land</li> </ul> <p>WK2 Welborne Open Space – Land within Winchester district would form part of the open areas, to ensure separation between the Strategic Development Area and the existing settlements of Knowle and Wickham.</p>	<p>(Document reference 6.1, DCO Volume 6)</p> <p>While the Proposed Development is not located within the South Downs National Park (SDNP), parts of the study area for the land use and agriculture assessment are within the SDNP (policy NE8). Therefore, as set out in section 12.5 Assessment and Methodology, the assessment considers the potential for indirect impacts on land use within the SDNP, where relevant.</p> <p>Policy E5, E6 and NE2 are addressed in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6). Policies D6 and SP3, relating to access and transport are addressed in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6). Policy SP3 in relation to noise/light is addressed in ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6) and ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>The impact of the Proposed Development on the water environment (NE6) is addressed in ES Chapter 19 Water environment, Volume I (Document reference 6.1, DCO Volume 6) as well as through measures, implemented in accordance with relevant environmental legislation and best practice guidance, secured in the Outline CEMP (Document reference 7.1, DCO Volume 7).</p> <p>Policy WK2 is taken into account when considering the potential impacts of the Proposed Development on Welborne in section 12.8 of this chapter.</p>
South Downs	South Downs Local Plan (2014-2033) Adopted 2 July 2019 [16]	While the Proposed Development is not located within the SDNP, parts of

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Local planning authority	Relevant local policy	Relevance to assessment
National Park Authority (SDNPA)	<ul style="list-style-type: none"> <li>• SD1 Sustainable Development – foster economic and social-wellbeing of local communities.</li> <li>• SD2 Ecosystem Services – sustainably manage land and water environments.</li> <li>• SD34 Sustaining the Local Economy – key sectors of farming, forestry and tourism.</li> <li>• SD35 Employment Land – B Class employment uses would be safeguarded from development.</li> <li>• SD39 Agriculture and Forestry – consideration should be given to the protection of the mycology and health of forest soils.</li> <li>• SD45 Green Infrastructure – sets targets to provide new Green Infrastructure networks.</li> <li>• SD46 Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries – loss of open space is refused unless equally good or better space is provided nearby.</li> <li>• SD47 Local Green Spaces – includes a list of local green spaces which are special to the local community.</li> </ul>	<p>the study area for the land use and agriculture assessment are within the SDNP. The South Downs Local Plan (2014-2033) Adopted 2 July 2019 sets out the policies that guide development in the National Park, including in relation to land use and agriculture topics such as agriculture and open space.</p> <p>SD1 has been considered in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6) addressing the impact of the Proposed Development on the local economy and health of communities.</p> <p>The effects on trees, woodlands and water environments (SD2) are considered in ES Chapter 8 Terrestrial and freshwater biodiversity, Volume I (Document reference 6.1, DCO Volume 6) and ES Chapter 19 Water environment, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>The impact of the Proposed Development on tourism and employment (policy SD34) is explored in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).</p> <p>SD35 - The impact on commercial property and land has been taken into account in developing the methodology and approach for the land use and agriculture assessment, as set out in section 12.5 of this chapter.</p> <p>Policies SD45, SD46, SD47 and SD39 have been taken into account in developing the methodology and approach for assessing impacts, as set out in section 12.5 of this chapter.</p>

**Guidance, standards and advice**

12.2.7 In addition, the land use and agriculture assessment has been undertaken in accordance with relevant guidance and has been compiled in accordance with professional standards. The guidance and standards which relate to this assessment are detailed in Table 12-3.

**Table 12-3 List of relevant guidance and standards**

Guidance	Description	Relevance to assessment
Natural England (NE) (2021) Guide to assessing development proposals on agricultural land [17]	NE's Guide to assessing development proposals on agricultural land sets out the government policies that should be considered for development proposals that affect agricultural land and soils.	The guidance sets out how to use ALC in the assessment of proposals that affect agricultural land and soils. This is reflected in the assessment undertaken in section 12.8.
DMRB LA 112 Population and Human Health (2020) [18]	The DMRB LA 112 Population and Human Health provides a framework for assessing, mitigating and reporting the effects of motorway and all-purpose trunk road projects on population and health.	The DMRB provides guidance for linear infrastructure projects and is therefore considered relevant to the linear components of the Proposed Development. Whilst DMRB LA112 is specifically related to the impact of proposed highways schemes, it provides guidance on the assessment, mitigation and reporting of effects.  The assessment criteria in LA 112 have been taken into account in developing the significance criteria used in the land use and agriculture assessment of the Proposed Development (refer to section 12.5).
Ministry of Agriculture, Fisheries and Food (1988) Agricultural Land Classification of England and Wales: Revised criteria for grading the quality of agricultural land [19]	The ALC is the only approved system for grading agricultural land in England and Wales, and these guidelines and criteria need to be followed to establish agricultural land quality.	The significance of effect on agricultural land is based on agricultural land quality, with the best land (Grade 1) being of the highest sensitivity and the poorest (Grade 5) the lowest sensitivity. This assessment has classified land required for the Proposed Development according to the ALC guidelines and criteria (refer to section 12.5).
NE (2012) Agricultural Land Classification: protecting the best and most versatile agricultural land, NE Technical Information Note TIN049 [20]	TIN049 summarises the purpose, use and guidelines of the ALC system; the available data and the requirement for survey; and consultation arrangements with NE for development involving agricultural land.	This assessment has classified land required for the Proposed Development according to the ALC guidelines and criteria and used the classification as a basis for assessing the significance of effect on agricultural land (refer to section 12.5).

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Guidance	Description	Relevance to assessment
		<p>ALC surveys have been undertaken to confirm the ALC grade of agricultural land that is permanently impacted by the Proposed Development. The survey work has also identified the extent of BMV land that is impacted temporarily.</p> <p>Consultation with NE has been ongoing through development of the Proposed Development design, assessment and EIA reporting (refer to section 12.3).</p>
A Green Future: Our 25 Year Plan to improve the Environment 2018 [21]	A Green Future summarises the strategic aims, policy framework and delivery mechanisms of the 25 Year Environment Plan; the integration of natural capital and ecosystem services into decision-making; and the monitoring, reporting and stakeholder engagement arrangements for environmental improvement in England.	The assessment has been informed by the strategic objectives of the 25 Year Environment Plan, which promotes sustainable land use, protection of soil resources, and enhancement of natural capital. The Plan's objectives to enhance soil health, protect productive land, and integrate environmental considerations into development planning support the approach taken in this assessment to evaluate land use and agriculture impacts and inform mitigation (refer to section 12.5).
IEMA (now ISEP) Guide: A New Perspective on Land and Soil in Environmental Impact Assessment [22]	The guidelines seek to improve planning for the sustainable use of soils and the delivery of soil handling mitigation measures to more fully conserve soils displaced by development. The main purpose of the guidance is to develop, improve and standardise the approach to soils and land use within a proportionate EIA.	This guidance is of relevance to the agricultural land and soil assessment, particularly in establishing the approach and assessment criteria adopted for the assessment.
ISEP Impact Assessment Network (Oct 2025) Social Impact Assessment in Environmental Impact Assessment in the UK and Ireland [23]	The guidance provides advice and information on the Social Impact Assessment of projects as part of the Environmental Impact Assessment (EIA) process. The guidance is intended for Social Impact Assessment practitioners, developers, regulators, civil society and communities.	This industry guidance is of relevance to the land use and agricultural assessment particularly with regards to assessing potential effects on local residents, services, infrastructure and community land as well as impacts on wider local industries, such as agriculture. This guidance has been considered and is of relevance for the entire chapter.

## 12.3 Consultation, scoping and engagement

### Consultation

12.3.1 Feedback received from stakeholders for each consultation relevant to land use and agriculture is summarised within the Consultation Report (Document reference 5.1, DCO Volume 5), including how the Proposed Development has had regard to the feedback. These cover the consultation responses received for the following consultations:

1. Summer 2022 Consultation
2. Summer 2024 Consultation
3. Spring 2025 Consultation
4. Autumn 2025 Consultation
5. Spring 2026 Consultation

### Environmental Impact Assessment scoping

12.3.2 An EIA Scoping Opinion was adopted by the Planning Inspectorate (the Inspectorate) on behalf of the SoS on 31 August 2023. A full list of the EIA Scoping Opinion comments made by the Inspectorate and their respective responses are provided in ES Appendix 5.3 Response to the EIA Scoping Opinion, Volume II (Document reference 6.2, DCO Volume 6).

12.3.3 Comments received in relation to land use and agriculture are set out in Table 12-4 describing how and where these are addressed in the ES:

**Table 12-4 Environmental Impact Assessment Scoping Opinion – Planning Inspectorate comments**

Scoping Opinion ID	Summary of Scoping Opinion comment	How the ES addresses the Scoping Opinion comment	Where addressed in the ES
ID 3.7.1	The EIA Scoping Opinion agreed that, on the basis that the Proposed Development does not require the demolition of residential properties and ancillary structures, community facilities, commercial property and agricultural buildings/ property or the temporary loss of gardens or car parking areas for construction or operation of the Proposed Development, consideration of these matters can be scoped out of full assessment.	There is no requirement for the demolition of residential properties, community facilities, commercial property and primary agricultural buildings/ property or the loss of gardens or car parking areas for construction or operation of the Proposed Development. However, there is a requirement for the demolition, disassembly and/or temporary relocation of a number of structures in a number of individual locations, the assessment identifies these locations and reports on any likely significant effects.	Section 12.8

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Scoping Opinion ID	Summary of Scoping Opinion comment	How the ES addresses the Scoping Opinion comment	Where addressed in the ES
ID 3.7.2	The EIA Scoping Opinion agreed that direct effects on residential property, community land and facilities, commercial property and land, development land and agricultural land during operation can be scoped out.	This is scoped out of the assessment.	No additional information provided in the ES.
ID 3.7.3	The EIA Scoping Opinion agreed that permanent losses of community property and land and commercial property and land arising from the construction of the Proposed Development can be assessed as permanent construction effects and can therefore be scoped out for the operational phase assessment. The EIA Scoping Opinion stated that the ES should clearly identify which areas of community land and facilities, and commercial property and land are to be temporarily lost during construction, and which are to be permanently lost, and that losses should be quantified.	The assessment identifies which areas of community property and land, and commercial property and land would be temporarily and permanently lost, quantifies losses using appropriate metrics, and reports the duration of temporary losses. Where there is permanent loss of land, this is clearly conveyed in the assessment.	Section 12.8
ID 3.7.4	The EIA Scoping Opinion agreed that permanent losses of development land arising from the construction of the Proposed Development can be assessed as permanent construction effects and can therefore be scoped out for the operational phase assessment. The EIA Scoping Opinion stated that the ES should clearly identify which areas of development land are to be temporarily lost during construction and which are to be permanently lost, and that losses should be quantified.	The assessment identifies which areas of development land would be temporarily and permanently lost and reports the duration of temporary losses. The assessment quantifies all temporary and permanent losses. Where there is permanent loss of development land, this is clearly conveyed in the assessment.	Section 12.8
ID 3.7.5	The EIA Scoping Opinion stated that the ES should quantify the amount of	ALC surveys have been undertaken to confirm the ALC grade of all agricultural land	Sections 12.3, 12.7, 12.8 and ES Appendix 12.1

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Scoping Opinion ID	Summary of Scoping Opinion comment	How the ES addresses the Scoping Opinion comment	Where addressed in the ES
	<p>agricultural land that would be temporarily and permanently lost by ALC grade; and that impacts on agricultural land during operation can be scoped out, as the permanent losses of agricultural land would be reported as permanent construction effects. The EIA Scoping Opinion noted that ALC surveys should have sufficient coverage to ensure that baseline conditions are understood for all areas of agricultural land where significant effects are likely to occur (i.e. locations of permanent construction impacts), and that effort should be made to agree the scope and method of these surveys with relevant consultation bodies.</p>	<p>that would be temporarily and permanently required, i.e. along the pipelines and in areas required temporarily during construction; and in locations where there would be AGP. The scope and findings of these surveys have been discussed and agreed with relevant stakeholders, including local planning authorities, NE and the Community and Technical EIA Working Groups, paragraphs 12.3.5 to 12.3.8 provide detail on engagement undertaken through the EIA Working Group. Additional detail on the ALC surveys can be found in section 12.7.15. Where there is permanent loss of agricultural land, this is clearly conveyed in the assessment.</p>	<p>Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6)</p>
ID 3.7.6	<p>The EIA Scoping Opinion states that there is not sufficient information to scope out impacts on soils during construction without additional details of measures to be included in soil management plans and how these would be secured through the draft DCO. The EIA Scoping Opinion stated that the ES should include an assessment of effects on soils during construction, or evidence of agreement with relevant consultees that these matters can be scoped out and an absence of likely significant effects, and that the ES should also identify best practice measures and explain how these are secured through the draft DCO.</p>	<p>Impacts on soils during construction are scoped in for additional consideration and assessed in this chapter. Appropriate soil management measures, implemented in accordance with relevant environmental legislation and best practice guidance, are incorporated into the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7) submitted with the DCO application. Additional information is provided in section 12.4 regarding the good practice soil management measures that would be implemented.</p>	<p>Sections 12.4, 12.8</p>
ID 3.7.7	<p>The EIA Scoping Opinion agrees that significant effects on soils during operation are unlikely and that this matter</p>	<p>Appropriate soil management measures that can be applied to any maintenance or repair works, implemented in</p>	<p>Sections 12.4, 12.8</p>

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Scoping Opinion ID	Summary of Scoping Opinion comment	How the ES addresses the Scoping Opinion comment	Where addressed in the ES
	<p>can be scoped out of additional assessment.</p> <p>However, the EIA Scoping Opinion also states that if any maintenance or repair works are required which would result in disturbance or other impacts to soil, the ES should also identify best practice measures to ensure that likely significant effects do not occur and explain how these are secured through the draft DCO.</p>	<p>accordance with relevant environmental legislation and best practice guidance, are incorporated into the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7) submitted with the DCO application.</p> <p>Additional information regarding the assessment of soils can be found in section 12.8.</p>	
ID 3.7.8	<p>The EIA Scoping Opinion stated that the ES should explain the approach to identifying and determining the sensitivity of receptors in relation to impacts on the amenity of community facilities and commercial properties, and that efforts should be made to agree sensitive receptors with relevant consultation bodies.</p>	<p>The approach to identifying and determining the sensitivity of community facilities and commercial properties in relation to amenity effects has been discussed and agreed with relevant stakeholders at the Community EIA Working Group. Paragraphs 12.3.5-12.3.8 provide additional detail on engagement undertaken through the EIA Working Group. The agreed approach is explained in section 12.5. Additional information on the community and commercial receptors identified is also given in the baseline in section 12.7.</p>	<p>Sections 12.3, 12.5 and 12.7,</p>
ID 3.7.9	<p>The EIA Scoping Opinion states that the baseline should include data from agricultural land surveys to identify the extent of BMV land that would be impacted permanently by the Proposed Development.</p> <p>The study area for the survey(s) should have sufficient coverage to ensure that the baseline conditions are understood for all areas of agricultural land where significant effects are likely to occur, noting that this should include locations of permanent</p>	<p>ALC surveys have been undertaken to confirm the ALC grade of agricultural land that would be permanently impacted by the Proposed Development. The extent of BMV land that would be impacted temporarily has also been identified by the analysis of representative soil samples.</p> <p>Additional detail on the ALC surveys can be found in section 12.7.16</p> <p>The scope and findings of these surveys have been</p>	<p>Sections 12.3, 12.7 and ES Appendix 12.1 Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6)</p>

Scoping Opinion ID	Summary of Scoping Opinion comment	How the ES addresses the Scoping Opinion comment	Where addressed in the ES
	<p>construction impacts considering the Applicant’s approach to assessment as addressed in ID 3.7.6 of the EIA Scoping Opinion.</p> <p>The Applicant should make effort to agree the scope and method of the ALC survey with relevant consultation bodies, including local planning authorities.</p>	<p>discussed and agreed with relevant stakeholders, including local planning authorities, NE and the Community EIA Working Groups and Technical EIA Working Group. Paragraphs 12.3.5 - 12.3.8 provide additional detail on engagement undertaken through the EIA Working Groups.</p>	

### Engagement

12.3.4 This section provides details of the ongoing technical engagement that has been undertaken with stakeholders in relation to land use and agriculture.

#### EIA Working Groups

12.3.5 Five EIA Working Groups have been established as forums for ongoing engagement with statutory bodies regarding the Proposed Development. These Working Groups when combined cover all of the assessment topics considered by the EIA. A full description of each of the EIA Working Groups, the key stakeholders, and an overview of the topics presented can be found in ES Chapter 5 EIA approach and methodology, Volume I (Document reference 6.1, DCO Volume 6). This section presents a summary of the topics covered in the EIA Working Groups which are of relevance for the land use and agriculture assessment.

12.3.6 The Community EIA Working Group, which includes land use and agriculture and socio-economics, tourism and health, has been the main forum for engagement for land use and agriculture. A collaborative approach has been taken across these ES topics, leading to a robust assessment and a detailed understanding of impacts and effects for all identified receptors. There have been twelve Community EIA Working Group meetings between Summer 2022 and DCO application. Technical officers from the following organisations attended the EIA Working Group meetings:

1. East Hampshire District Council (EHDC)
2. Hampshire County Council (HCC)
3. Portsmouth County Council (PCC)
4. Eastleigh Borough Council (EBC)
5. Havant Borough Council (HBC)
6. South Downs National Park Authority
7. Fareham Borough Council (FBC)
8. NHS Hampshire, Southampton and Isle of White Clinical Commissioning Group

9. Winchester City Council (WCC)

12.3.7 The following overarching themes were covered across the EIA Working Group meetings:

1. Introduction and background to the Proposed Development.
2. Overview of the baseline environment.
3. EIA scoping which included setting out the proposed approach to EIA scoping, providing an overview of the EIA Scoping Report Volume II (Document reference 6.2, DCO Volume 6) and seeking feedback on the EIA Scoping Opinion, Volume II (Document reference 6.2, DCO Volume 6).
4. Agreeing the methodology for determining the sensitivity, magnitude and significance of impacts upon a receptor, specifically for the land use and Agriculture assessment.
5. An overview of the Preliminary Environmental Information (PEI) Report, including setting out the baseline and approach to mitigation, as well as providing an overview of the PEI Report findings.
6. Updates on the approach to development of the design of the Proposed Development.
7. Briefings on the materials to be consulted on, including design and environmental assessment related matters, ahead of the Summer 2022, Summer 2024 and Spring 2025 Consultations.
8. Approach to mitigation, Commitments Register (ES Appendix 5.5 Commitments Register, Volume II (Document reference 6.2, DCO Volume 6) and associated management plans to be provided with the DCO application.
9. Identification of land with planning permission or subject to a planning application within the study area to inform the land use and agriculture assessment of cumulative and in-combination effects reported in ES Chapter 20, Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6).
10. Consultation feedback and updates on scheme development, and design principles following the Summer 2024 Consultation and PEI Report.
11. Updates on EIA progress and development of mitigation, including management plans and the Commitments Register.
12. An overview of the ES, including setting out the baseline and any updates from the PEI Report, as well as providing an overview of the findings of the EIA.

12.3.8 Comments received as part of the EIA Working Groups and matters resolved in relation to land use and agriculture included:

1. The approach, methodology and topic-specific approach to mitigation for the land use and agriculture assessments were presented to, and subsequently agreed by, the group in the Community EIA working Group held on 5 February 2024. This meeting also included agreeing the methodology for determining the sensitivity, magnitude and significance of impacts upon a receptor. Responses to matters raised by the Inspectorate in the EIA Scoping Opinion were also presented and agreed, including how effects on soil quality would be assessed during the construction phase, and how agricultural land lost temporarily and permanently would be quantified according to ALC grades.

2. An overview of the PEI Report and summaries of the preliminary assessments and findings in respect to land use and agriculture, and cumulative and in-combination effects was presented on 7 May 2024. HCC shared information about the importance of Staunton Country Park to their area and their concerns around the potential impact of the Proposed Development upon the Park. HCC requested that the assessment should consider the likelihood of any significant impacts of the Proposed Development on Staunton Country Park. At the time of the PEI Report two options were being considered for the section of Pipeline between the WRP site and Havant Thicket Reservoir. Staunton Country Park was within the study area for the land use and agriculture assessment at that time. A high-level assessment was carried out to address the comments received from HCC at the time, however, now that the Proposed Development does not include any construction works within two miles of Staunton Country Park, it is no longer within the study area or scope for this assessment.

### *Natural England*

- 12.3.9 NE has been engaged on matters related to land use and agriculture through both one-to-one technical engagement on the Proposed Development and a regular monthly basis through the Technical Working Group (TWG). These TWG meetings allow the regular communication of progress on key elements with NE as well as the Environment Agency (EA), and Marine Management Organisation (MMO).
- 12.3.10 The engagement with NE has focussed on the scope and methodology of the soil survey to cover the matters raised by the EIA Scoping Opinion. Findings on the typical soil types found along the pipeline have been presented to NE, together with the associated ALC grades identified from survey work. Discussions have also been held on the scope and content of the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7). NE has indicated that it is content with the approach taken to both the surveys and the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7) and has provided comments on a draft version of the Outline SRMP which have been incorporated.
- 12.3.11 Engagement has also taken place with NE on the methodology to be used to assess the significance of effects on agricultural land and soil resources, following the development of a bespoke methodology that was used in the PEI Report. NE's response to the Summer 2024 Consultation indicated that the approach in the PEI Report was not considered to be the most appropriate criteria to use and that the ISEP guidance should be used instead. A Technical Note setting out the rationale for the approach used in the PEI Report and the differences between the methodologies and results reported in the PEI Report and this ES chapter is contained in ES Appendix 12.2 Agricultural land assessment criteria, Volume II (Document reference 6.2, DCO Volume 6).

## **12.4 Primary and tertiary mitigation**

### *Primary measures*

- 12.4.1 As described in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) a range of measures have been embedded into the Proposed Development design to avoid or reduce

environmental effects. The primary mitigation measures specific to land use and agriculture, which form part of the design that has been assessed, are to avoid settlements, commercial property and land, major housing allocations and BMV agricultural land where reasonably practicable to reduce the risk of disruption to land use and agriculture.

Tertiary measures

12.4.2 Good construction practice measures, implemented in accordance with relevant environmental legislation and best practice guidance, are secured in the Outline CEMP (Document reference 7.1, DCO Volume 7) which is secured by a requirement in the DCO and would manage the effects of construction.

12.4.3 The measures of particular relevance to land use and agriculture are:

1. The Contractor will prepare and adhere to the detailed Soil Resource Management Plan (SRMP), which will form part of, or be appended to, the detailed CEMP(s). An Outline SRMP is contained in Appendix B of the Outline CEMP. The Outline SRMP sets out the overall approach to managing soil resources affected by the Proposed Development and describes the measures and principles required to reduce potentially harmful impacts on soils. The Contractor will prepare and adhere to a Site Waste Management Plan (SWMP), to reduce the impact on soils by maximising the re-use and recovery of soils to reduce the quantity of waste produced.
2. Stiles, gates or gaps will be incorporated into temporary fencing where reasonably practicable to maintain access for landowners/occupiers. Where reasonably practicable, additional access points would be provided by agreement with the landowner/occupier to allow access across the construction working width and thereby mitigate field severance.
3. The Contractor will engage with owners and operators of Wickham Park Golf Club and Winters Hill Hall (where likely significant effects are reported in this chapter) specifically around the extent of the proposed temporary possession of land, the approach to access and expected impacts from the relevant construction works. The Contractor will have regard to any feedback received when finalising its proposals.
4. The Contractor will proactively engage with all land and structure owners and operators affected by the demolition, disassembly and/or temporary relocation of existing structures required to facilitate the construction works for the Proposed Development. This engagement will be undertaken as early as reasonably practicable and will be maintained, as required, throughout the duration of the activity to ensure that:
  - a. Arrangements for access to undertake the demolition, disassembly and/or temporary relocation of the structures are communicated in advance to affected owners and operators.
  - b. Disruption during construction arising from the presence, condition, demolition, disassembly and/or temporary relocation of such structures is kept to a practicable minimum.
  - c. Business operations including agricultural business operations, land use activities or any other functions linked to the affected structures are not unduly affected or interrupted.

- d. Appropriate collaborative discussions are facilitated between the Contractor and owners and operators of the land and structures about timing, sequencing, and alternative arrangements.
  - e. If during engagement it is determined that business operations including agricultural business operations, land use activities or any other functions linked to the affected structures will be affected or interrupted then compensation is payable in accordance with the relevant provisions of the DCO and the statutory compensation code.
5. Where grazing land is severed the Contractor will ensure that troughs, standpipes or field supplies located within the working area are moved to a new, temporary or agreed permanent location.

12.4.4 The Outline CEMP also includes other measures in relation to air quality, the water environment and construction methodologies that are of particular relevance to agricultural land and soils:

1. Measures to reduce dust generation from earthworks, including re-vegetating exposed areas and soil stockpiles to stabilise surfaces as soon as practicable, or covering with hessian, mulches or tackifiers where this is not possible, and removing vegetation cover in small areas during the works.
2. The preparation of a Construction Drainage Plan to manage the quality and quantity of construction stage drainage, including a methodology for the reinstatement of drainage systems impacted by pipelines installation, where appropriate.
3. Measures to reduce or remove the risk of sediment entrainment, such as limiting the extent of open excavations along pipeline routes at any one time (as far as reasonably practicable); storing and capping topsoil to reduce wind and water erosion; avoiding soil storage in areas with increased flood risk; reducing subsoil exposure and retaining strips of undisturbed vegetation on the edge of working areas, where reasonably practicable.
4. Limiting the maximum working width for trenched open-cut construction of the pipeline in rural areas to 40m, which would reduce temporary impacts on agricultural land; and reducing the width to 20m when intersecting sensitive constraints. A 50m working width is permitted either side of a Reduced Working Width (20m) area for a maximum length of up to 42m (to be provided at one or the other end of a reduced working width or be split across each side of the reduced working width) to provide sufficient space for the storage of materials, refer to section 4.2 of the Outline CEMP (Document reference 7.1, DCO Volume 7). The locations of the reduced working widths areas are detailed in the Reduced Working Width and Trenchless Crossing and Tunnelling Schedules and Plans contained in Appendix A of the Outline CEMP (Document reference 7.1, DCO Volume 7).

12.4.5 A Framework CTMP (including Framework Construction Worker Travel Plan and Framework RoWMP) (Document reference 7.2, DCO Volume 7) has been developed for the Proposed Development and submitted with the DCO application. This secures measures, implemented in accordance with relevant environmental legislation and best practice guidance, to reduce construction traffic impacts and the potential for disruption to access and in-combination effects on amenity. The DCO application also includes a Traffic Management Strategy (TMS) (Document

reference 7.3, DCO Volume 7) that provides supporting information regarding any road closures and associated traffic management that may be required during the construction phase of the Proposed Development. Where road closures are proposed in proximity to each other, a sequential approach would be adopted to reduce impacts on journey times. Avoiding temporary road closures on roads used for journeys at a regional or national level is also identified as a key management principle.

- 12.4.6 The Framework RoWMP in Appendix B of the Framework CTMP (Document reference 7.2, DCO Volume 7), has been prepared outlining the temporary and/or permanent closures and/or diversions to the PRoW network associated with the construction of the Proposed Development. It includes an indicative programme and the likely length of closure/diversion of each PRoW impacted by the Proposed Development. PRoWs are assessed in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6) and in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6).
- 12.4.7 An Operational Environmental Management Plan (OEMP) (Document reference 7.7, DCO Volume 7) has been submitted with the DCO, the measures contained in this OEMP, implemented in accordance with relevant environmental legislation and good practice guidance, are secured by a requirement in Schedule 2 to the draft DCO (Document reference 3.1, DCO Volume 3). The OEMP (Document reference 7.7, DCO Volume 7) includes the requirement for a detailed SRMP to be produced and implemented for maintenance activities.
- 12.4.8 Decommissioning would be subject to the appropriate permits, consents and regulatory environment at the relevant time. Decommissioning activities are expected to follow good industry practice in place at the time, anticipated to be similar in nature to measures contained in the Outline CEMP (Document reference 7.1, DCO Volume 7).

## **12.5 Assessment methodology**

### **Scope of assessment**

- 12.5.1 Likely significant effects requiring assessment may be temporary or permanent, direct, indirect, secondary, cumulative, in-combination, beneficial or adverse and may occur during construction, operation or decommissioning. Potential likely significant effects on land use and agriculture receptors within the scope of the assessment are summarised in Table 12-5. The scope of the assessment has responded to feedback received as detailed in section 12.3.
- 12.5.2 Effects from decommissioning of the Proposed Development are considered to be no greater than those identified during the construction phase and are therefore assessed to be of the same significance as those assessed for construction. Please refer to ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) section 3.7 for additional information on decommissioning.
- 12.5.3 Cumulative effects are those resulting from the interrelationship between the Proposed Development and other developments (inter-project). These are reported within ES Chapter 20 Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6).

- 12.5.4 In-combination effects are those that result from the interaction of individual effects combined together on a single receptor or resource at a single point in time. Where the in-combination effects for land use and agriculture are inherently assessed (i.e. amenity effects), these are reported within section 12.8 of this chapter. However, where a receptor is affected by multiple topics and there is the potential for significant in-combination effects to occur, these aggregated effects are reported within ES Chapter 20 Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6).
- 12.5.5 Table 12-5 sets out the summary of the scope for the assessment in this chapter. All scoped out elements as agreed in the EIA Scoping Opinion are confirmed in ES Appendix 5.3 Response to EIA Scoping Opinion, Volume II (Document reference 6.2, DCO Volume 6).

**Table 12-5 Summary of the scope for land use and agriculture assessment**

Receptor	Construction	Operation	Decommissioning
<b>Residential property</b>			
Demolition of residential properties	Scoped out	Scoped out	Scoped out
Demolition of structures	Scoped in	Scoped out	Scoped out
Temporary loss of gardens or car parking areas	Scoped out	Scoped out	Scoped out
Temporary loss of access and boundary features	Scoped in	Scoped out	Scoped in
Temporary in-combination effects on amenity	Scoped in	Scoped in	Scoped in
<b>Community land and facilities</b>			
Demolition of associated facilities	Scoped out	Scoped out	Scoped out
Demolition of community structures	Scoped out	Scoped out	Scoped out
Temporary or permanent loss of community land	Scoped in	Scoped out	Scoped in
Temporary loss of access and boundary features	Scoped in	Scoped out	Scoped in
Temporary in-combination effects on amenity for sensitive community facilities	Scoped in	Scoped in	Scoped in
<b>Commercial property and land</b>			
Demolition of associated commercial property	Scoped out	Scoped out	Scoped out
Demolition of commercial structures	Scoped in	Scoped out	Scoped out
Temporary or permanent loss of commercial land	Scoped in	Scoped out	Scoped in
Temporary loss of access and boundary features	Scoped in	Scoped out	Scoped in
Temporary in-combination effects on amenity for sensitive commercial property and land	Scoped in	Scoped in	Scoped in
<b>Development land</b>			

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Receptor	Construction	Operation	Decommissioning
Temporary or permanent loss of development land	Scoped in	Scoped out	Scoped in
Temporary loss of access and boundary features	Scoped in	Scoped out	Scoped in
Future sterilisation of land allocations or committed schemes	Scoped in	Scoped out	Scoped in
<b>Agricultural land</b>			
Demolition of primary agricultural buildings	Scoped out	Scoped out	Scoped out
Demolition of agricultural structures	Scoped in	Scoped out	Scoped out
Temporary or permanent loss of agricultural land	Scoped in	Scoped out	Scoped in
Temporary or permanent impacts on agricultural land use	Scoped in	Scoped out	Scoped in
<b>Soils</b>			
Temporary disruption to soils	Scoped in	Scoped out	Scoped in

### Study area

- 12.5.6 This section describes the spatial scope (the area which may be impacted) for the assessment as it applies to land use and agriculture.
- 12.5.7 The basis for defining study areas for land use and agriculture assessments is not provided in any of the guidance documents identified in Table 12-3. The study area for the assessment of likely significant effects on land use and agriculture has therefore been defined using professional judgement, based on:
1. The extent and characteristics of the Proposed Development
  2. The residential property, community land and facilities, commercial property and land, development land and agricultural land likely to be affected directly and indirectly by the construction, operation and decommissioning of the Proposed Development
- 12.5.8 The study area for direct impacts on residential property, community land and facilities, commercial property and land, development land and agricultural land consists of the Order Limits, which sets out the spatial extent of the Proposed Development, which is shown in ES Figure 1.1 Location of the Proposed Development and Order Limits, Volume III (Document reference 6.3, DCO Volume 6).
- 12.5.9 The study area for indirect effects on residential property, community land and facilities, commercial property and land, development land and agricultural land encompasses all open space, community facilities, commercial property, residential property and agricultural land within 500m of the Order Limits, which set out the spatial extent of the Proposed Development as set out in Section 3.2 of ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) and in line with DMRB guidance LA112 [18]. The study area for each topic of the assessment is summarised in Table 12-6.

**Table 12-6 Study areas for land use and agriculture**

Topic of assessment	Study area
<b>Land use</b>	
Residential property	Order Limits (direct impacts) Within 500m of the Order Limits (indirect effects)
Community land and facilities	Order Limits (direct impacts) Within 500m of the Order Limits (indirect effects)
Commercial property and land	Order Limits (direct impacts) Within 500m of the Order Limits (indirect effects)
Development land	Order Limits (direct impacts) Within 500m of the Order Limits (indirect effects)
Agricultural land	Order Limits (direct impacts) Within 500m of the Order Limits (indirect effects)
<b>Agriculture</b>	
BMV land	Order Limits
Soils	Order Limits

- 12.5.10 By exception, the assessment also considers the potential for effects to arise over a wider geography, i.e. beyond the existing 500m study area. It is expected that any identified effects at this scale are likely to be in relation to access to particular resources, such as temporary disruption during construction or as a result of off-site minor highway improvement works identified by other assessment topics, such as in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6). The study area therefore remained under review throughout the assessment to allow for consideration of such works on a case-by-case basis. Only works considered to have a potentially significant effect on land use receptors would have resulted in an increase to the study area beyond the 500m buffer.
- 12.5.11 The land use and agriculture study area and relevant local planning authority boundaries are shown in ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6). The Proposed Development is, in places, in close proximity to the boundary of the SDNP, however, no part of the Proposed Development Order Limits intersects with the SDNP. Around Wickham, Lower Upham and Colden Common, the 500m study area extends into the SDNP, and at Mill Lane in Wickham and Scivier’s Lane in Lower Upham, the Proposed Development is within 20m of the SDNP boundary. The assessment therefore considers the potential for indirect effects on land use receptors within the SDNP where relevant, and any assessment of effects would have taken account of the National Park designation, particularly, with regards to receptor sensitivity.
- 12.5.12 The location of the construction workers hub (as described in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6)) would be identified by the Contractor, post-consent, during the construction phase. It is assumed that it would use an existing suitably consented site for the activities to be undertaken there. The construction workers hub is therefore not included in the DCO Order Limits.

12.5.13 The construction workers hub is not assessed in the ES, as an assessment of environmental effects would already have been undertaken on the existing consented site, and no construction works would take place at that site. The purpose of the construction workers hub would be a central point for construction workers to assemble prior to transportation to the temporary construction compounds. The environmental effects related to the onward vehicle movements (between the construction workers hub and temporary construction compounds) associated with the use of the construction workers hub for the construction of the Proposed Development are considered within this assessment, specifically in relation to in-combination effects on amenity. Additional detail on the assessment in relation to onward vehicle movements can be found in section 3.5 of ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) and ES Appendix 18.1 Transport Assessment (Document reference 6.2, DCO Volume 6).

### **Assessment scenarios**

- 12.5.14 ES Chapter 5 EIA approach and methodology, Volume I (Document reference 6.1, DCO Volume 6) provides an overview of the Proposed Development's approach to the temporal scope (the timescales over which impacts may occur) of the EIA. This section describes the temporal scope for the assessment as it applies to land use and agriculture.
- 12.5.15 The assessment of land use and agricultural effects looks across the whole of the construction timeline for the Proposed Development and the Proposed Development's operational lifespan, which is assumed to be a minimum of 100 years.
- 12.5.16 Effects that could occur as a result of the decommissioning of the Proposed Development are assessed as being the same as the reported construction effects. This is based on information provided in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6).
- 12.5.17 The assessment of temporary effects, such as construction phase disruption to access or construction noise effects, provides the estimated duration of each of these effects and takes this information into account in deciding the magnitude of the impact and significance of the effect.
- 12.5.18 Short, medium and long-term durations are defined as the following:
1. Short-term: This is assumed to be temporary effects during the construction phase. Construction, including enabling and commissioning works, is expected to span a duration of approximately five years and therefore topic assessment take account of the duration of effects in the determination of magnitude of construction impacts and significance of construction effects.
  2. Medium-term: This is used to describe effects with a duration of 5-15 years, during the operational phase.
  3. Long-term: This is used to describe effects with a duration that extends longer than 15 years post construction and/or post decommissioning.

**Baseline methodology**

Desk study

- 12.5.19 Baseline data collection has been undertaken to obtain information across the study area. This section provides the approach to collecting baseline data.
- 12.5.20 The following data sources have been accessed to inform the baseline with respect to land use and agriculture (refer to Table 12-7). In addition to these data sources, the land use and agriculture assessment draws on environmental baseline data collated for other topics including ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6). Table 12-8 provides a summary of the baseline information included in this chapter and ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).

**Table 12-7 Data sources used to inform the land use and agriculture assessment**

Source of data	Baseline data
OS Master Map, 2024 [24] Google Maps [25]	Residential property receptor locations (accessed May 2025)
OS Local Important Buildings, 2024 [26] OS Green Space, 2023 [27] Google Maps [25] Points of Interest (POI) datasets [28]	Community facility receptors and land locations (accessed May 2025)
OS AddressBase, 2024 [29] OS Local Important Buildings, 2024 [26] Google Maps [25] Points of Interest (POI) datasets [28]	Commercial property and land locations (accessed May 2025)
Relevant local planning authority adopted Local Plans, detailed in Table 12-2, include:  East Hampshire District Local Plan: Joint Core Strategy (2014) Adopted 8 May 2014 [3] East Hampshire District Local Plan: Second Review, Adopted 2006 [4]  Eastleigh Borough Local Plan (2016-2036) Adopted April 2022 [5]  Fareham Local Plan 2037 Adopted 5 April 2023 (2023) [6] Local Plan Part 3: The Welborne Plan (2015) [7] Havant Borough Core Strategy Adopted 1 March 2011(2011) [8]  Havant Borough Local Plan (Allocations) (2014) [10] Building a Better Future [11]  Portsmouth Plan (The Portsmouth Core Strategy) Adopted 24 January 2012 (2012) [12] Pre-submission Local Plan, Regulation 19 Policies, July 2024 [13]	Development land locations (accessed May 2025)

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Source of data	Baseline data
<p>Pre-Submission Portsmouth Local Plan 2040 July 2024 and Pre-Submission Portsmouth Local Plan Addendum 2040 November 2025 (Emerging Local Plan) [14]</p> <p>Winchester District Local Plan Part 1 Joint Core Strategy (Adopted March 2013) [30]</p> <p>Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2) was adopted by the Council on 5 April 2017 [31]</p> <p>Your Place Your Plan. Local Plan 2020 – 2040 (Proposed Submission Regulation 19, Summer 2024) [32]</p> <p>South Downs Local Plan Adopted 2 July 2019 (2014-2033) [16]</p> <p>Relevant local planning authority Planning Portals</p>	
<p>Department for Environment, Food and Rural Affairs (Defra) Annual Statistics on the Structure of the Agricultural Industry, 2025 [33]</p> <p>Defra ALC Grades Post 1988 Survey, 2021 [34]</p> <p>Land Information System Soilscape Viewer, 2025 [35]</p> <p>National Soil Resources Institute Soil Survey of England and Wales, Soils of South-east England [36]</p> <p>Met Office Climatological Data for ALC [37]</p> <p>British Geological Society Geology Viewer [38]</p>	Agricultural land locations (accessed May 2025)
<p>Local Authority Green Belt Dataset, DLUHC [39]</p>	Green Belt Designations and boundaries, (accessed in November 2025)

**Table 12-8 Summary of baseline information included in land use and agriculture and socio-economics, tourism and health Chapters**

Dataset	ES Chapter 12 Land use and agriculture, Volume I (Document reference 6.1, DCO Volume 6)	ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference, 6.1, DCO Volume 6)
Community land and facilities (including open space)	Yes	No
Residential properties	Yes	No
Commercial properties and land	Yes	No
Development land	Yes	No
Agricultural land	Yes	No
Soils	Yes	No
Population	No	Yes
Age profile	No	Yes
Deprivation	No	Yes

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Dataset	ES Chapter 12 Land use and agriculture, Volume I (Document reference 6.1, DCO Volume 6)	ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference, 6.1, DCO Volume 6)
Employment/unemployment	No	Yes
Claimant count	No	Yes
Life expectancy	No	Yes
Disability	No	Yes
*Air quality	No	Yes
*Noise and Vibration	No	Yes
Gross value added	No	Yes
Employees by sector	No	Yes
Businesses by sector	No	Yes
Value of tourism	No	Yes
Tourist accommodation	No	Yes
Tourism and recreation assets	No	Yes
*PRoW	No	Yes

\*These datasets are also considered within other chapters of the ES.

### Site surveys

- 12.5.21 Detailed soil and ALC surveys of the Intermediate Pumping Station (IPS) and Break Pressure Tank (BPT) sites and reconnaissance level surveys of soils and ALC along the routes of the pipelines across agricultural land have been undertaken. A summary of the results of the detailed ALC surveys of the IPS and BPT sites is located in section 12.7.20, with full results contained in ES Appendix 12.1 Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6).
- 12.5.22 The surveys of the IPS and BPT sites have been undertaken in accordance with the ALC guidelines [19] at a detailed level of one soil profile observation per hectare (ha). The characteristics observed and recorded include the depth of each soil horizon (topsoil, upper subsoil and lower subsoil), soil texture, soil colour (including mottling), stone content, structure and consistency. These soil characteristics are assessed in terms of the ALC to establish a grade for each point.
- 12.5.23 The same methodology has been used to establish the grade of agricultural land that would be required temporarily for the pipelines, other than representative topsoil and subsoil samples were collected by the Ground Investigation (GI) team from trial pits during the GI survey. These samples were used to determine soil profile characteristics and verify the mapped soil information along the pipelines and then analysed in accordance with the ALC guidelines. This approach was discussed and agreed with NE and considered to be appropriate and proportionate

given the temporary and short-term nature of the works, the length of the pipelines and the need to reduce the number of survey visits to private land.

### **Assessment methodology**

- 12.5.24 The approach to assessment is set out in ES Chapter 5 EIA approach and methodology, Volume I (Document reference 6.1, DCO Volume 6). This has informed the approach used in this land use and agriculture assessment.
- 12.5.25 The assessment is based on the Proposed Development description provided in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6). The assessment considers the potential for direct impacts of the Proposed Development on receptors located in the Order Limits, and for indirect effects based on the Order Limits plus a 500m buffer.
- 12.5.26 The land use and agriculture impact assessment methodology has been devised with reference to DMRB LA 112 Population and Human Health [18], which provides guidance relevant to the assessment of linear components, together with other guidance as identified in Table 12-3. A bespoke methodology has been developed, drawing on relevant guidance and on professional knowledge and understanding to ensure a robust, proportionate assessment that accurately reflects the likely significant effects of the Proposed Development.
- 12.5.27 The methodology has been discussed and agreed with stakeholders through the Community EIA Working Group, as discussed in section 12.3 and is in accordance with the EIA Scoping Opinion. As noted in section 12.3.9 the approach to ALC and soil surveys has been agreed with NE.
- 12.5.28 In summary, the assessment has been undertaken in the following stages:
1. Identification of land use and agriculture receptors within the relevant study area that could be impacted by the construction, operation and/or decommissioning of the Proposed Development, including surveys of agricultural land and soils.
  2. Review of policy and guidance relevant to those receptors and the potential impact/s.
  3. Assessment of the likely significance of effects, with reference to defined sensitivity and magnitude criteria (refer to Table 12-9 and Table 12-10 in this section), taking into consideration primary and tertiary mitigation, and drawing on professional judgement and experience.
  4. Identification of any secondary mitigation to address any likely significant adverse effects.
  5. Assessment of residual likely significant effects, taking account of all mitigation measures.
- 12.5.29 The assessment considers the likely significant effects, within the scope of the assessment, of any temporary or permanent loss of land, or temporary loss of access or boundary features for community land and facilities, commercial properties and land, and development land. It also considers the effects of temporary impacts on access or boundary features for residential property and of future sterilisation of land allocations or committed schemes in terms of development land. Additionally, in-combination effects on amenity are assessed for residential, community and commercial receptors, taking into account the

findings of other relevant environmental assessments, including air quality, noise, landscape and visual, and traffic and transport.

- 12.5.30 The effects on businesses in relation to employment implications and loss of resources or amenities arising from direct impacts and indirect effects on commercial property and land are assessed, for example, effects on businesses from impacts on local road networks or from changes in their operating environment. Effects for businesses considered ‘strategic tourism receptors’ are not within the scope of the land use and agriculture assessment and are considered in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6). All other tourism-related businesses, including pubs, country parks, hotels and golf courses, for example, are considered as part of the land use and agriculture assessment.
- 12.5.31 The assessment of effects on community land and facilities is undertaken with reference to the methodology set out in DMRB LA 112 Population and Human Health [18] and considers both direct and indirect effects arising as a result of the Proposed Development. The assessment identifies community land and resources in the study area, as well as receptors relevant to the topic, and identifies the activities relating to the Proposed Development that could have an effect on those resources and receptors. For the basis of this assessment, community resources include, but are not limited to:
1. Doctor’s surgeries
  2. Hospitals
  3. Medical facilities
  4. Schools
  5. Places of worship
  6. Leisure facilities (e.g. leisure centres)
  7. Formal recreation facilities (e.g. parks, sports and recreation grounds, children’s play areas and outdoor sports facilities)
  8. Other community facilities such as libraries and children’s centres
- 12.5.32 PRoW are not within the scope of the land use and agriculture assessment and are considered in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6), and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6).
- 12.5.33 Due to the requirement identified within section 12.2 to identify if any land within the study area is allocated as Green Belt, which would also include Grey Belt, a check comparing the Order Limits and the study area against Green Belt allocations was carried out. Similarly, a check comparing the Order Limits and study area against MSAs was also carried out to consider any potential interfaces and to consider if any mitigation and/or compensation may be required in accordance with relevant national planning policy.
- 12.5.34 The assessment of effects on development land is also undertaken with reference to the methodology set out in DMRB LA 112 Population and Human Health [18] and considers the effects arising as a result of the Proposed Development. Development sites were identified through the relevant adopted local plans. Land with planning permission or subject to a planning or consenting application, including for NSIPs and Transport and Works Act Orders, has been identified for

the ES through a search of local planning authority planning portals, and through engagement with local planning authority planning officers through the Community EIA Working Group (refer to section 12.3). See ES Appendix 20.2 Updated list of 'other developments' – longlist and shortlist, Volume II (Document reference 6.2, DCO Volume 6). Other developments have also been considered in in ES Chapter 20 Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6). The effects in terms of loss of development land and wider economic potential (e.g. arising through change in access) are assessed qualitatively. In relation to the WRP site, which is allocated for employment and currently has planning permission for B2 (general industrial) and B8 (storage and distribution) uses, engagement between the Applicant and other key stakeholders including HBC has been undertaken at a project level. Engagement with WCC has also considered potential impacts on the housing allocation at Welborne Garden Village.

- 12.5.35 The assessment also considers effects of temporary or permanent loss of agricultural land and impacts on agricultural land use, as well as temporary impacts to soils.
- 12.5.36 The assessment of effects on BMV agricultural land and soil resources follows the methodology set out in the ISEP guidance [22] following discussions with NE. This methodology differs from the bespoke methodology that was developed for and used in the PEI Report. A Technical Note setting out the differences between the approach adopted and the results reported in the PEI Report and this ES chapter is contained in ES Appendix 12.2 Agricultural land assessment criteria, Volume II (Document reference 6.2, DCO Volume 6). As required by the NPSWRI [1], surveys have been undertaken to confirm the ALC grade and soil types of all agricultural land to be impacted temporarily or permanently by the construction of the Proposed Development.
- 12.5.37 A review has been undertaken of agricultural landowners' and occupiers' responses to the Summer 2024, Spring 2025 and Autumn 2025 Consultations and discussions held with the Applicant's Land Team to understand the potential impacts on individual agricultural land uses and assess the likely significant effects associated with the temporary and short-term loss of agricultural land due to the installation of the pipelines that could impact the viability or operational capacity of individual farm holdings. An assessment has also been made of any likely significant effects arising from the permanent loss of agricultural land at the AGP sites based on information provided by the landowners and occupiers for each site to the Applicant's Land Team.
- 12.5.38 A residential receptor assessment has been undertaken to identify and evaluate potential impacts on residential properties within the study area. Using Moata, which is a web-based geographic information system (GIS) mapping software, owned and managed by Mott MacDonald, residential address receptors have been mapped both within the Order Limits and a 500m buffer zone. Baseline mapping provided initial coverage, which was subsequently verified and refined using online sources such as satellite imagery and address databases. Professional judgement has been applied to assess the potential impacts on identified residential properties such as, temporary loss of access and boundary features during construction and decommissioning, and in-combination amenity effects. This

included considering their proximity to the Proposed Development and the nature of the surrounding environment.

*Sensitivity of receptors*

- 12.5.39 ES Chapter 5 EIA approach and methodology, Volume I (Document reference 6.1, DCO Volume 6) presents the overall environmental assessment likely significance methodology for the Proposed Development. However, the definition of a likely significant effect depends on the environmental topic or receptor.
- 12.5.40 The sensitivity of receptors and resources is governed by their capacity to absorb the proposed changes arising from the Proposed Development. It ultimately reflects their vulnerability to the impacts of the proposed activities and their access to additional or alternative resources of a similar nature. If a resource is frequently used, if few alternatives exist, or if receptors have limited capacity to absorb the changes arising from the Proposed Development, then a receptor is considered to be sensitive to the changes.
- 12.5.41 In relation to in-combination effects on amenity, the assessment takes into account the sensitivity of receptors to changes in their operating environment. The assessment has adopted a typology of community and commercial receptors, drawing on professional judgement and understanding to help determine their sensitivity to amenity effects. This takes into account, for example, where a business or community facility requires certain conditions in which to operate and may therefore be more likely to be affected by noise or visual impacts. The approach to identifying these sensitive receptors has been presented to and agreed by local planning authority stakeholders through the Community EIA Working Group (refer to section 12.3).
- 12.5.42 Criteria describing the sensitivity of receptors for land use and agriculture are identified in Table 12-9. These have been developed primarily using professional judgement and drawing on experience from comparable infrastructure projects, although the criteria for agricultural land have been taken from the ISEP guidance [22] which uses a different scale of sensitivity. In certain circumstances, receptors or resources may fall within several sensitivity categories. In this situation professional judgement is used to assign an appropriate sensitivity category.

**Table 12-9 Value sensitivity criteria for land use and agriculture**

Value sensitivity	Criteria guidance
Very high (for agricultural land only)	Grades 1 and 2 agricultural land
High	High importance and rarity, international scale and very limited potential for substitution. Receptors possessing high economic, social or community value, that are expected to incur a material loss or gain as a result of potential changes in the environment. Peat soils and Subgrade 3a agricultural land.
Medium	Medium importance and rarity, national scale, and limited potential for substitution.

Value sensitivity	Criteria guidance
	Receptors possessing medium economic, social or community value, that are expected to incur a material loss or gain as a result of potential changes in the environment. Clay soils; Subgrade 3b agricultural land.
Low	Low importance and rarity, regional scale, and limited potential for substitution. Receptors possessing some economic, social or community value, that are expected to incur a limited material loss or gain as a result of potential changes in the environment. Loamy soils; Grades 4 and 5 agricultural land.
Negligible	Very low importance and rarity, local scale. Receptors possessing very limited local economic, social or community value, that are not expected to incur a material loss or gain as a result of potential changes in the environment. Sandy soils; as for low sensitivity for agricultural land.

*Magnitude of impact*

12.5.43 To assess the magnitude of an impact, each impact considers the following indicators:

1. Spatial scope: whether land use impacts would be likely to be experienced within the Order Limits of the Proposed Development, within the identified 500m study area, or more widely, as explained in paragraph 12.5.9.
2. Extent: how many receptors are likely to be impacted.
3. Duration: whether the land use impacts would be short, medium or long-term.
4. Reversibility: whether the land use impact is permanent or temporary.

12.5.44 Taking these indicators into consideration, along with both primary and tertiary mitigation measures that would be applied; the criteria described in Table 12-10 are used as guidelines to assess the magnitude of each impact. These have been developed primarily using professional judgement and drawing on experience from comparable infrastructure projects, although the criteria for agricultural land and soils have been taken from the ISEP guidance [22]. Again, professional judgement is used in assigning an appropriate magnitude criteria.

**Table 12-10 Criteria for magnitude of impacts on land use and agriculture**

Magnitude	Description of impact
Major	Temporary loss of a whole parcel of community, commercial or development land or agricultural land holding for 12 months or longer, or any permanent loss of community, commercial or development land or agricultural land holding. Permanent change in the operating environment of sensitive receptors due to an in-combination effect on amenity which could affect the ability of a receptor to function. Temporary or permanent loss of access to residential property, community land or facilities, commercial properties or land, development land, or agricultural land holdings.

Magnitude	Description of impact
	<p>Permanent, irreversible loss of one or more soil functions or soil volumes (including permanent sealing or land quality downgrading) over an area of more than 20ha</p> <p>or</p> <p>loss or gain of soil-related features, as advised by other topic specialists in EIA team (including effects from temporary developments*).</p>
Moderate	<p>Temporary loss of more than 50% of a parcel of community, commercial or development land or agricultural land holding, or temporary loss of a whole parcel between six months and 12 months.</p> <p>Temporary change in the operating environment (between 6 and 12 months) of sensitive receptors (refer to section 12.5 for more information) due to an in-combination effect on amenity which could affect the ability of a receptor to function.</p> <p>Temporary loss or reduction in access to residential property, community land and facilities, commercial properties or land, development land, or agricultural land holdings with limited alternative provision.</p> <p>Permanent, irreversible loss of one or more soil functions or soil volumes, over an area of between 5 and 20ha</p> <p>or</p> <p>loss or gain of soil-related features, as advised by other topic specialists in EIA team (including effects from temporary developments*).</p>
Minor	<p>Temporary loss of 50% of a parcel of community, commercial or development land or agricultural land holding, or temporary loss of a whole parcel between one month and six months.</p> <p>Temporary change in the operating environment (between one and six months) of sensitive receptors due to an in-combination effect on amenity which could affect the ability of a receptor to function.</p> <p>Temporary loss or reduction in access to residential property, community land or facilities, commercial properties or land, development land, or agricultural land holdings with suitable alternative routes provided.</p> <p>Permanent, irreversible loss over less than 5ha</p> <p>or</p> <p>a temporary, reversible loss of one or more soil functions or soil volumes</p> <p>or</p> <p>temporary, reversible loss or gain of soil-related features, as advised by other topic specialists in EIA team</p>
Negligible	<p>No change or very slight change from baseline condition. No change or change hardly discernible, approximating to 'no change' in conditions.</p> <p>Temporary loss of community, commercial or development land or agricultural land holding for less than one month.</p> <p>Temporary change in the operating environment (less than one month) of sensitive receptors due to an in-combination effect on amenity.</p> <p>No discernible change in access to residential property, community land or facilities, commercial properties or land, development land, or agricultural land holdings.</p> <p>No discernible loss or reduction or improvement of soil functions or soil volumes that restrict current or proposed land use.</p>

- 12.5.45 The asterisk in the ISEP guidance [22] that follows the magnitude criteria for major and moderate impacts says that temporary developments can result in a permanent impact if resulting disturbance or land use change causes permanent damage to soils. This advice relates to impacts on other soil-related features as advised by other environmental specialists rather than to the temporary loss of agricultural land such as for food production. These impacts are considered in the other relevant ES topic chapters.
- 12.5.46 Given that the mitigation measures, implemented in accordance with relevant environmental legislation and best practice guidance, required to ensure that the temporary loss of agricultural land does not lead to a permanent loss of such land are set out in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7), it is evident that the loss of agricultural land for food production remains either permanent, with the order of magnitude dependant on the scale of loss, or temporary.
- 12.5.47 The temporary use of land to install a pipeline and the other temporary elements required to construct the Proposed Development, with the same soils reinstated following installation and construction, and in accordance with a SRMP secured by the CEMP requirement in Schedule 2 to the draft DCO (Document reference 3.1, DCO Volume 3), cannot lead to a permanent loss of agricultural land for food production. The correct reading of the ISEP magnitude criteria is therefore that temporary, reversible losses of agricultural land for the function of food production should be treated as a minor magnitude of impact.

*Likely significance of effect*

- 12.5.48 The likely significance of an effect is determined taking account of the sensitivity of the receptor and the magnitude of effect and applying professional judgement to ensure a robust and consistent assessment. This is shown in Table 12-11, which has been modified from Table 5-6 in ES Chapter 5 EIA approach and methodology, Volume I (Document reference 6.1, DCO Volume 6) for the land use assessment. The table illustrates how sensitivity of receptor and magnitude of impact combine to define the likely significance of an effect. For land use and agriculture, effects where the likely significance is assessed as ‘moderate’ or greater are considered to be likely significant effects. In-combination effects reported in this chapter make reference to the assessments of other ES chapters which may report significance using different terminology, for example, ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports negligible adverse effects, where applicable, rather than neutral adverse effects as per the matrices used for the land use and agriculture assessment.

**Table 12-11 Likely significance of effects matrix (land use)**

		Magnitude of impact			
		Major	Moderate	Minor	Negligible
Sensitivity (value) of receptor or resource	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Neutral
	Low	Moderate	Minor	Minor	Neutral
	Negligible	Minor	Minor	Neutral	Neutral

12.5.49 A separate matrix is required for the agricultural land assessment due to the inclusion of receptors of very high sensitivity in the ISEP guidance [22] but also noting that there is no difference in the sensitivities for low and negligible agricultural land. Table 12-12 sets out the matrix for agricultural land.

**Table 12-12 Likely significance of effects matrix (agricultural land)**

		Magnitude of impact			
		Major	Moderate	Minor	Negligible
Sensitivity (value) of receptor or resource	Very high	Major	Major	Moderate	Minor
	High	Major	Moderate	Minor	Minor
	Medium	Moderate	Moderate	Minor	Neutral
	Low	Minor	Minor	Neutral	Neutral

## 12.6 Assumptions and limitations

- 12.6.1 This section provides a description of the assumptions and limitations to the land use and agriculture assessment.
- 12.6.2 Data used to define the baseline social and community conditions has been compiled from existing published sources as detailed in Table 12-7. Assessments are based on the most recent data available for the study area at the time of assessment. The currency of data varies from dataset to dataset depending on how frequently information is collected. Dates for each dataset (where available) and the date information was accessed for this assessment are noted in Table 12-7.
- 12.6.3 Information on commercial properties and land has been gathered through desk-based research using Ordnance Survey (OS) AddressBase [29], OS Open Data, and purchased POI datasets. These sources were used to identify clusters of businesses, such as business parks, which were then cross-referenced with Google Maps [25] where possible. Given that OS AddressBase and OS Open Data may not always reflect the most current or comprehensive information, POI data was acquired to enhance the robustness of the assessment. As such, the baseline data should be interpreted as indicative of the location and nature of commercial properties and land. This baseline has been supplemented with information obtained through consultation and engagement with relevant stakeholders.
- 12.6.4 Information on community facilities and land was primarily derived from desk-based research using OS data [26] [27] and purchased POI datasets to support the robustness of the assessment. These sources were cross-checked against Google Maps [25] to enhance accuracy. While these datasets provide a solid foundation, they may not capture every existing facility or reflect the most current conditions. This ES is informed by consultation feedback, stakeholder engagement, and a review of existing data sources and literature, underpinned by the aforementioned datasets.
- 12.6.5 The assessment of effects on development land is based on sites allocated in relevant local plans. A full search of local planning authority planning portals has been undertaken for the ES to identify land with planning permission or subject to

a planning application. This has also been cross-referenced against sites with planning permission within 3km of the Order Limits identified for the cumulative effects assessment set out in ES Chapter 20 Cumulative and in-combination effects, Volume I (Document reference 6.1, DCO Volume 6).

- 12.6.6 Effects on other walking, cycling and horse riding infrastructure, including PRow, are assessed in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6), and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6), and are not included in the scope of this chapter.
- 12.6.7 To assess temporary loss of agricultural land due to pipeline installation, it has been assumed that the construction working width could be located anywhere within the pipeline Limits of Deviation. This is to allow for a worst case scenario to be assessed and reported.

## **12.7 Baseline conditions**

12.7.1 To provide an assessment of the likely significant effects from the Proposed Development (in terms of land use and agriculture), it is necessary to identify and understand the baseline conditions in the study area. This provides a reference point against which potential changes in land use and agriculture can be assessed. The Pipeline that forms part of the Proposed Development between the WRP site and Otterbourne Water Supply Works (WSW) is divided into the following sections:

1. Section D: the Water Recycling Plant site to Portsdown Hill (Section D)
2. Section E: Portsdown Hill to Boarhunt (Section E)
3. Section F: Boarhunt to Crockerhill (Section F)
4. Section G: Crockerhill to Wickham (Section G)
5. Section H: Wickham to Shedfield (Section H)
6. Section J: Shedfield to the River Hamble (Section J)
7. Section K: The River Hamble to Lower Upham (Section K)
8. Section L: Lower Upham to Brambridge (Section L)
9. Section M: Brambridge to Otterbourne WSW (Section M)

### **Current baseline**

- 12.7.2 A Proposed Development-wide baseline is provided to give a high-level overview of land use together with baseline data for agricultural land and soils.
- 12.7.3 Where individual receptors have been identified, additional baseline data is presented under separate headings for each of the principal components of the Proposed Development as set out in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6).

### **Proposed Development-wide conditions**

- 12.7.4 This section of the baseline provides a high-level overview of land use within the study area for the whole of the Proposed Development. The study area does not include any designated Green Belt (which would also include Grey Belt land), Local Green Space, or allocated Traveller sites. The search for MSAs identified two

allocations however these are for Waste sites, specifically a wastewater treatment site and an active waste transfer station. Baseline data for the following resource types is presented:

1. Residential property
2. Community land and facilities
3. Commercial property and land
4. Development land

12.7.5 This section also provides Proposed Development-wide baseline data for agricultural land and soils, as this is considered the most appropriate approach for these topics of the assessment.

#### *Residential property*

12.7.6 The WRP site, the Pipelines between Budds Farm Wastewater Treatment Works (WTW) and the WRP site, and the Pipelines between the WRP site and Bedhampton Springs, are within the urban area of Havant and north Portsmouth. These sections of the Proposed Development do not include any residential properties within the Order Limits. There are residential properties within the study area and potential effects for these receptors have been considered, where appropriate, in the assessment.

12.7.7 The Pipeline section of the Proposed Development between the WRP site and Otterbourne WSW does include residential properties within the Order Limits and the study area, the majority being in Section D, where the Pipeline passes underneath the suburban residential area of Drayton and then follows part of the alignment of Portsdown Hill Road (B2177). The Pipeline in this location would be constructed using tunnelling construction. Tunnelling is to be utilised in areas where the Pipeline is required to pass through populated residential areas where the length is too long for trenchless construction, to avoid direct effects on residential receptors.

12.7.8 Sections E to M of the Pipeline between the WRP site and Otterbourne WSW pass through more rural areas with a sparse mix and density of residences (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6), which shows the Proposed Development and local planning authority boundaries). There is only one residential property located in the Order Limits of Sections E to M and this is identified in Table 12-13. These more rural sections of the Pipeline between the WRP site and Otterbourne WSW border settlements including Wickham, Shedfield, Bishop's Waltham, Colden Common, and Otterbourne which are all partially inside the study area. A proportionate approach has been taken to the baseline so that only residential properties within Order Limits are listed.

#### *Community land and facilities*

12.7.9 Various community land and facilities are associated with the settlements along the alignment of the pipelines. Community facilities within the study area of the Proposed Development for which information is currently available comprise education, religious buildings and grounds, healthcare facilities, libraries, community centres, general amenity and recreation space and open space.

Community land within the study area includes recreational areas such as playgrounds, public parks and nature reserves as well as land of community value that is largely free of buildings and development, left in a natural undeveloped, or landscaped state.

- 12.7.10 Where individual community facilities have been identified within 500m of the Order Limits in each section of the Proposed Development, this information is provided in paragraphs 12.7.41, 12.7.48 and 12.7.54 under the relevant Proposed Development component heading. These facilities are also mapped in ES Figure 12.2 Community facilities and land, Volume III (Document reference 6.3, DCO Volume 6).

#### *Commercial property and land*

- 12.7.11 There is a range of commercial property and land located wholly or partially within 500m of the Order Limits. These include:
1. Industrial/manufacturing businesses, including around the WRP site and the Brockhampton industrial estate along Harts Farm Way in Havant
  2. Minerals and waste sites
  3. Rural business centres and clusters of businesses
  4. Commercially run sports grounds/centres, including a number of golf courses
  5. Hotels, restaurants, and other tourism related businesses
- 12.7.12 Commercial properties identified within the study area are mapped in ES Figure 12.3 Commercial property and land, Volume III (Document reference 6.3, DCO Volume 6), using data from OS Address Base, OS Open Data and POI datasets [29]. Where individual businesses or clusters of businesses, such as business centres or trading estates, have been identified, this information is provided in section 12.7.49 under the relevant Proposed Development component heading.

#### *Development land*

- 12.7.13 While the Proposed Development has been designed to avoid major housing allocation sites for future development, land currently allocated for employment uses has been included in the Order Limits for the siting of the WRP site at Harts Farm Way, Havant emerging local plan, Building a Better Future, emerging March 2022 [11] proposes the removal of this employment allocation).
- 12.7.14 It would also pass, within 500m of the Proposed Development at the closest point, a major committed development at Welborne Garden Village, north of Fareham, and a site west of Waterlooville allocated for future development in the Winchester District Local Plan Part 1 Joint Core Strategy [30]. The Order Limits include a small area of land within the Welborne Garden Village allocation for a construction compound, temporarily required to support the construction of IPS-F at Albany Farm. None of the permanent infrastructure associated with the Proposed Development intersects with the development, except for a new permanent access road that would be developed from Chalk Lane to IPS-F. There is flexibility in the Order Limits to allow for the final location of this permanent access road from Chalk Lane to be determined at the detailed design stage post-consent. This flexibility is required due to uncertainty around detailed design associated with the Welborne Garden Village development. Additional information on each of these sites is

provided under paragraphs 12.7.43 to 12.7.44, 12.7.47, 12.7.50, and 12.7.57 to 12.7.60. Additionally, the sites are mapped in ES Figure 12.4 Location of committed development site at Welborne, Fareham, Volume III (Document reference 6.3, DCO Volume 6) and ES Figure 12.5 Location of allocated site west of Waterlooville, Winchester, Volume III (Document reference 6.3, DCO Volume 6).

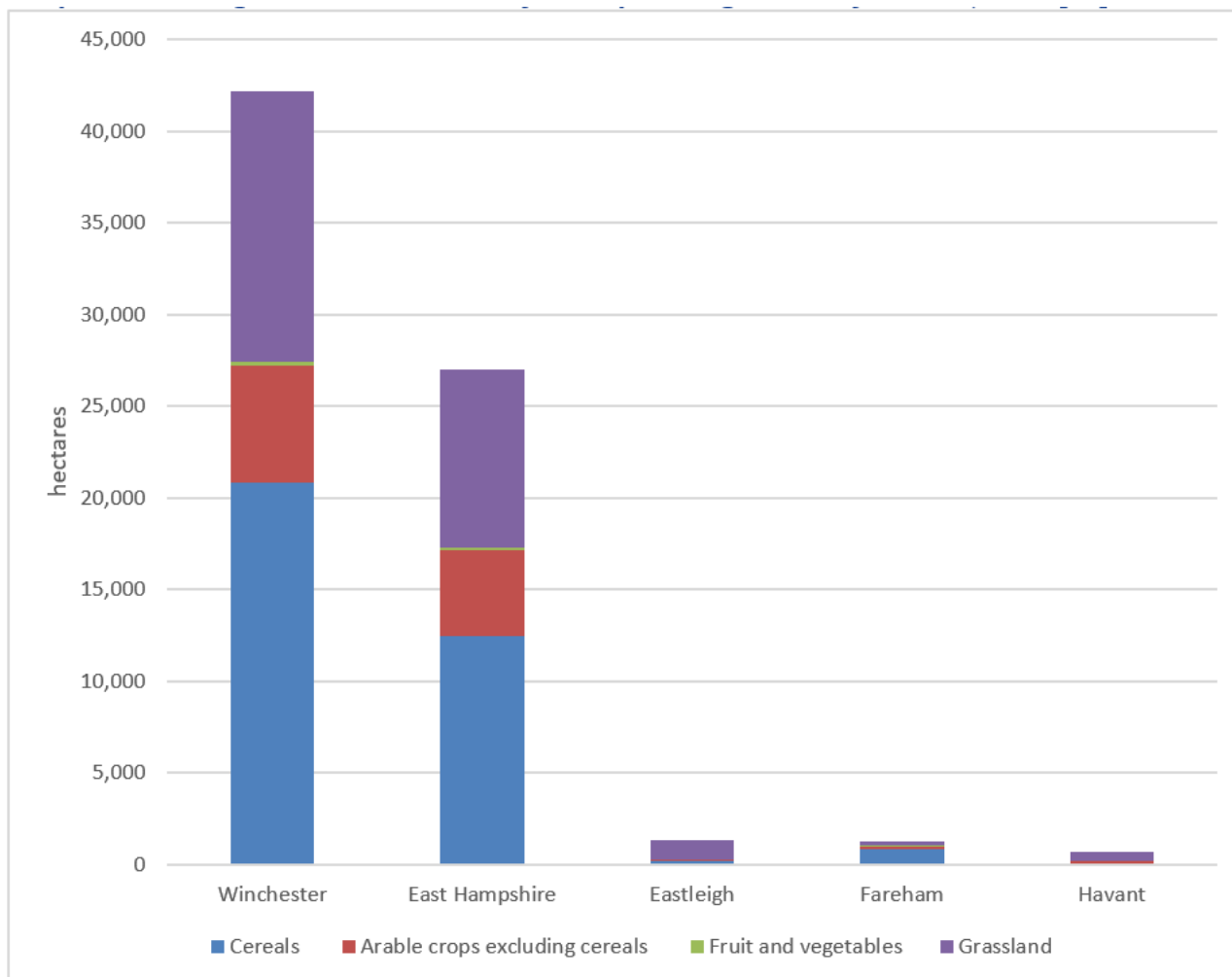
#### *Agricultural land*

- 12.7.15 In accordance with the NPSWRI [4] and the EIA Scoping Opinion, the assessment for the ES is based on survey information in addition to published information to confirm the ALC grade of land that is required temporarily and permanently for the Proposed Development. ES Figure 12.6 Agricultural land classification, Volume III (Document reference 6.3, DCO Volume 6), shows the ALC for land along the route of the pipelines between the WRP site and Bedhampton Springs, and between the WRP site and the Otterbourne WSW. There is no agricultural land at the Budds Farm WTW, the pipelines between Budds Farm WTW and the WRP site, at the WRP site, and at the Otterbourne WSW.
- 12.7.16 The only published detailed soil and ALC data available within the Order Limits is a small area (of approximately 0.3ha) of grassland at Mill Lane, Bedhampton to the north of the A27 and the WRP site which has been classified as Subgrade 3a. A large area of over 200ha adjacent to the Order Limits in Section F of the Pipeline between the WRP site and Otterbourne WSW to the west of the A32 Wickham Road was also classified in detail as mostly Subgrade 3a.
- 12.7.17 Most of the agricultural land affected by the Proposed Development is on the route of the Pipeline between the WRP site and Otterbourne WSW. Much of the land is shown on the Provisional ALC map [40] as Grade 3 (good to moderate) or Grade 4 (poor) land, although there are smaller areas shown as higher quality land (provisional Grades 1 and 2), particularly around Waltham Chase and Shirrell Heath, and along the M27 motorway north of Fareham. However, the provisional ALC mapping is acknowledged by NE [20] to be suitable only for strategic purposes and not for evaluating the quality of individual sites.
- 12.7.18 Agricultural land within the Order Limits extends to 240ha (or 36% of land within the Order Limits), of which 114ha (17% of the Order Limits or 48% of the agricultural land in the study area) is classified as BMV land in Grades 1, 2 and 3a, with 126ha (19% of the Order Limits or 52% of the agricultural land in the study area) classified as non-BMV land in Grades 3b and 4. The distribution of grades is shown on ES Figure 12.6 Agricultural land classification, Volume III (Document reference 6.3, DCO Volume 6).
- 12.7.19 There is a general pattern of predominantly BMV land with smaller areas of lower quality land in Section E, Section F, Section G, Section H and Section J of the pipeline: and primarily lower quality land to the west of the River Hamble in Section K, Section L and Section M.
- 12.7.20 The detailed ALC surveys of the AGP sites have confirmed the presence of Grade 2 and Subgrade 3a at Break Pressure Tank and Intermediate Pumping Station E (BPT/IPS-E) in Section E; Subgrade 3b land at Intermediate Pumping Station F (IPS-F) in Section F; Subgrade 3a land at IPS-G in Section G; and Grade 4 land at Break Pressure Tank K (BPT-K) in Section K. These detailed survey results are

consistent with the analysis of the collected soil samples from neighbouring land within the Order Limits, giving confidence to the results obtained from the survey approach of the Pipeline between the WRP site and Otterbourne WSW, for additional detail on survey results refer to ES Appendix 12.1 Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6).

- 12.7.21 Defra statistics on land use, crop areas, livestock populations and agricultural workforce on commercial agricultural holdings [33] show that, of the local planning authority areas directly impacted by the Proposed Development, WCC has the largest amount of land in agricultural use, at 51,385 ha. There are 431 holdings in the district, giving an average farm holding size of 119.2ha which is above average for the country (86.8ha) and for the South East and London region (89.4ha in 2024).
- 12.7.22 EBC (50), FBC (29) and HBC (22) have much smaller numbers of holdings, and much smaller average holding sizes, with averages of 30.7ha in EBC, 52.2ha in FBC and 56.6ha in HBC. Land in PCC is mostly urban and non-agricultural but does have some small areas of agricultural land along its northern boundary with WCC and HBC, in the Portsdown Hill area.
- 12.7.23 Graphic 12-1 shows the breakdown of agricultural land use in each local planning authority area from the Defra land use statistics. In WCC, 53% of agricultural land is used for arable cropping, mostly in cereals (40.5%), with 28.7% used for grass land. Fruit and vegetables account for 0.4% of agricultural land. The district has herds of approximately 15,200 cattle and 10,000 pigs, and flocks of approximately 16,000 sheep and 367,000 poultry.

Graphic 12-1 Agricultural land use by local planning authority district, 2024 [33]



12.7.24 A more detailed breakdown of agricultural land use is available for South Hampshire (which includes EBC, FBC, HBC, and PCC, as well as Southampton City Council and Gosport Borough Council) and Central Hampshire (which includes WCC) [33]. This shows that the most widely planted crops across South and Central Hampshire are wheat, barley and oilseed rape. Across this geography, just over half of agricultural land is arable and around 35% is used for grazing. The remaining land is woodland.

### Soils

12.7.25 Online soils mapping provided on the Land Information System website [35] shows that there are a variety of soil types present in the study area, although the largest areas have soil described as “*slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*”. This type of soil supports grassland, arable and some woodland, and is mostly suitable for grass production for dairy or beef, and some cereal production.

12.7.26 Around Portsdown Hill, soils are described as “*shallow lime-rich soils over chalk or limestone*” [35], generally suitable only for grassland. Coastal areas around Havant have soils described as loamy, with high groundwater. Elsewhere in the study area there are pockets of fertile loamy and clayey soils, and of heathland.

- 12.7.27 More detailed information is available from the National Soil Map of England and Wales [41] which shows eight main soil associations within the Order Limits. Most comprise imperfectly or poorly drained clays with well drained, silty soils over chalk found between Crockerhill and Portsdown.
- 12.7.28 The soils in Section E of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) are mapped as Upton 1 association (bordering on Wickham 4 association to the north) [41].
- 12.7.29 Upton 1 association comprises shallow, well drained (Wetness Class I), calcareous, silty soils over chalk. They are mainly found on moderately steep land but include deeper, fine silty, calcareous soils in coombes and dry valleys [41]. The Wickham 4 association includes fine silty over clayey soils associated with similar clayey soils often with brown subsoils. Soils in this association are typically assessed as poorly drained in Wetness Class IV [41]. Both types are confirmed in Section E from the GI samples and the site survey at BPT/IPS-E, with the more clayey Wickham type mostly around Widley, for additional detail on survey results refer to ES Appendix 12.1 Agricultural land quality, Volume II (Document reference 6.2, DCO Volume 6).
- 12.7.30 The soils in Section F of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) are mapped as Carstens and Coombe 1 associations in the south and east, with Wickham 4 association in the north and west [41].
- 12.7.31 Carstens association comprises well drained (Wetness Class I), fine silty over clayey, clayey and fine silty soils, which are often very flinty, over plateau drift and clay-with-flints. This soil type is confirmed from the GI samples.
- 12.7.32 Coombe 1 association comprises well drained (Wetness Class I), calcareous, fine silty soils which are deep in valley bottoms but shallow to chalk on valley sides. These are formed in chalky drift and chalk. This soil type was not found in the surveys in Section F.
- 12.7.33 Section G of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) is mapped as Wickham 4 association, other than Fladbury 3 association mapped alongside the River Meon [41]. Fladbury 3 association comprises stoneless, clayey, fine silty and fine loamy alluvial soils on river floodplains and are typically poorly drained in Wetness Class IV. Fine loamy over clayey soils in Wetness Class III and IV in the Wickham 4 association are confirmed by surveys in Section G but the surveys did not identify any Fladbury 3 soils.
- 12.7.34 Section H of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) is mapped as Wickham 4 association to the south and Holidays Hill association around Shirrell Heath [41]. Holidays Hill association comprises very acid, sandy over clayey and loamy over clayey soils locally with humose or peaty surface horizons, slowly permeable subsoils and slight seasonal waterlogging (typically in Wetness Class IV). The association also includes some very acid, well drained, sandy soils, and some deep sandy soils that are affected

by groundwater with humose surface horizons. Deep sandy soils in the Holidays Hill association are confirmed by surveys to the south-east of Shedfield in Section H but the soils are predominantly fine loamy over clayey textures in Wetness Class IV and within the Wickham 4 association.

- 12.7.35 Section J of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) is mapped as mostly Windsor association, with Wickham 3 association between Curdrige Lane and Sandy Lane, and Holidays Hill association in the very east of the section [41]. All three soil types are confirmed in Section J from the GI samples.
- 12.7.36 The Windsor association comprises slowly permeable, seasonally waterlogged, clayey soils mostly with brown subsoils. The association includes some fine loamy over clayey soils and some fine silty over clayey soils and, locally on slopes, clayey soils with only slight seasonal waterlogging. These soils remain waterlogged for long periods in winter and are usually assessed as Wetness Class IV.
- 12.7.37 Wickham 3 association comprises mainly slowly permeable, seasonally waterlogged, fine loamy over clayey soils. The association also includes coarse loamy over clayey soils and similar but more permeable soils with slight waterlogging, as well as some deep, coarse loamy soils that are affected by groundwater. Soils in this association are typically assessed as Wetness Classes III and IV.
- 12.7.38 Section K of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) is mapped as mostly Windsor association, with Wickham 3 association in the east and Fladbury 3 association in the River Hamble floodplain [41]. The surveys have identified both clayey soils in the Windsor association and heavy (silty) clay loam topsoils over clay subsoils in the Wickham 3 association. A small area of Hamble 2 soils is mapped west of the River Hamble, and comprises deep, stoneless, well drained silty soils and similar soils that are affected by groundwater, and locally over gravel [41]. These soils were not identified in the survey.
- 12.7.39 Section L of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) is mapped as almost entirely Windsor association, other than at the very western end which is mapped as Sonning 2 association [41]. The Sonning 2 association is found on the terraces of the River Itchen and comprises well drained (Wetness Class I), flinty, coarse loamy and gravelly soils which can also be associated with slowly permeable, seasonally waterlogged, fine loamy over clayey soils, and coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging. The surveys in Section L have confirmed profiles of heavy silty clay loam or silty clay over clay subsoils of the Windsor association but not soils of the Sonning 2 association.
- 12.7.40 Section M of the Pipeline between the WRP site and Otterbourne WSW (refer to ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6)) is mapped as Adventurers' 3 association on the River Itchen floodplain with Sonning 2 association on the terraces both east and west of the River Itchen floodplain [41]. Adventurers' 3 association comprises deep peat soils with associated extremely calcareous mineral soils. The association also

includes some deep, stoneless, silty and clayey soils with a humose surface horizon in places. Groundwater levels are high, and these soils are usually assessed as Wetness Classes V and VI. No survey results are available from within Section M.

*Water Recycling Plant site*

*Community land and facilities*

- 12.7.41 The WRP site is located to the north of Broadmarsh Coastal Park and north of the Storehouse Lake Angling Association, on the northern side of Harts Farm Way. Broadmarsh Coastal Park is to the south of Harts Farm Way. Southmoor Nature Reserve is also located within a 500m buffer of the Order Limits for this component of the Proposed Development.

*Commercial property and land*

- 12.7.42 Businesses at Broadmarsh Business and Innovation Centre and Hermitage Park on Harts Farm Way, Havant, are within the study area for this component of the Proposed Development. Businesses located on these developments include storage facilities, manufacturing companies and motor trades.

*Development land*

- 12.7.43 HBC has allocated 'Site 72' as employment land in its local plan. This area of land is comprised of three distinct sites, BD9, BD10 and BD11 referenced in Policy HB2 of the Havant Borough Local Plan (Allocations) (2014) [10]. The WRP site, on Harts Farm Way in Havant, is allocated for manufacturing and/or warehousing floorspace under site reference BD11. In June 2022, outline planning permission was granted for new development units, allowing up to 29,000m<sup>2</sup> for flexible uses across classes E (light industrial), B2 (general industrial), and B8 (storage and distribution). This permission was granted under Havant local planning authority reference APP/21/00189 but this planning permission has now expired. The Applicant has purchased the site, but it does not currently support any employment. The emerging local plan (Draft Building a Better Future Plan [11] which was consulted on from May to July 2025) proposes the removal of the employment allocation from BD11, but the employment allocation remains for BD9 and BD10.
- 12.7.44 Site BD9 has been built out for commercial development. Site BD10, to the rear of Broadmarsh Business and Innovation Centre, is currently understood to be in use as a public works depot. These two sites remain unaffected by the Proposed Development as they are not located within the Order Limits.

*Pipelines between Budds Farm Wastewater Treatment Works and the Water Recycling Plant site*

*Community land and facilities*

- 12.7.45 The pipelines to the WRP site are situated north of the Storehouse Lake Angling Association, likely significant effects for this receptor are assessed in relation to the WRP site rather than the pipelines between Budds Farm WTW and the WRP

site. There are no other community land and facilities receptors within the study area for this section of the Proposed Development.

*Commercial property and land*

12.7.46 Langstone Technology Park, which encompasses a mix of industries including construction, consulting, technology, property management, wellbeing, and creative services, is located within the study area for this section of the Proposed Development. A masterplan for the regeneration of Langstone Technology Park received consent from HBC in 2023 [42], and the site is currently undergoing a phased refurbishment. There are a number of other individual businesses within the study area, not included in Langstone Technology Park. These businesses provide a combination of retail, leisure, and trade services, distinguishing the wider area from the office-based and technology-focused occupiers within the park itself.

*Development land*

12.7.47 Development land within a 500m buffer of the Order Limits for this section of the Proposed Development is discussed in paragraphs 12.7.43 and 12.7.44. No other allocated sites have been identified within this section of the Proposed Development.

*Pipelines between the Water Recycling Plant site and Bedhampton Springs*

*Community land and facilities*

12.7.48 Community land and facilities identified within 500m of the Order Limits in this section of the Proposed Development are set out in Table 12-13.

**Table 12-13 Community land and facilities identified between the Water Recycling Plant site and Bedhampton Springs within 500m of the Order Limits**

Resource name	Resource type	Location
Bidbury Infant and Junior School	Schools and education	Bedhampton
Church of St Thomas	Religious buildings and grounds	Bedhampton
Bidbury Mead Recreation Ground, including Bedhampton Mariners Cricket Club	Open space and recreation	Bedhampton
Bedhampton Bowling Club	Open space and recreation	Bedhampton
Allotments off Fraser Road	Open space and recreation	Bedhampton

*Commercial property and land*

12.7.49 Businesses at Broadmarsh Business and Innovation Centre and Hermitage Park on Harts Farm Way, Havant, are within the study area for this section of the Proposed Development. Businesses located on these developments include storage facilities, manufacturing companies and motor trades.

*Development land*

12.7.50 The Pipeline between the WRP and Bedhampton Springs passes within 500m of APP/22/00669 for land at Kingscroft Farm (adjacent to Ridgway and Marples Way, Havant), an outline planning application for up to 120 residential dwellings with access from Meyrick Road, plus open space and landscaping. It was recommended for approval and considered by Havant Borough Council’s Planning Committee on 13 March 2025. Detailed design and reserved matters approvals are required post-consent, prior to construction. The application does not coincide with the Order Limits and would be unaffected.

*Pipeline between the Water Recycling Plant site and Otterbourne Water Supply Works*

12.7.51 This section of the baseline sets out information for Section D to M of the Pipeline between the WRP site and Otterbourne WSW, where receptors have been identified within those sections. Where no receptors have been identified within a section that section has not been included in Tables 12-14 to 12-17.

*Residential property*

12.7.52 Based on a desk-based assessment, Table 12-14 sets out residential properties located within the Order Limits between the WRP site and Otterbourne WSW. The Order Limits include a total of 95 residential properties, all but one are located in the Order Limits for Section D, the pipeline here is in tunnel. All residential properties within the study area have been considered, where appropriate, in the assessment, however, a proportionate approach has been taken to the baseline so that only residential properties within Order Limits are listed.

12.7.53 The housing stock is predominantly composed of semi-detached and detached dwellings. These properties are dispersed across the areas of Drayton, Bedhampton, and Farlington, which are situated outside of town centre zones. The spatial distribution and typology of these properties reflect a medium residential density consistent with suburban development characteristics.

**Table 12-14 Residential properties identified along the Pipeline between the Water Recycling Plant site and Otterbourne Water Supply Works, within the Order Limits**

Resource name	Location
<b>Section D: The Water Recycling Plant site to Portsdown Hill</b>	
36 properties on Birkdale Avenue	Drayton
10 properties on Farlington Avenue	Drayton
9 properties on Portsea View	Bedhampton
8 properties on Boundary Way	Drayton
6 properties on Troon Crescent	Drayton
4 properties on Dellcrest Path	Drayton
4 properties on Masons Avenue	Drayton
6 properties on Portsdown Hill Road	Drayton

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Resource name	Location
3 properties on Maize Close	Bedhampton
3 properties on Beverley Grove	Farlington
1 property on Bedhampton Hill	Bedhampton
4 properties on Drayton Lane	Drayton
<b>Section H: Wickham to Shedfield</b>	
2 properties on Pricketts Hill	Shedfield

### *Community land and facilities*

12.7.54 Community land and facilities identified within 500m of the Order Limits in this section of the Proposed Development are set out in Table 12-15.

**Table 12-15 Community facilities identified along the Pipeline between the Water Recycling Plant site and Otterbourne Water Supply Works within 500m of the Order Limits**

Resource name	Resource type	Location
<b>Section D: The Water Recycling Plant site to Portsdown Hill</b>		
St Andrew's Church	Religious buildings and grounds	Drayton and Farlington
Phoenix Community Centre	Community centres	Purbrook
Church of the Good Shepherd	Religious buildings and grounds	Purbrook
Morelands Primary School	Schools and education	Purbrook
Playing fields adjacent to Morelands Primary School	Open space and recreation	Purbrook
Play area at Privett Road	Open space and recreation	Purbrook
Play area at Sandy Brow	Open space and recreation	Purbrook
Fort Purbrook Activity Centre	Open space and recreation	Purbrook
Solent Infant School	Schools and education	Drayton and Farlington
Solent Junior School	Schools and education	Drayton and Farlington
Waterworks Field (including Multi- Use Games Area (MUGA) and play area)	Open space and recreation	Drayton and Farlington
Purbrook Park School	Schools and education	Purbrook
The Drayton Centre	Community centres	Drayton and Farlington
Church of the Resurrection	Religious buildings and grounds	Drayton and Farlington

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Resource name	Resource type	Location
Christ Church	Religious buildings and grounds	Cosham
Allotments on London Road	Open space and recreation	Purbrook
Purbrook Heath (including tennis courts, bowling green and play area)	Open space and recreation	Purbrook
Peacock Pre-School	Schools and education	Drayton and Farlington
Belmont Castle Care Home	Healthcare facilities	Bedhampton
<b>Section F: Boarhunt to Crockerhill</b>		
Church of St Nicholas	Religious buildings and grounds	Southwick and Wickham
Albany Farm Care Home	Healthcare facilities	Fareham East
Boundary Oak School (outside the 500m buffer from the Order Limits but included in the assessment due to the potential impact on access)	Schools and education	Fareham East
<b>Section G: Crockerhill to Wickham</b>		
Open space on Knowle Avenue	Open space and recreation	Southwick and Wickham
Ravenswood House Hospital	Healthcare facilities	Southwick and Wickham
Play space on Greater Horseshoe Way	Open space and recreation	Southwick and Wickham
Knowle Village Green, including football pitches, skate park and MUGA	Open space and recreation	Southwick and Wickham
Wickham allotments	Open space and recreation	Southwick and Wickham
Kids Love Nature Kindergarten	Schools and education	Southwick and Wickham
<b>Section H: Wickham to Shedfield</b>		
Happy Mindz Preschool and Daycare	Schools and education	Southwick and Wickham
Wickham Church of England (CofE) Primary School	Schools and education	Southwick and Wickham
Wickham Community Centre	Community centres	Southwick and Wickham
Play park at Wickham Community Centre	Open space and recreation	Southwick and Wickham
Shirrell Heath Methodist Church	Religious buildings and grounds	Whiteley and Shedfield
St John the Baptist CofE Primary School	Schools and education	Central Meon Valley

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Resource name	Resource type	Location
Upper Church Road Playground and cricket pitch	Open space and recreation	Whiteley and Shedfield
<b>Section J: Shedfield to the River Hamble</b>		
Shedfield Common	Open space and recreation	Whiteley and Shedfield
Church of St John the Baptist	Religious buildings and grounds	Whiteley and Shedfield
Shedfield Study Centre	Community centres	Whiteley and Shedfield
<b>Section K: The River Hamble to Lower Upham</b>		
Priory Park sports facilities, Bishop's Waltham, including Meon Valley Bowling Club and Bishop's Waltham Dynamos FC	Open space and recreation	Bishop's Waltham
Allotments, football pitch and cricket club off Albany Road	Open space and recreation	Bishop's Waltham
Play space at Torbay Farm	Open space and recreation	Upper Meon Valley
Upham Village Hall	Community centres	Upper Meon Valley
<b>Section L: Lower Upham to Brambridge</b>		
Bright Horizons Fair Oak Day Nursery and Preschool	Schools and education	Fair Oak and Horton Heath
Colden Common Church Rooms	Community centres	Colden Common and Twyford
Colden Common Community Centre	Community centres	Colden Common and Twyford
Colden Common Methodist Church	Religious buildings and grounds	Colden Common and Twyford
Play space on Upper Moors Road	Open space and recreation	Colden Common and Twyford
Allotments at Highbridge Community Farm	Open space and recreation	Colden Common and Twyford
Colden Common Recreation Ground and Play Area	Open space and recreation	Colden Common and Twyford
Colden Common Primary School	Schools and education	Colden Common and Twyford
St Vigor Way Playground	Open space and recreation	Colden Common and Twyford
<b>Section M: Brambridge to Otterbourne Water Supply Works</b>		
Cemetery at Old St Matthew's Church	Religious buildings and grounds	Badger Farm and Oliver's Battery
Oakwood Park Recreational Ground, Oakwood Park Play Area and Colden Common Football Club	Open space and recreation	Badger Farm and Oliver's Battery

*Commercial property and land*

12.7.55 The Pipeline between the WRP site and Otterbourne WSW would pass near to several business parks, industrial estates and other clusters of businesses. These include Pinks Industrial Estate on Wickham Road, Fareham, which is a multi-let industrial, warehouse and open storage estate. Pinks Industrial Estate is included in the land allocated for development as part of the Welborne Garden Village Development. Additional clusters of businesses identified, in the study area, along the Pipeline between the WRP site and Otterbourne WSW are summarised in Table 12-16.

**Table 12-16 Clusters of businesses identified along the Pipeline between the Water Recycling Plant site and Otterbourne Water Supply Works within 500m of the Order Limits**

Resource name	Location
<b>Section D: The Water Recycling Plant site to Portsdown Hill</b>	
<b>Section E: Portsdown Hill to Boarhunt</b>	
Portsdown Technology Park	Cosham
<b>Section F: Boarhunt to Crockerhill</b>	
Albany Business Centre	Fareham East
Pinks Industrial Estate	Fareham East
<b>Section G: Crockerhill to Wickham</b>	
Wickham Square	Southwick and Wickham
<b>Section J: Shedfield to the River Hamble</b>	
Woodman's Farm	Whiteley and Shedfield
<b>Section K: The River Hamble to Lower Upham</b>	
Maple Farm	Bishop's Waltham
Brooklands Farm	Bishop's Waltham
Bishop's Waltham Depot	Bishop's Waltham
<b>Section L: Lower Upham to Brambridge</b>	
Meadow View Business Park	Upper Meon Valley
Businesses around In-Excess Garden Centre	Fair Oak and Horton Heath
Vicarage Farm Business Park	Fair Oak and Horton Heath
Businesses around Fisher's Pond	Colden Common and Twyford
Leylands Business Park	Colden Common and Twyford

12.7.56 Individual businesses that have been identified within 500m of the Order Limits in this section of the Proposed Development are set out in Table 12-17 (note that this table would include businesses located at some of the locations identified in paragraph 12.7.55).

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**Table 12-17 Individual businesses identified within 500m of the Order Limits of the Pipeline between the Water Recycling Plant site and Otterbourne Water Supply Works**

Resource name	Resource type	Location
<b>Section D: The Water Recycling Plant site to Portsdown Hill</b>		
L&S Waste Management Ltd	Physical infrastructure	Farlington
Portsmouth Golf Course	Golf course	Purbrook
Fort Purbrook Activity Centre	Equestrian/outdoor activities	Purbrook
The George Inn	Pubs/restaurants	Drayton and Farlington
Inkon	Commercial/distribution	Portsmouth
Heatec Services Ltd.	Commercial/distribution	Portsmouth
1 <sup>st</sup> Colin Nelson Domestic Repairs	Commercial/distribution	Portsmouth
<b>Section E: Portsdown Hill to Boarhunt</b>		
The Churchillian Pub	Pubs/restaurants	Cosham
Fort Widley Equestrian Centre	Equestrian/outdoor activities	Purbrook
The Stables Fitness Studio	Fitness studio	Southwick and Wickham
Fareham Barbell Club	Fitness studio	Southwick and Wickham
WMD Studios	Recording studio	Southwick and Wickham
The Royal Armouries – Fort Nelson	Museum/tourist attraction	Southwick and Wickham
V W Hill & Sons	Commercial/distribution	Fisher's Pond
J P Groundworks	Commercial/distribution	Fisher's Pond
Fisher's Pond Fishery	Equestrian/outdoor activities	Fisher's Pond
<b>Section F: Boarhunt to Crockerhill</b>		
The Golden Lion	Pubs/restaurants	Southwick and Wickham
<b>Section G: Crockerhill to Wickham</b>		
Quob Park Estate, Hotel and Spa	Hotels/accommodation	Southwick and Wickham
Wickham Park Golf Club	Golf club	Southwick and Wickham
Mayles Farm	Equestrian/outdoor activities	Southwick and Wickham
<b>Section H: Wickham to Shedfield</b>		
Westlands Farm Shop	Small Business	Shedfield
New Place Hotel	Hotels/accommodation	Whiteley and Shedfield
The Forge	Pubs/restaurants	Whiteley and Shedfield
Holly Hill Apartments	Hotels/accommodation	Whiteley and Shedfield
<b>Section J: Shedfield to the River Hamble</b>		

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Resource name	Resource type	Location
The Black Dog	Pubs/restaurants	Bishop's Waltham
Meon Valley Hotel and Golf Course	Hotels/accommodation	Whiteley and Shedfield
Sandy Acres Guide Camp Site	Equestrian/outdoor activities	Whiteley and Shedfield
Ash House Farm	Equestrian/outdoor activities	Waltham Chase
Five Oaks Farm	Equestrian/outdoor activities	Shedfield
<b>Section K: The River Hamble to Lower Upham</b>		
Wastewater Treatment Facility	Utility infrastructure	Bishop's Waltham (on B3035)
Woodlea Nurseries	Garden centre	Bishop's Waltham
Winters Hill Hall	Events venue	Upper Meon Valley
Paw Paddock	Equestrian/outdoor activities	Southwick and Wickham
Trullingham Equestrian Centre	Equestrian/outdoor activities	Wintershill
Lane End Stables	Equestrian/outdoor activities	Bishop's Waltham
Land on the south-west side of the A33 leading from Winchester to Bishops Waltham	Equestrian/outdoor activities	Bishop's Waltham
Land on the west side of Meadow View Farm	Equestrian/outdoor activities	Durley
<b>Section L: Lower Upham to Brambridge</b>		
The Alma Inn	Pubs/restaurants	Upper Meon Valley
Bow Lake Equestrian	Equestrian/outdoor activities	Colden Common and Twyford
Evesons Fuels	Commercial/distribution	Colden Common and Twyford
MCS Garage Services	Commercial/distribution	Colden Common and Twyford
Swift UK	Commercial/distribution	Colden Common and Twyford
The Fisher's Pond	Pubs/restaurants	Colden Common and Twyford
Oakwood Lodge Farm Cottages	Hotels/accommodation	Colden Common and Twyford
The Rising Sun	Pubs/restaurants	Colden Common and Twyford
The Brambridge Arms	Pubs/restaurants	Brambridge
Rookery Farm	Equestrian/outdoor activities	Eastleigh

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Resource name	Resource type	Location
Low Hill Farm	Equestrian/outdoor activities	Marwell
Land at Highbridge Farm	Equestrian/outdoor activities	Colden Common and Twyford
<b>Section M: Brambridge to Otterbourne Water Supply Works</b>		
Brambridge Park Garden Centre	Garden centre	Badger Farm and Oliver's Battery
Hensting Alpaca Walking	Equestrian/outdoor activities	Badger Farm and Oliver's Battery
The Old Forge	Pubs/restaurants	Badger Farm and Oliver's Battery

### *Development land*

- 12.7.57 Section D of the Pipeline between the WRP site and Portsdown Hill would pass beneath the southern corner of APP/21/01071, an allocation which was granted outline permission in May 2023 for up to 43 dwellings, landscaping, open space and allotments on land south of Lower Road and west of Old Manor Farm, Havant. The land is identified as Allocation 10 in Havant's emerging Local Plan [10]. In January 2025 approval was granted for reserved matters. The southern corner of the site is within Order Limits with the tunnelled section of the route passing beneath the site. Trenchless crossing and tunnelling schedules and plans are contained in Appendix A of the Outline CEMP (Document reference 7.1, DCO Volume 7). This details the specific locations at which trenchless crossing technology has been chosen to avoid or reduce impacts on the environment, or communities, or key transport infrastructure as well as future developments and allocations. It is expected that construction work on the allocation would start towards the end of 2025 following the discharge of conditions. As the Proposed Development is tunnelled in this Section, the allocation would be unaffected.
- 12.7.58 The Pipeline between the WRP site and Otterbourne WSW would pass near to a site west of Waterlooville allocated for future development in Winchester District Local Plan Part 1 Joint Core Strategy (Adopted March 2013) (refer to policy SH2 [30]). The site is located approximately 2.64km from the Proposed Development at the nearest point. The site (West of Waterlooville Major Development Area) is shown in ES Figure 12.5 Location of allocated site west of Waterlooville, Winchester, Volume III (Document reference 6.3, DCO Volume 6), and has outline planning permission for approximately 3,000 new homes and supporting uses, including a local centre and employment land. It is currently being developed.
- 12.7.59 This section of the Proposed Development would also pass near to the site of a major committed development at Welborne Garden Village, north of Fareham (refer to FBC Local Plan Part 3: The Welborne Plan (2015) [7]), shown in ES Figure 12.4 Location of committed development site at Welborne, Fareham, Volume III (Document reference 6.3, DCO Volume 6). The site has outline planning permission for a new garden village of 6,000 homes as well as: a district centre and smaller village centre with shops and community facilities; commercial, industrial, warehousing and employment space; a secondary school and three primary schools; parks, open spaces and sports pitches; works to the M27 Junction

10 and to the A32; and connections to the cycleway and pedestrian network. Construction is underway and some houses are now occupied as of December 2025.

- 12.7.60 The Proposed Development has sought to avoid the site of Welborne Garden Village and also avoid locating the Pipeline in close proximity to residential areas. There is one small area of overlap with the Welborne Garden Village site (currently allocated for residential development and play space within the Welborne Garden Village masterplan) around the proposed site of the temporary construction compound to support the construction of IPS-F. None of the permanent infrastructure associated with the Proposed Development intersects with the development, except for a new permanent access road which would be developed from Chalk Lane to IPS-F. There is flexibility in the Order Limits to allow for the final location of this permanent access road from Chalk Lane to be determined at the detailed design stage post-consent. This flexibility is required due to uncertainty associated with the Welborne Garden Village development.

#### *Above Ground Plant*

- 12.7.61 The locations of AGP are within the Order Limits. Baseline information for AGP locations, all along the Pipeline between the WRP site and Otterbourne WSW, is therefore included within the baseline for this component section in paragraphs 12.7.41 to 12.7.60. The locations of AGP are marked on ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6).

#### **Future baseline**

- 12.7.62 A review has been undertaken to determine whether existing baseline conditions might change between the time of undertaking the assessment and the future years in which the Proposed Development is planned to be constructed and become operational.

#### *Land use*

- 12.7.63 The future baseline for land use in the study area is unlikely to change significantly over the construction and operational timeframe, although major committed developments could introduce new residential or commercial receptors.
- 12.7.64 The future baseline includes committed developments that would be delivered prior to commencement of construction. The development at Welborne Garden Village (refer to ES Figure 12.4 Location of committed development site at Welborne, Fareham, Volume III (Document reference 6.3, DCO Volume 6)), which is within 500m of the Proposed Development at the closest point, is expected to come forward and has been treated as part of the future baseline for the assessment.
- 12.7.65 As the WRP site has been purchased by the Applicant to enable the Proposed Development, the planning permission in place on the site at Brockhampton West has now expired and that this does not therefore form part of the future baseline.

*Agriculture, soils and climate change*

- 12.7.66 In relation to ALC, it is unlikely that the future baseline would change from that described in section 12.7, although there is the potential that climate change could affect weather conditions which could have longer term impacts on soil conditions, cropping patterns and land management. The wider climate change impacts on the Proposed Development are described in ES Chapter 10 Carbon and climate change, Volume I (Document reference 6.1, DCO Volume 6).
- 12.7.67 Future changes as a result of climate change are noted in paragraphs 12.7.68 to 12.7.70. Although these would not change the future baseline in the construction phase, they could be relevant to the operational or decommissioning phases. However, as discussed in paragraphs 12.7.68 to 12.7.70, the longer-term effect of climate change on agricultural land quality and soils, and any subsequent management response, is complex such that it is not possible to determine how this would affect the sensitivity of receptors.
- 12.7.68 Climate change is likely to result in both positive and negative influences on soils and agricultural land. While warmer temperatures and increased carbon dioxide concentrations may result in improvements in crop and vegetation yields, it is also likely that crops and vegetation would suffer from adverse effects of climate change, particularly related to water stress, crop heat stress and increased severity and frequency of flood events.
- 12.7.69 In terms of ALC factors, the likely shift to wetter winters and drier summers is likely to lead to a reduction in the water available to crops during key growth periods. The increase in the risk to crop yields from drought is likely to be the main determining factor in the future quality of agricultural land in England, particularly in the south and east of the country where much land is expected to be downgraded under the current ALC guidelines [43]. The agricultural quality of agricultural land in England is determined mostly by either soil droughtiness or soil wetness limitations which result from an interaction of soil/site properties and the local climate. Given that the soil/site properties are relatively stable over the long-term, changes to the future classification of land would be determined mostly by a changing climate. Wetter winters and drier summers could also increase the susceptibility of soils to erosion and compaction, also affecting agricultural land quality.
- 12.7.70 As well as the uncertainties arising from a changing climate, there are also a number of other potential responses and adaptations to climate change to consider, in terms of the management of land, soils and critical inputs, particularly water resources, that complicate a description of the future baseline. Given these complexities, the assumption is made that the future baseline would remain substantially unchanged.

## **12.8 Assessment of likely significant effects**

- 12.8.1 This section presents the assessment of likely significant effects on land use and agriculture resulting from the construction, operation and decommissioning of the Proposed Development. Only those receptors identified in the baseline that are likely to be impacted by the Proposed Development are included in this section. The likely significant effects of the Proposed Development are identified taking into account primary and tertiary mitigation. Following assessment, the need for

secondary mitigation is considered in section 12.9 and residual effects are explained in section 12.10.

### **Construction effects**

#### *Proposed Development-wide effects*

12.8.2 This section considers construction effects that are expected to be Proposed Development-wide, or where the location of a particular element of the Proposed Development (such as the construction workers hub) would be confirmed post granting of DCO consent. The remainder of the assessment, from paragraph 12.8.30 onwards, then provides the assessment by component of the Proposed Development. Headings and sub-headings are used for each type of receptor and effect.

#### *Construction workers hub*

12.8.3 As described in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) a construction workers hub may be temporarily required during the construction phase to act as a main project hub. This would provide an office building accommodating approximately 60 employees during construction working hours, with welfare, parking and security facilities. The purpose of the construction workers hub would be a central point for construction workers to assemble prior to transportation to the temporary construction compounds. The construction workers hub would not be used to store materials, plant or other equipment. The area required for the construction workers hub would be up to 15,000m<sup>2</sup>, and would be located within 10km of the Pipeline between the WRP site and Otterbourne WSW.

12.8.4 It is assumed that the site for a construction workers hub would be identified by the Contractor, post-consent, during the construction phase, using an existing suitably consented site for the activities to be undertaken there. An assessment of environmental effects would already have been undertaken on the existing consented site, and no construction works would take place at that site, therefore the construction workers hub is not assessed in this ES.

12.8.5 However, the environmental effects related to the vehicle movements associated with the use of the construction workers hub for the construction of the Proposed Development are considered within this assessment, additional detail of which can be found in section 3.5 in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) and ES Appendix 18.1 Transport Assessment (Document reference 6.2, DCO Volume 6). It is expected that the construction workers hub would be located in close proximity to the strategic road, reducing the potential impact on traffic conditions and the potential for adverse in-combination effects on amenity for local residents, businesses and community receptors. The sensitivity of these receptors is considered to be medium, due to their moderate vulnerability to environmental changes and their capacity to adapt over time. While these receptors may experience temporary disruption, they typically have some resilience to change. The magnitude of the impact on amenity is expected to be minor. This would result in a minor adverse effect that would not be significant.

*Agriculture*

*Temporary or permanent loss of agricultural land*

- 12.8.6 The Proposed Development would involve the loss of agricultural land on both a temporary and permanent basis. Most of the effects would be temporary and arise from the installation of the Pipelines by open-cut trench construction, as well as the temporary construction compounds (other than those associated with the AGP), during which time land within the Order Limits would be taken out of agricultural production and use. Following installation and completion of construction, the land would be restored to its pre-existing agricultural use using the same soils in the same locations from which they would have been excavated, as set out in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7). For arable land within the Order Limits, there would typically be a loss of crop from the land required for open-cut trench construction and temporary construction compounds for the duration of construction, although it may be that there is sufficient time within a cropping year to sow or re-sow a crop on land within the Order Limits. For grassland, the restored land would be resown following reinstatement but would require time before it could be managed alongside the adjacent undisturbed land.
- 12.8.7 The permanent loss of agricultural land would be associated mostly with the AGP, which would remove relatively small areas of land from agricultural production for the duration of the Proposed Development.
- 12.8.8 There would also be a requirement for a number of isolation valves, air valves and washout valves along the route of the pipeline. As set out in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6), these would require ventilated chambers with the top standing at least 300mm above ground level in open land or at the same level as the road surface when located in road corridors, finished with an appropriately security rated chamber cover. However, as the land-take requirements are de minimis, the permanent land loss associated with these chambers is not considered further in the agricultural land assessment.
- 12.8.9 The EIA Scoping Opinion also requires a consideration of permanent losses of agricultural land arising from ‘permanent easements’ for the Pipeline, but ‘easements’ would only grant the rights for access and maintenance as necessary and would not permanently remove that land from agricultural use. ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) confirms that protective strips of land either side of, and above and below, the pipelines constructed using open-cut construction methods, would be acquired for the following reasons:
1. Ensure space and access to enable maintenance and repair.
  2. Protect the integrity of the pipeline from external influences for example, loading.
  3. The protective strip would restrict the landowner or occupier from undertaking certain activities that would restrict access to or affect the integrity of the pipeline.
- 12.8.10 This includes restricting the following activities:

1. Erecting, constructing or placing any building, wall or other structure whether permanent or temporary.
  2. Undertaking any piling or percussive works.
  3. Altering ground levels.
  4. Planting trees, shrubs or other species other than as set out by the Applicant's 'Guide to Tree Planting near Mains and Sewers' [44] or other relevant standards.
  5. Constructing or laying new pipe duct or cable across the pipeline at an angle of less than forty-five degrees formed by the pipeline and the new pipe duct or cable.
- 12.8.11 There would not be a restriction on normal agricultural operations and therefore no permanent loss of land from agricultural use above the pipeline. In addition, the Pipeline would be installed to a minimum depth of 0.9m from the pipeline crown to ground level, such that normal agricultural operations can resume on the surface post-construction. Permanent losses are therefore restricted to the footprints of the AGP.
- 12.8.12 The area of agricultural land that would be removed temporarily from agricultural use during construction would extend to 240ha, of which approximately 114ha or 48% of the agricultural land is BMV land in Grades 1 and 2 (very high sensitivity) and Subgrade 3a (high sensitivity), and approximately 126ha (52%) is non-BMV land in Subgrade 3b (medium sensitivity) and Grade 4 (low sensitivity).
- 12.8.13 These areas would not be removed from agricultural production all at the same time and that, as set out in ES Chapter 3, Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6) there would be a rolling programme of pipeline installation but, given the uncertainty about when agricultural production could resume at any one location, depending on the relevant land use and timing of installation, it is a reasonable worst case to assess the removal from production as a whole or a single event.
- 12.8.14 Temporary, reversible losses of soil functions (such as food production) are assessed as a minor magnitude of impact in the ISEP guidance [22]. The advice in the ISEP guidance that temporary developments can result in a permanent impact relates to impacts on other soil-related features as advised by other environmental specialists and not to soil functions such as food production from agricultural land as the function is lost temporarily for the installation of the pipeline but is returned on reinstatement. Any potential adverse impacts on soils are mitigated in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7) and the Contractor would need to comply with a detailed SRMP to mitigate these impacts. There is no basis, therefore, on which to assess the magnitude of impact for the Proposed Development as anything greater than the temporary, reversible loss of agricultural land, and therefore a minor magnitude of impact.
- 12.8.15 There would be a temporary, short-term, moderate adverse effect on the very high sensitivity BMV agricultural land and a temporary, short-term, minor adverse effect on the high sensitivity BMV land as a result of removing a substantial area from production during the construction phase for open-cut trenches and temporary construction compounds. The effect on very high sensitivity Grades 1 and 2 land

would be significant. The effect on the high sensitivity Subgrade 3a land would not be significant.

- 12.8.16 There would be a temporary, short-term, minor adverse effect on the medium sensitivity non-BMV agricultural land and a temporary, short-term, neutral effect on the low sensitivity non-BMV land. Neither of these effects would be significant.
- 12.8.17 The area of agricultural land that would be removed permanently and irreversibly from agricultural use would be a minor magnitude of impact, as it would be less than 5ha of agricultural land, as set out in Table 12-10. As set out in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6):
1. BPT/IPS-E would have a maximum footprint of 0.889ha within a works area of 1.099ha
  2. IPS-F a maximum footprint of 0.632ha within a works area of 0.678ha
  3. IPS-G a maximum footprint of 0.699ha within a works area of 0.699ha
  4. BPT-K a maximum footprint of 0.465ha within a works area of 0.465ha
- 12.8.18 These total 2.685ha, of which approximately 1.588ha is BMV land in Grades 2 and 3a (at BPT/IPS-E and IPS-G) and of very high and high sensitivity. There would be a permanent, moderate adverse effect on the very high sensitivity Grade 2 land, which would be significant, and a permanent, minor adverse effect on the high sensitivity Subgrade 3a land, which is not significant.
- 12.8.19 Approximately 1.097ha is non-BMV land in Subgrade 3b and Grade 4 (at IPS-F and BPT-K). There would be a permanent, minor adverse effect on the medium sensitivity Subgrade 3b land and a neutral effect on the low sensitivity Grade 4 land. Neither of these effects are significant.

*Temporary or permanent impacts on agricultural land use*

- 12.8.20 The construction of the Proposed Development could result in temporary or permanent impacts on agricultural land use, for example, as a result of disruption to movements of livestock, loss of access or boundary features, disruption to water supply or drainage systems, disruption to land management agreements, or severance of agricultural fields. Engagement with landowners has been undertaken by way of written and verbal correspondence as well as face to face meetings and responses from the consultation process, to understand the extent and nature of land holdings, and information such as scale and detail of agricultural operations including seasonality of those operations. Commitments are also contained within the Outline CEMP (Document reference 7.1, DCO Volume 7) in respect of the maintenance of access to farm tracks and the provision of private farm access across the open-cut pipeline during construction as required and where feasible to mitigate field severance. Given the short-term and temporary nature of the pipeline installation, it is not anticipated that there would be any likely significant effects at each location arising from ongoing farm viability issues that cannot be resolved through measures, implemented in accordance with relevant environmental legislation and best practice guidance, contained within the Outline CEMP (Document reference 7.1, DCO Volume 7), including ongoing discussion and negotiation.

- 12.8.21 The design of the Proposed Development has sought to avoid temporary or permanent loss or demolition, however, to facilitate construction works for the pipeline route between the WRP site and Otterbourne WSW, there is a requirement to demolish, disassemble and/or temporarily relocate a number of agricultural structures as part of the initial working width set-up.
- 12.8.22 There is a structure associated with Strawberry Fields, a smallholding on Little Bull Lane, Waltham Chase (Section J), and a number of poultry sheds at a smallholding at Winchester Poultry Farm, Crowdhill (Section L) that, as a reasonable worst case, would need to be demolished, disassembled and/or temporarily relocated. Given the nature of the works, it is not considered that there is the potential for permanent adverse effects on the viability of these holdings. With regards to the temporary adverse effects, engagement will take place with the owners of the land on which the structures are located to ensure that any impacts to the operation of the farm holding, from the demolition, disassembly and/or temporary relocation of the structures, are reduced as far as is practicable. It is assumed that it would be possible for the structures to perform the same function in a relocated position. However, if during engagement it is determined that agricultural business operations, agricultural land use activities or any other functions linked to the affected structures would be affected or interrupted then compensation is payable in accordance with the relevant provisions of the DCO and the statutory compensation code. The sensitivity of the receptor is considered to be low as they are used as animal shelters and could perform the same function in an alternative location within the land parcel. With the tertiary mitigation measure (as described in section 12.4) in place as secured by the Outline CEMP (Document reference 7.1, DCO Volume 7), the magnitude of the temporary effect associated with the installation of the pipeline is considered to be moderate, resulting in a minor adverse effect which would not be significant.
- 12.8.23 In respect of the permanent losses of agricultural land, contact has been made and meetings progressed with the owner and occupier of BPT/IPS-E land; and the owner-occupiers of IPS-F, IPS-G and BPT-K land. Other than the presence of agri-environment schemes at the location of BPT/IPS-E (Higher Level Stewardship replaced by the Sustainable Farming Initiative in 2024) and at BPT-K (5-year Mid-tier Countryside Stewardship Scheme), no issues have been raised in respect of agricultural land use and the ongoing viability and operation of the farm holdings. Both schemes cover considerably wider areas at these holdings (in excess of 100ha in each case) than the AGP sites and would not be compromised by the permanent loss of land to the AGP.
- 12.8.24 The magnitude of impact from the temporary use of agricultural land on farm holdings is assessed as minor from Table 12-10, given that there would be a short-term, temporary loss of land and a commitment to provide suitable alternative accesses where practicable. Individual farm holdings contribute on a regional scale economically and are therefore of low sensitivity referring to Table 12-9. The significance of effect on farm holdings is therefore assessed as predominantly short-term, temporary, minor adverse and not significant.
- 12.8.25 The magnitude of impact from the permanent loss of agricultural land on farm holdings is assessed as negligible from Table 12-10, given the permanent loss of less than 1ha at each site, on individual farm holdings that are assessed as low

sensitivity Table 12-9. The permanent effects on the four holdings that include the AGP sites would be neutral. None of these effects would be significant.

### *Soils*

#### *Temporary disruption to soils*

- 12.8.26 The effects from construction on soils would be temporary and primarily related to their excavation, storage and reinstatement in terms of installing the Pipeline between the WRP site and the Otterbourne WSW, mostly using open-cut trench construction other than for locations such as crossing larger rivers or major infrastructure. The Pipelines between Budds Farm WTW and the WRP site and the Pipelines between the WRP site and Bedhampton Springs would be installed mostly using trenchless construction or above-ground (other than a limited extent of open-cut trench construction adjacent to the above-ground section) and would generally not disturb the soil resource.
- 12.8.27 Good practice guidance in the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites [45] would be followed in the handling of soils to ensure that they can be reinstated in a similar condition to their pre-construction condition and that they can continue to perform the same functions as before. This guidance is included in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7). There are distinct soil types within each section of the Pipeline between the WRP site and Otterbourne WSW, as identified in section 12.7, which would require separate handling during construction. These are set out in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7) and would be developed in the detailed SRMP by the Contractor post-consent. In general terms, however, topsoils and subsoils would be excavated and stored locally adjacent to the trench or construction compound so that the same soils may be replaced in the same order and location. The Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7) also sets the criteria for the appropriate timing, weather conditions and soil moisture conditions for handling soils, and the appropriate plant to be used.
- 12.8.28 The magnitude of impact on soils would be negligible from Table 12-10, with no or very little change to the baseline conditions following good practice in the Outline SRMP appended to the Outline CEMP (Document reference 7.1, DCO Volume 7). The sensitivity of soils from Table 12-9 is mostly low (loamy soils) to medium (clay soils), with no high sensitivity (peat) soils identified. There would therefore be a temporary, neutral effect on soils during the construction phase, which would not be significant.

### *Water Recycling Plant site*

#### *Residential property*

##### *Temporary loss of structures associated with residential property*

- 12.8.29 The construction of the WRP site would not require the temporary loss of structures associated with any residential property.

*Temporary loss of access and boundary features*

- 12.8.30 The nearest residential properties are located approximately 400m from the WRP site, on the opposite side of the A27 Havant Bypass. It is therefore not expected that the construction of the WRP site would impact directly on access to or boundary features of residential properties.
- 12.8.31 There may be the potential for residents of surrounding areas of Bedhampton and Havant to experience temporary indirect impacts on access as a result of construction traffic using local roads to access the WRP site. Indicative construction traffic routes are identified in the Framework CTMP (Document reference 7.2, DCO Volume 7) along with measures to reduce construction traffic impacts on local road and transport networks. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that temporary increases in construction traffic assessing the WRP site while construction activity is undertaken would not result in any likely significant effects on road users and residents in the surrounding areas of Bedhampton and Havant.
- 12.8.32 The sensitivity of residential receptors is considered high due to their continuous occupancy and the occupant's high sensitivity to change and the magnitude of impact from the WRP construction for temporary loss of access and boundary features is considered negligible. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) does not report any likely significant effects on road users and residents in this area. Therefore, the likely significant effects are considered as minor adverse and therefore not significant.

*In-combination effects on amenity*

- 12.8.33 The sensitivity of the residential receptor is considered high due to their continuous occupancy and the occupant's high sensitivity to change. Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6) and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) the magnitude of impact is considered negligible. Therefore, it is not anticipated that the construction of the WRP site would result in any significant in-combination effects on amenity for residential receptors, with at most a minor adverse effect.

*Community land and facilities*

*Temporary or permanent loss of community land*

- 12.8.34 The construction of the WRP site would not require the temporary or permanent loss of any community land.

*Temporary loss of access and boundary features*

*Broadmarsh Coastal Park*

- 12.8.35 Broadmarsh Coastal Park is located to the south of Harts Farm Way, with car parking provided at Broadmarsh Coastal Park Car Park and Chalkdock Lake Car Park. Pedestrian access is provided by shared walkway and cycleway along Harts

Farm Way, and by some PRoWs which connect the coastal park with residential areas of Bedhampton to the north of the A27. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that construction activity to facilitate the construction of the two permanent accesses to the WRP site north of Harts Farm Way would likely require a temporary, short-term, overnight lane closures on Harts Farm Way, resulting in a perceptible increase in delay for car or bus users that would affect travel behaviour but not to the extent that it would materially change conditions which would otherwise prevail. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) assesses the effect as minor adverse and therefore not significant. The lane closures would be to the east of the access road to the Broadmarsh Coastal Park car park, and so it is assumed that vehicular access from the A27 would not be affected. It is approximately 1km by foot from Broadmarsh Coastal Park to the nearest residential receptors in Bedhampton, and it is therefore assumed that the majority of users of the Coastal Park arrive by car. Therefore, delays on Harts Farm Way during construction activity to facilitate the construction of the accesses for the WRP site could impact on access to this open space, resulting in temporary adverse effects for users.

- 12.8.36 For land use, the sensitivity of Broadmarsh Coastal Park is considered to be medium as it is anticipated that the effect would not result in a material reduction in community value. As the findings in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) would be temporary and short-term i.e. regardless of the perceptible increase in delay for car or bus users along Harts Farm Way, access from the A27 would be unaffected, and there are alternative open spaces available locally, the magnitude of the impact is considered to be minor. The construction of the WRP site is therefore considered to result in a minor adverse effect which is considered not significant.

Storehouse Lake Angling Association

- 12.8.37 To the south of the WRP site, at the north end of Langstone Harbour, is the Storehouse Lake Angling Association. The association provides a low-cost alternative to traditional boating establishment and maintains a public slipway for launching and retrieving boats and dinghies. The sensitivity of the receptor is considered low. The site is located to the right of Broadmarsh Coastal Park car park and can be accessed via Harts Farm Way. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that construction activity to facilitate the construction of the two permanent accesses to the WRP site north of Harts Farm Way would likely require temporary, short-term lane closures on Harts Farm Way. The lane closures would be to the east of the access road to the car park, and so vehicular access from the A27 would not be affected. However, delays on Harts Farm Way during construction activity, to facilitate the construction of the accesses to the WRP site, could restrict access to users of the Angling Association.
- 12.8.38 For land use, as the sensitivity of the receptor is low, as it is anticipated that the effect would not result in a material reduction in community value, and the impact from construction is temporary, and minor magnitude relating only to temporary lane closures, this results in minor adverse effects for users and is therefore not significant.

*Temporary in-combination effects on amenity for sensitive community facilities*

- 12.8.39 The sensitivity of the two community receptors, Storehouse Lake Angling Association and Broadmarsh Coastal Park, are considered to be low and medium respectively for this assessment of in-combination effects on amenity. Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6), ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6) and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) the magnitude of impact is considered minor, and therefore it is not anticipated that the construction of the WRP site would result in any significant in-combination effects on amenity for community receptors, with at most a minor adverse effect.

*Commercial property and land*

*Temporary or permanent loss of commercial land*

- 12.8.40 The construction of the WRP site would not require the temporary or permanent loss of any commercial property and land.

*Temporary loss of structures associated with commercial property or land*

- 12.8.41 The construction of the WRP site would not require the temporary loss of structures associated with commercial property or land.

*Temporary loss of access and boundary features*

*Businesses accessed from Harts Farm Way*

- 12.8.42 Harts Farm Way provides the primary access from the A3(M) and A27 to an area of commercial and industrial properties to the south of the A27, including those at Broadmarsh Business and Innovation Centre and at Hermitage Park. Use types in this area include light industrial (Use Class E(g)(iii)), manufacturing (Class B2), commercial (Class E), office (Class E(g)(i)) and retail (Class E(a)), with businesses including storage facilities, manufacturing companies, motor trades, and office-based activities.
- 12.8.43 ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that construction activity to facilitate the construction of the two temporary accesses to the WRP site north of Harts Farm Way would likely require temporary lane closures overnight. The anticipated temporary overnight lane closures would likely be perceptible but not to the extent that it would materially change conditions which would otherwise prevail. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) therefore assesses the effect as temporary, short-term and of minor adverse significance.
- 12.8.44 Access to businesses would be maintained at all times, and alternative routes from Havant and the A27 are available via Park Road, Solent Road and Brockhampton Road. However, Harts Farm Way is the most direct route between these businesses and the strategic road network, and disruption and delays to traffic

using Harts Farm Way could result in temporary, indirect impacts on access to businesses located on this road.

- 12.8.45 There are a variety of businesses located in this area, including some such as manufacturing businesses, which may be particularly sensitive to delays on the road network. The sensitivity of these receptors is therefore considered to be medium due to their business operations and need to access the road network. As the impact would be temporary and short-term, and alternative routes would be available, the magnitude of the impact is considered to be minor. For land use, this results in a minor adverse effect which would not be significant.

*Temporary in-combination effects on amenity for sensitive commercial property and land*

- 12.8.46 The sensitivity of these receptors, accessed from Harts Farm Way, with regards to in-combination effects on amenity, is considered low. Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6); and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6), the magnitude of the impact is considered moderate, and therefore the construction of the WRP site would result in minor adverse effects which are not significant.

*Development land*

*Temporary or permanent loss of development land*

- 12.8.47 The construction of the WRP site would require land allocated for employment uses in the Havant Borough Local Plan (Allocations) (2014) [10]. This is assessed in paragraphs 12.8.49 to 12.8.54.

*Temporary loss of access and boundary features*

- 12.8.48 The construction of the WRP site would not impact on access to or boundary features of development land.

*Future sterilisation of land allocations or committed schemes*

*Brockhampton West employment allocation*

- 12.8.49 As discussed in section 12.7.44, the WRP site is currently allocated for manufacturing and/or warehousing floorspace under site reference BD11 in Policy HB2 of the Havant Borough Local Plan (Allocations) (2014) [10]. Neighbouring allocations BD9 and BD10, also accessed from Harts Farm Way, have already been built out.
- 12.8.50 Outline planning permission was granted in 2022 (APP/21/00189) for new development units to provide up to 29,000m<sup>2</sup> for flexible uses across classes E (light industrial), B2 (manufacturing) and B8 (storage or distribution) though the application was not implemented and has expired.

- 12.8.51 The current allocation and previous planning consent establish the principle of development on the site. The emerging local plan for Havant (the Draft Building a Better Future Plan) [11] proposes to remove the employment allocation for the site which may be replaced by an allocation or designation that would reflect its role in delivering major infrastructure.
- 12.8.52 The applicant has engaged with HBC and they have confirmed the principle of the proposed land use of the Proposed Development is appropriate and propose to reflect this through amendments to their site allocations. As a result, the sensitivity of the receptor is considered low and the magnitude of the impact is minor, noting it has not been scored as negligible as HBC have yet to formalise this change. This results in a minor adverse effect which is not significant.

*Pipelines between Budds Farm Wastewater Treatment Works and the Water Recycling Plant site*

*Residential property*

*Temporary loss of structures associated with residential property*

- 12.8.53 The construction of the Pipelines between Budds Farm WTW and the WRP site would not require the temporary loss of structures associated with any residential property.

*Temporary loss of access and boundary features*

- 12.8.54 The residential receptors identified for the WRP site are the same properties which would be affected by the pipeline between the WRP site and Budds Farm WTW. Therefore, for the assessment findings please see paragraphs 12.8.28 to 12.8.31.

*In-combination effects on amenity*

- 12.8.55 The sensitivity of these receptors is considered medium. Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6); and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) the magnitude of impact is considered minor. Therefore, it is not anticipated that the construction of the Pipelines between Budds Farm WTW and the WRP site would result in any significant in-combination effects on amenity for residential receptors, with at most a minor adverse effect.

*Community land and facilities*

- 12.8.56 The construction of the Pipelines would not require the temporary or permanent loss of any community land or facilities, temporary loss of structures associated with community land or facilities, impact on access to or boundary features of community land or facilities or result in any significant in-combination effects on amenity for community receptors.

*Commercial property and land*

- 12.8.57 The construction of the Pipelines between Budds Farm WTW and the WRP site would not require the temporary or permanent loss of any commercial land, the temporary loss of structures associated with commercial property and land, impact on access to or boundary features of commercial property or land or result in any significant in-combination effects on amenity for commercial receptors.

*Development land*

- 12.8.58 The construction of the Pipelines between Budds Farm WTW and the WRP site would not require the temporary or permanent loss of any development land, impact on access to or boundary features of development land or result in the sterilisation of land allocations or committed schemes.

*Pipelines between the Water Recycling Plant site and Bedhampton Springs*

- 12.8.59 It is expected that the construction of the Pipelines between the WRP site and Bedhampton Springs would not require the temporary or permanent loss of any community land and facilities, commercial property and land, or development land; and that it would not impact on access to or boundary features of residential property, community land and facilities, commercial property and land, or development land; and would not result in the sterilisation of land allocations or committed schemes and would not result in any significant in-combination effects on amenity for residential, community or commercial receptors.

*Pipeline between the Water Recycling Plant site and Otterbourne Water Supply Works*

*Residential property*

*Temporary loss of structures associated with residential property*

- 12.8.60 The design of the Proposed Development has sought to avoid temporary or permanent loss or demolition, however, to facilitate construction works for the pipeline route between the WRP site and Otterbourne WSW, there is a requirement to demolish, disassemble and/or temporarily relocate a number of structures as part of the initial working width set-up.
- 12.8.61 There is a structure associated with Lavender Farm, a residential property off Pricketts Hill, Shedfield (Section H) that, as a reasonable worst case, would need to be demolished, disassembled and/or temporarily relocated. Given the nature of the works, it is not considered that there is the potential for permanent adverse effects on the residents of the residential property that this structure is associated with. With regards to the temporary adverse effect, as set out in paragraph 12.4.3 engagement will take place with the owners of the land and structure to ensure that any impacts due to the disassembly and/or relocation of the structure, are reduced as far as is practicable. It is assumed that it would be possible for the structure to perform the same function in a relocated position. However, if during engagement it is determined that business operations, land use activities or any other functions linked to the affected structure would be affected or interrupted then compensation is payable in accordance with the relevant provisions of the DCO

and the statutory compensation code. The sensitivity of the receptor is considered to be low due to the fact that although the structure is associated with a residential property, it is not used as residential accommodation. With the tertiary mitigation measure (as described in section 12.4) in place, as secured by the Outline CEMP (Document reference 7.1, DCO Volume 7), the magnitude of the temporary effect associated with the construction of the pipeline route is considered to be moderate, resulting in a minor adverse effect which would not be significant.

- 12.8.62 There are two paddock shelters that, as a reasonable worst case would require demolition, disassembly and/or temporary relocation, understood to be associated with adjacent residential properties located on Wardle Road, Highbridge (Section L). The residential properties themselves are not located within the Order Limits. Given the nature of the works, it is not considered that there is the potential for permanent adverse effects on the residential properties associated with the affected structures. With regards to the temporary adverse effect, as set out in section 12.4, engagement will take place with the owners/operators of the land and structures to ensure any impacts, from the demolition, disassembly, and/or relocation of existing structures, are reduced as far as reasonably practicable. It is assumed that it would be possible for the structures to perform the same function in a relocated position. However, if during engagement it is determined that business operations, land use activities or any other functions linked to the affected structures would be affected or interrupted then compensation is payable in accordance with the relevant provisions of the DCO and the statutory compensation code. The sensitivity of the receptor is considered to be low due to the fact that although the structures are associated with residential properties, they are used as shelters for horses rather than human receptors and could perform the same function in an alternative location within the land parcel. With the tertiary mitigation measure (as described in section 12.4) in place, as secured by the Outline CEMP (Document reference 7.1, DCO Volume 7), the magnitude of the temporary effect associated with the construction of the pipeline route is considered to be moderate, resulting in a minor adverse effect which would not be significant.

*Temporary loss of access and boundary features*

- 12.8.63 The design of the Proposed Development has sought to avoid temporary road closures on roads used for journeys at a regional or national level, and all motorways and A roads would be crossed using trenchless construction methods. The construction of the Pipeline between the WRP site and Otterbourne WSW would, however, likely require temporary, short-term road closures or temporary, short-term lane closures at a number of locations, due to construction of the Pipeline, construction of the AGP, construction of temporary access to the temporary construction compounds, and construction of permanent accesses to the AGP.
- 12.8.64 In some locations, these road or lane closures would result in a perceptible increase in delay for car or bus users that would likely affect travel behaviour. Closures would be temporary and short-term, therefore ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that this would result in minor adverse effects (not significant) and negligible adverse effects (not significant).

12.8.65 Access to residential properties would be maintained at all times. However, disruption and delay to road users caused by road or lane closures could impact on access to residential properties while the Proposed Development is constructed. Areas that have been identified at this stage that could experience short-term, temporary impacts on access as a result of road or lane closures on multiple routes within the area are listed in Table 12-18. The table indicates the roads on which ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports minor adverse effects, and the pipeline sections in which these are located. Additional information is provided in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6).

**Table 12-18 Areas where residential properties could be impacted temporarily by multiple road or lane closures**

Area	Roads affected
Section E	Minor adverse effects: Pigeon House Lane, Mill Lane, Widley Walk, New Down Lane, Boarhunt Road, Monument Lane, Porer Lane, Crooked Walk Lane, B2177 Southwick Road
Section F	Minor adverse effects: Whitedell Lane, Forest Lane and Chalk Lane
Wickham (Section G)	Minor adverse effects: Forest Lane, Blind Lane, Castle Farm Lane, Titchfield Lane, and Tanfield Lane
Section H	Minor adverse effects: Blind Lane, Shirrell Heath High Street and Pricketts Hill
Section J	Minor adverse effects: Sandy Lane, St Anne’s Lane, Curdridge Lane, and B3035 Botley Road
Section K	Minor adverse effects: Scivier’s Lane, Alma Lane, Winters Hill, Winchester Road and the B3037 Mortimers Lane
Section L	Minor adverse effects: Stroudwood Lane, Bishopstoke Lane, and Church Lane
Section M	Minor adverse effects: Kiln Lane

12.8.66 In addition, residential areas around Widley and Drayton could experience effects as a result of the temporary, short-term lane closure on the B2177 Portsdown Hill Road to facilitate the construction of a temporary access for construction compound E-1 (see ES Figure 1.1 Location of the Proposed Development and Order Limits, Volume III (Document reference 6.3, DCO Volume 6) for location of temporary construction compounds).

12.8.67 The duration of proposed closures would vary depending on the construction activity to be undertaken in each location. In most cases the closures involve short-term overnight closures. Where road closures are proposed in proximity to each other (for example in the area north of the B2177 Portsdown Hill Road), as detailed in the Traffic Management Strategy (Document reference 7.3, DCO Volume 7), a sequential approach would be adopted to reduce impacts on journey times and reduce disruption for road users. Additional information is provided in the Traffic Management Strategy (Document reference 7.3, DCO Volume 7).

12.8.68 There may also be the potential for residents of some areas to experience temporary, indirect impacts on access as a result of construction traffic using local

roads. Indicative construction traffic routes are identified in the Framework CTMP (Document reference 7.2, DCO Volume 7) along with measures to reduce construction traffic impacts on local road and transport networks. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that temporary increases in construction traffic while construction activity is undertaken would not result in any likely significant effects on road users.

- 12.8.69 The sensitivity of residential receptors is considered to be medium, due to the nature of the effect on occupants and the fact that access would be maintained at all times. Given the short-term nature of closures and the measures to reduce disruption, the magnitude of the impact in all areas is considered to be minor. This results in a minor adverse effect which is considered not significant.

*In-combination effects on amenity*

- 12.8.70 The sensitivity of residential receptors is considered to be medium, due to the nature of the effect on occupants. Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6); and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6), the magnitude of impact is considered to be minor. Therefore, it is not anticipated that the construction of the Pipeline between the WRP site and Otterbourne WSW would result in any significant in-combination effects on amenity for residential receptors, with at most a minor adverse effect.

*Community land and facilities*

*Temporary or permanent loss of community land*

- 12.8.71 The construction of the Pipeline between the WRP site and Otterbourne WSW would not require the temporary or permanent loss of any community land or facilities. However, there is one road milestone, and a memorial located on Portsdown Hill Road which are located within the Order Limits for the pipeline. It is not anticipated that there would be any effect to these community receptors, given the construction methodology for the pipeline. Tunnelling is to be utilised in areas where the Pipeline is required to pass through populated residential areas and cross sensitive environmental features where the length is too long for trenchless construction. The sensitivity of these receptors is considered low as they are expected to incur minimal loss in community value due to the effect, and the magnitude of impact is considered negligible, as such, this effect is assessed as neutral and not significant.

*Temporary loss of access and boundary features*

*Schools and education*

- 12.8.72 Boundary Oak School (Section F) is an independent day and boarding school, located at Roche Court on the A32 north of Junction 10 of the M27. It is outside the 500m buffer from the Order Limits but has been included in the assessment due to the potential impact on access. Wickham CofE Primary School (Section H)

is located to the north of Wickham village centre, accessed from Buddens Road. Its catchment area includes rural areas to the south of the village, and neighbouring settlements such as Boarhunt and Knowle. Happy Mindz Preschool and Daycare (Section H) is a private nursery located on the A334 Winchester Road in Wickham. Kids Love Nature Kindergarten (Section G) is a private nursery located in the former Wickham Montessori School, within the Park Place Pastoral Centre in Wickham, accessed from the A334 Winchester Road. Peacock Pre-School is a private pre-school located in a former residential property on Birkdale Avenue (Section D) with access from the B2177 via Farlington Avenue to the north, or via Farlington Avenue to the south.

- 12.8.73 ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that construction activity to facilitate the construction of temporary accesses for temporary construction compounds G-1 and G-2 would likely require overnight lane closures on the A32 Hoads Hill, to the south of Wickham, the temporary overnight lane closures would not be perceptible or materially change conditions that would otherwise prevail. This route is used by drivers and bus passengers making journeys that are important on a regional level, and therefore the receptor sensitivity is medium. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that the short-term temporary effects would be of negligible adverse significance (not significant) with regards to driver delay.
- 12.8.74 Bright Horizons Fair Oak Day Nursery and Preschool (Section L) is a private nursery located at Vicarage Farm, on the B3354 Winchester Road between Colden Common and Fair Oak. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that construction activity to facilitate the construction of temporary accesses for temporary construction compounds L-4, L-5 and L-6, would likely require temporary night-time lane and road closures on the B3354 Winchester Road to the south of Fisher's Pond. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) concludes that the anticipated works would result in effects of negligible adverse significance to drivers whilst being undertaken. The Nursery is unlikely to be open during the night and access to the nursery would be maintained at all times.
- 12.8.75 There may also be the potential for children, staff and caregivers travelling to schools and nurseries to experience temporary, indirect impacts on access as a result of construction traffic using local roads. Indicative construction traffic routes are identified in the Framework CTMP (Document reference 7.2, DCO Volume 7) along with measures, implemented in accordance with relevant environmental legislation and best practice guidance, to reduce construction traffic impacts on local road and transport networks.
- 12.8.76 Schools located close to routes that could potentially be used by construction traffic include St John the Baptist CofE Primary School (Section H), located on Solomons Lane off the B2177 Winchester Road between Shedfield and Waltham Chase, and Colden Common Primary School (Section L), on Upper Moors Road in Colden Common. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that temporary increases in construction traffic while construction activity is undertaken would not result in any likely significant effects on road users. These schools have been included in the assessment on a worst case basis.

12.8.77 The sensitivity of the schools and nurseries identified in paragraphs 12.8.72 to 12.8.76 is considered to be medium given the nature of the effects, to be experienced by those travelling to these schools and nurseries. Given the short-term nature of the impacts and the measures to reduce disruption, the magnitude of the impact is considered to be minor. This results in a minor adverse effect which is considered not significant.

Healthcare facilities

12.8.78 Albany Farm Care Home (Section F) is a residential care home providing care and support for up to six adults who may have a learning disability, mental health condition or physical disability. It is located off the A32 Wickham Road between Wickham and Junction 10 of the M27 and shares an access via Chalk Lane with Albany Farm Business Centre (Section F). IPS-F is to be located on land approximately 290m east of Albany Farm Care Home. Access to the construction compound for IPS-F is to be via a new means of access, to be constructed within the Order Limits, north of Albany Farm Business Park. At its nearest point, the new access track would be approximately 135m from the care home. Access will therefore be maintained at all times, and no construction traffic would pass in proximity to Albany Farm Care Home.

12.8.79 The sensitivity of the care home is considered to be high due to its occupants high sensitivity to change and their continuous presence in the home. As access to the care home would be maintained and no construction traffic would use the access in front of or near to Albany Farm Care Home, the magnitude of the impact is considered to be negligible. This results in a minor adverse effect which is considered not significant.

Community centres, family services and libraries

12.8.80 Wickham Community Centre (Section H) is located to the north of Wickham village centre, accessed from Buddens Road. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that construction activity to facilitate the construction of temporary accesses for temporary construction compounds would likely require overnight lane closures on the A32 Hoads Hill, to the south of Wickham. The temporary overnight lane closures would not be perceptible or materially change conditions that would otherwise prevail; however, they would alter existing access arrangements for users of the Community Centre, as a new crossing for pedestrians and cyclists would be created. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) concludes that the short-term temporary effects would be of negligible adverse significance (not significant) with regards to driver delay.

12.8.81 Upham Village Hall (Section K) is located in the centre of Lower Upham, at the junction of the B3037 Mortimers Lane, the B2177 Winchester Road, Upper Street and Alma Lane. It is used by groups including the village pre-school, a dance school, and local clubs and societies for activities including amateur dramatics, gardening, pilates, yoga and dog training. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that the partial closure of the B3037 Mortimers Lane would be required to facilitate the construction of the Pipeline where it crosses the local highway network. The associated anticipated short-term temporary works would likely be perceptible to the extent they would

substantially change conditions. The short-term temporary effects would be of minor adverse significance (not significant) with regards to driver delay. There would also be a minor adverse effect for drivers and pedestrians as a result of closures on Alma Lane and Scivier's Lane, but these would not likely be significant. The duration of proposed closures would vary depending on the construction activity to be undertaken. Where road closures are proposed in proximity to each other, as in the case of Alma Lane, Scivier's Lane and the partial closure of the B3037 Mortimers Lane, a sequential approach would be adopted to reduce impacts on journey times and reduce disruption for road users, as detailed in the Traffic Management Strategy (Document reference 7.3, DCO Volume 7).

- 12.8.82 There may also be the potential for users of these resources to experience temporary, indirect impacts on access as a result of construction traffic using local roads. Indicative construction traffic routes are identified in the Framework CTMP (Document reference 7.2, DCO Volume 7) along with measures, implemented in accordance with relevant environmental legislation and best practice guidance, to reduce construction traffic impacts on local road and transport networks. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that temporary increases in construction traffic while construction activity is undertaken would not result in any likely significant effects on road users.
- 12.8.83 The sensitivity of these receptors is medium as disruption and delay to road users and pedestrians caused by road or lane closures could impact on access to Wickham Community Centre and Upham Village Hall while construction activity is undertaken. Given the short-term nature of the impacts and the measures to reduce disruption, the magnitude of the impact is minor. This results in a minor adverse effect which is considered not significant.

*Temporary in-combination effects on amenity for sensitive community facilities*

- 12.8.84 The sensitivity of these receptors, Wickham Community Centre, and Upham Village Hall, is considered medium. Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6); and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6), the magnitude of impact is considered minor, therefore it is not anticipated that the construction of the Pipeline between the WRP site and Otterbourne WSW would result in any significant in-combination effects on amenity for community receptors, with at most a minor adverse effect.

*Commercial property and land*

*Temporary or permanent loss of commercial land*

*Wickham Park Golf Club*

- 12.8.85 Wickham Park Golf Club (Section G of the Pipeline between the WRP site and Otterbourne WSW) is situated to the west of the village of Wickham, comprising an 18-hole golf course and 12-bay driving range. It also has a clubhouse, which is available to hire for meetings, conferences, and events such as weddings. Car

parking is accessed from Titchfield Lane. There are three alternative golf courses within a 5km radius, at Meon Valley Hotel Golf and Country Club, Swanmore Golf Centre, and Skylark Golf and Country Club. The construction of the Pipeline between the WRP site and Otterbourne WSW would require open-cut trenching through parts of Wickham Park Golf Course and through the car park. The Order Limits for Section G provide for optionality at the crossing of the River Meon and within Wickham Park Golf Club. This optionality is being retained, to take into account the feedback received from the engagement that has taken place with the owners and operators of the Golf Club. This engagement has sought to better understand the owners and operators functional requirements. Proactive engagement by the Contractor would also continue post-consent specifically around the extent of the proposed temporary possession of land, the approach to access and expected impacts from the relevant construction works. The Contractor will have regard to any feedback received when finalising its proposals. This will take place with a view to reducing effects on the operations of Wickham Park Golf Club as far as practicable during the construction phase. A construction compound is also proposed to be situated in the southern part of the golf course, to support the trenchless crossing of the River Meon. The impact on the golf club would be temporary and short term as land would be reinstated to a similar pre-construction condition in accordance with industry standards and good practice and in accordance with specified construction methodology, so that it can continue to perform the same functions as before. The Pipeline has been designed to reduce impacts on the golf course as far as reasonably practicable, however as mentioned, the precise location of the land required within the golf club for construction of the pipeline is not currently known. As described in section 12.4, engagement by the Contractor would continue post-consent to understand how the course is used, so that the Contractor can consider the latest feedback within the detailed design and location of the construction compound, and to develop measures that could mitigate, where reasonably practicable, any potential impacts on its operations. This requirement to continue engagement is set out within the Outline CEMP (Document reference 7.1, DCO Volume 7), see tertiary mitigation outlined in section 12.4. It is considered that there is the potential for an adverse effect on Wickham Park Golf Club during construction. The sensitivity of the receptor is considered to be medium due to its value from an economic, social and community perspective. The golf club is recognised as providing land for sports and recreation and offers structured leisure opportunities, social engagement, and event hosting, contributing to local amenity and employment. The magnitude of the impact would depend on the location of the land required and the duration of the effect but could be major as a reasonable worst case. This would result in a major adverse effect which is considered significant.

#### Winters Hill Hall

- 12.8.86 Winters Hill Hall (Section K) is a wedding and events venue located in a Victorian hall and parkland north-west of Bishop's Waltham. Vehicular access to the hall is from Winters Hill to the east and from Scivier's Lane to the south. The construction of the Pipeline between the WRP site and Otterbourne WSW would require open-cut trenching through parkland at Winters Hill Hall. BPT-K and an associated construction compound are proposed to be located on land to the immediate north-east of the Hall. Extensive engagement with the landowner (also the owner of the

wedding and events business) at Winters Hill Hall has been undertaken throughout the site selection process for BPT-K to better understand their functional requirements. The site selection process has aimed to identify a site for BPT-K that would reduce impacts on the operation of the wedding and events business, and therefore land to the north of Winters Hill Hall was selected. The parkland to the east of Winters Hill Hall was considered for the BPT-K, however utilising this land would have a greater impact on the wedding and events business, for more information on alternatives considered refer to ES Chapter 4 Consideration of alternatives, Volume 1 (Document reference 6.1, DCO Volume 6). Proactive engagement by the Contractor would also continue post-consent specifically around the extent of the proposed temporary possession of land, the approach to access and expected impacts from the relevant construction works. The Contractor will have regard to any feedback received when finalising its proposals.. This will take place with a view to developing appropriate mitigation measures where practicable. The need for additional engagement has been secured within the Outline CEMP (Document reference 7.1, DCO Volume 7), see tertiary mitigation outlined in section 12.4.

- 12.8.87 It is considered that there is the potential for temporary and permanent adverse effects on the wedding and events business at Winters Hill Hall. With regards to the temporary adverse effect, land would be reinstated to a similar pre-construction condition in accordance with industry standards and good practice and in accordance with specified construction methodology, so that it can continue to perform the same functions as before. The sensitivity of the receptor is considered to be medium due to its local historic, cultural and community value. The magnitude of the temporary impact associated with open-cut trenching and the construction compound is considered to be moderate, resulting in a moderate adverse effect which is significant. Taking into account the mitigation embedded into the design in relation to the BPT-K, refer to section 12.4 for more information on primary mitigation, the magnitude of the permanent effect is also considered to be moderate. This would result in a moderate adverse effect which is considered significant.

*Equestrian centres*

- 12.8.88 Trullingham Equestrian Centre (Section K) is located within the Order Limits, identified as a potential compound location and on the pipeline route, to be constructed using the trenched open-cut construction methodology. The sensitivity of the receptor is considered to be low, and the magnitude of the temporary impact is considered to be moderate due to the temporary loss of land and change in operating environment. Land would be reinstated to a similar pre-construction condition in accordance with industry standards and good practice and in accordance with specified construction methodology, so that it can continue to perform the same functions as before. Overall, a minor adverse effect is anticipated which would be not significant.
- 12.8.89 All additional equestrian centres identified that could experience temporary and short-term impacts due to construction activity are outlined in section 12.7.56. A desk-based assessment was carried out on these equestrian centre receptors and it was determined that the sensitivity of these receptors is considered to be low due to the nature of the activities that take place at these centres. A moderate adverse magnitude of effect is anticipated due to temporary loss of land, loss of

access to the receptor due to traffic delays and potentially a change in operating environment. Overall, a minor adverse effect is anticipated which would not be significant.

*Temporary loss of structures associated with commercial property and land*

- 12.8.90 The design of the Proposed Development has sought to avoid temporary or permanent loss or demolition, however, to facilitate construction works for the pipeline route between the WRP site and Otterbourne WSW, there is a requirement to demolish, disassemble and/or temporarily relocate a number of structures as part of the initial working width set-up.
- 12.8.91 Assessment has determined that there is a mobile home/holiday let caravan and two shepherd's huts used for tourist accommodation located on a smallholding in Shirrell Health (Section H). As a reasonable worst case, these structures would need to be relocated. Given the nature of the works, it is not considered that there is the potential for permanent adverse effects on the owners/ operators of the tourist accommodation (structures) at this location. As set out in section 12.4, engagement would take place with the owners/operators of the affected land and structures to ensure that any impacts on business operations, due to the relocation of existing structures, are reduced as far as is practicable. It is assumed that it would be possible for the structures to perform the same function in the relocated position. However, if during engagement it is determined that business operations, land use activities or any other functions linked to the affected structures would be affected or interrupted then compensation is payable in accordance with the relevant provisions of the DCO and the statutory compensation code. The sensitivity of the receptor is considered to be low due to the fact that, by the nature of the structures, they are assumed to be mobile within the land use parcel they are located within. With the tertiary mitigation measure (as described in section 12.4) in place, as secured by the Outline CEMP (Document reference 7.1, DCO Volume 7), the magnitude of the temporary effect associated with the construction of the pipeline route is considered to be moderate, resulting in a minor adverse effect which would not be significant.

*Temporary loss of access and boundary features*

- 12.8.92 The construction of the Pipeline between the WRP site and Otterbourne WSW would not impact directly on access to, or boundary features of, commercial property and land. Access to businesses would be maintained at all times. However, disruption and delay to road users and pedestrians caused by road or lane closures or by construction traffic using local roads could impact indirectly on access to some businesses while the construction activity is undertaken.
- 12.8.93 Businesses that have been identified that could experience short-term, temporary impacts on access as a result of road or lane closures associated with the construction of the Pipeline, the construction of AGP, or the construction of temporary or permanent vehicle accesses are listed in Table 12-19. The table indicates the roads on which ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports minor adverse effects, and the pipeline sections in which these are located. Additional information is provided in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6). Impacts on access to businesses considered 'strategic tourism

receptors' are assessed in ES Chapter 17 Socio-economics, tourism and health, Volume I (Document reference 6.1, DCO Volume 6).

**Table 12-19 Businesses that could be impacted temporarily by road or lane closures**

<b>Business</b>	<b>Roads affected</b>
Businesses on the B2177 Portsdown Hill Road including The George Inn, The Churchillian, Fort Purbrook Activity Centre, Heatec Services Ltd., Inkon, and 1 <sup>st</sup> Colin Nelson Domestic Repairs, (Section D) and Fort Widley Equestrian Centre (Section E)	Minor adverse: B2177 Portsdown Hill Road
Businesses at Albany Business Centre, Wickham (Section F)	Minor adverse: Chalk Lane
New Place Hotel, Shirrell Heath (Section H)	Minor adverse: High Street, Shirrell Heath
Businesses at Woodman's Farm, Waltham Chase (Section J)	Minor adverse: Curdridge Lane
Meon Valley Hotel and Golf Course and Ash House Farm Equestrian Centre (Section J)	Minor adverse: Sandy Lane
The Forge, Waltham Chase (Section H) and Five Oaks Farm equestrian centre (Section J)	Minor adverse: B2177 Winchester Road
Businesses at Maple Farm, Brooklands Farm, and Bishop's Waltham Depot, Bishop's Waltham (Section K)	Minor adverse: B3035 Botley Road
Woodlea Nurseries, Bishop's Waltham, equestrian centre on land on the west side of Meadow View Farm, and Trullingham Equestrian Centre (Section K)	Minor adverse: Winters Hill
The Alma Inn, Lower Upham (Section L)	Minor adverse: B3037 Mortimers Lane and Alma Lane
Businesses at Fisher's Pond, including Bow Lake Equestrian, MCS Garage Services, Eversons Fuels, Fisher's Pond Fishery and The Fisher's Pond, Businesses at Vicarage Farm Business Park, Colden Common and Businesses at In-Excess Garden Centre, Colden Common (Section L)	Minor adverse: B3254 Winchester Road
Oakwood Lodge Farm Cottages, and businesses at Leylands Business Park, Colden Common (Section L)	Minor adverse: B3354 Winchester Road
The Brambridge Arms and equestrian centre at land at Highbridge Farm (Section L)	Minor adverse: Highbridge Road
Brambridge Park Garden Centre (Section M)	Minor adverse: Highbridge Road and Kiln Lane
Hensting Alpaca Walking, Colden Common (Section M)	Minor adverse: Kiln Lane

12.8.94 The duration of proposed closures would vary depending on the construction activity to be undertaken in each location. As detailed in the Traffic Management Strategy (Document reference 7.3, DCO Volume 7), where road closures are proposed in proximity to each other (as in the case of Alma Lane, Scivier's Lane and the partial closure of the B3037 Mortimers Lane, for example), a sequential approach would be adopted to reduce impacts on journey times and reduce

disruption for road users as outlined in section 18.4 in ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6). On major roads, such as Sandy Lane and some B roads, closures are likely to be partial lane closures, with traffic controls in place.

- 12.8.95 There may be the potential for businesses in some areas to experience additional temporary, indirect impacts on access as a result of construction traffic using local roads. Indicative construction traffic routes are identified in the Framework CTMP (Document reference 7.2, DCO Volume 7) along with measures to reduce construction traffic impacts on local road and transport networks. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6) reports that temporary increases in construction traffic while construction activity is undertaken would not result in any likely significant effects on road users.
- 12.8.96 The sensitivity of the business receptors is considered to be medium due to their need for access to the road network for their business operations. Given the short-term nature of the impact and the measures to reduce disruption, the magnitude of the impact is considered to be minor. This results in a minor adverse effect which is considered not significant.

*Temporary in-combination effects on amenity for sensitive commercial property and land*

- 12.8.97 From the assessment in paragraphs 12.8.85 to 12.8.96, there are two likely significant effects identified from this topic, including effects on Wickham Park Golf club, and Winters Hill Hall. The sensitivity of these receptors is considered to be medium given the function of these two businesses and the activities that take place on the premises.
- 12.8.98 Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6); and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6), the magnitude of impact is considered moderate.
- 12.8.99 Therefore, it is anticipated that the construction of the Pipeline between the WRP site and Otterbourne WSW would result in moderate adverse in-combination effects on amenity for the two sensitive commercial receptors; Wickham Park Golf Club and Winters Hill Hall, that are likely significant.
- 12.8.100 Despite the inclusion of a tertiary mitigation measure, setting out a requirement within the Outline CEMP (Document reference 7.1, DCO Volume 7) for the Contractor to carry out engagement with landowners and business operators, the likely significant effects on these two receptors remain. The aim of the tertiary mitigation measure would therefore be to identify any secondary mitigation which can be implemented where practicable (see section 12.4), in addition.

*Development land*

*Temporary or permanent loss of development land*

- 12.8.101 The Proposed Development has been designed to avoid major housing allocation sites for future development, including the site of the proposed Welborne Garden Village and other sites identified in paragraphs 12.7.57 and 12.7.59. The Order

Limits include a small area of land within the Welborne Garden Village allocation for a construction compound, temporarily required to support the construction of IPS-F at Albany Farm. The area of land that would be required is allocated for residential development and play space within the Welborne Garden Village masterplan [7]. IPS-F would be outside the Welborne Garden Village boundary and so there would be no permanent requirement for land within the allocation, except for a new permanent access road that would be developed from Chalk Lane to IPS-F. There is flexibility within the Order Limits to allow for the final location of this permanent access road to be determined at the detailed design stage post-consent. This flexibility is required due to uncertainty associated with Welborne Garden Village development.

- 12.8.102 The sensitivity of the Welborne Garden Village site is considered to be medium, and it is considered that the magnitude of the temporary and permanent impacts would be minor. This results in a minor adverse effect that is considered not significant.

*Temporary loss of access and boundary features*

- 12.8.103 The majority of the Welborne Garden Village development is located to the west of the A32 Wickham Road/Hoads Hill, with some smaller areas to the east. The Proposed Development has been designed to avoid the site and to reduce impacts on its development. ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6), reports that construction activity to facilitate the construction of the temporary access for a construction compound would likely require temporary traffic management including a temporary, short-term lane closure on the A32 north of the access into the Welborne Garden Village site, resulting in a moderate adverse effect for drivers and bus users due to associated traffic delays. However, the route to the site from Junction 10 of the M27 would be unaffected.

- 12.8.104 The sensitivity of the Welborne Garden Village site is considered to be medium, and it is considered that the magnitude of the impact would be negligible. This results in a neutral effect which would not be significant.

*Future sterilisation of land allocations or committed schemes*

- 12.8.105 The construction of the Pipeline between the WRP site and Otterbourne WSW would not result in the sterilisation of land allocations or committed schemes known about at the time that this assessment was concluded.

*Above Ground Plant*

- 12.8.106 The locations of AGP are within the Order Limits. Effects associated with the construction of AGP have therefore been considered as part of the assessment of the effects associated with the construction of the Pipeline between the WRP site and Otterbourne WSW. Where effects associated with AGP have been identified (for example in relation to BPT-K at Winters Hill Hall), these are reported in paragraphs 12.8.73 to 12.8.96. The locations of AGP are marked on ES Figure 12.1 Land use and agriculture study area, Volume III (Document reference 6.3, DCO Volume 6).

### Operational effects

- 12.8.107 Direct impacts on residential property, community land and facilities, commercial property and land, development land, and agricultural land arising from the operation of the Proposed Development were scoped out as outlined in Table 12-5. Indirect effects associated with temporary loss of access and boundary features for residential property, community land and facilities, commercial property and land and development land were also scoped out as outlined in Table 12-5. The remainder of this section deals with in-combination effects.
- 12.8.108 As described in ES Chapter 3 Description of the Proposed Development, Volume I (Document reference 6.1, DCO Volume 6), protective strips of land either side of, and above and below, the pipelines constructed using open-cut construction methods, would be acquired for the following reasons:
1. Ensure space and access to enable maintenance and repair.
  2. Protect the integrity of the pipeline from external influences for example, loading.
  3. Protect third party assets from potential damage in the event of a burst.
- 12.8.109 Land within the protective strips would include land currently in community, commercial and agricultural use, as described in the construction assessment. This would be used to maintain the Pipelines as necessary and would not permanently remove the land from its current use. It is assumed that any impacts arising from maintenance activity within this narrow strip of land would be short-term and temporary and would therefore be unlikely to result in likely significant effects.
- 12.8.110 The sensitivity of the receptors that would be affected by these operations is considered as negligible relating to this effect. Based on the findings of relevant environmental assessments set out in ES Chapter 6 Air quality and odour, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 13 Landscape and visual, Volume I (Document reference 6.1, DCO Volume 6); ES Chapter 15 Noise and vibration, Volume I (Document reference 6.1, DCO Volume 6); and ES Chapter 18 Traffic and transport, Volume I (Document reference 6.1, DCO Volume 6), the magnitude of impact is considered minor, therefore it is not anticipated that the operation of the Proposed Development would result in any significant in-combination effects on amenity for residential, community or commercial receptors and there would be a neutral effect.

### Soils

#### *Temporary disruption to soils*

- 12.8.111 Operational effects on soils were scoped out of full assessment (see Table 12-5). Should maintenance or repair works be required which would result in disturbance or other impacts to soils, good practice measures would be incorporated into the detailed SRMP which would be produced and submitted for approval in accordance with the OEMP requirement in Schedule 2 to the draft DCO (Document reference 3.1, DCO Volume 3). This would include measures such as avoiding routine access at times of year when soils are wet and susceptible to damage or

erosion, and measures to reinstate soils should access be required for emergency repairs.

### **Decommissioning**

- 12.8.112 Effects from decommissioning of the Proposed Development are considered to be no greater than those identified during the construction phase and are therefore assessed to be of the same significance as those assessed for construction. The assessment of significance of decommissioning effects is therefore reported as for construction effects, including for in-combination effects on amenity, for all receptors, with the exception of where the construction effects relate to the buried pipeline infrastructure.
- 12.8.113 It is anticipated that buried pipeline infrastructure would be left in situ following the end of the Proposed Development's operation phase, once drained and capped. This reduces the potential for likely significant effects associated with any temporary or permanent loss of land (including community land and facilities, commercial land or development land) or disruption to agricultural land, agricultural land use and soils. These effects are therefore likely to be less than those outlined in the construction assessment.
- 12.8.114 There is a moderate adverse effect reported for Winters Hill Hall during decommissioning, due to the loss of commercial land required to enable the decommissioning of BPT-K. This effect reported is of the same significance as is reported during construction (see paragraph 12.8.86).
- 12.8.115 There are no other likely significant effects reported during decommissioning.
- 12.8.116 Any land no longer needed for operational purposes would be restored in accordance with a scheme agreed with the relevant planning authority at the relevant time, which could potentially remove adverse effects associated with permanent loss of land arising from construction.

## **12.9 Mitigation, monitoring and enhancement**

- 12.9.1 Mitigation measures are defined in ES Chapter 5 EIA approach and methodology, Volume I (Document reference 6.1, DCO Volume 6) with primary mitigation and tertiary mitigation being presented for land use and agriculture in section 12.4 of this chapter.

### **Secondary mitigation**

- 12.9.2 Engagement with representatives of affected businesses and community facilities has been undertaken to understand the impacts of the construction of the Proposed Development. This has been considered important for acceptance within the local communities and to build trust between the communities and the Applicant. The requirement for the Contractor to engage with owners and operators of Wickham Park Golf Club and Winters Hill Hall (where likely significant effects are reported) specifically around the extent of the proposed temporary possession of land, the approach to access and expected impacts from the relevant construction works has been included as a measure within the Outline CEMP (Document reference 7.1, DCO Volume 7) and is therefore secured as tertiary mitigation as referenced in section 12.4.

12.9.3 The detail of secondary mitigation measures proposed to mitigate likely significant effects would be determined by the Contractor post-consent. As these measures are not yet defined and are not secured through the DCO, they have not been taken into account in the assessment of likely significant residual effects.

**Monitoring**

12.9.4 There are no likely significant adverse effects related to this assessment identified either during construction, operational or decommissioning stages of the Proposed Development that would require monitoring, beyond the in-combination effects on amenity, for which monitoring measures would be specific to the contributing topics and effects and therefore included in the relevant chapters.

**12.10 Summary of residual effects**

12.10.1 Table 12-20 provides a high-level summary of the likely residual effects relating to the construction, operation and decommissioning of the Proposed Development with regards land use and agriculture receptors. The residual effects summarised in this section have been assessed in the absence of confirmed secondary mitigation measures (as outlined in section 12.9). Where appropriate these mitigation measures would be identified from future stakeholder discussions and their implementation may in some instances reduce reported effects.

**Table 12-20 Summary of residual effects**

Impact	Receptor	Residual effects		
		Construction	Operation	Decommissioning
Temporary loss of access and boundary features	Residential Property	Minor adverse (not significant)	Scoped out	Minor adverse (not significant)
In-combination effects on amenity		Minor adverse (not significant)	Neutral (not significant)	Minor adverse (not significant)
Demolition <sup>1</sup> of structures	Residential Property- Paddock shelters associated with residential properties on Wardle Road	Minor adverse (not significant)	Scoped out	Scoped out
	Residential Property- structure associated with Lavender Farm, Prickett's Hill	Minor adverse (not significant)	Scoped out	Scoped out

<sup>1</sup> demolition, disassembly and/or temporary relocation, as outlined in the assessment in section 12.8

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Impact	Receptor	Residual effects		
		Construction	Operation	Decommissioning
Temporary or permanent loss of community land	Community land and facilities- Milestone markers and memorial on Portsdown Hill Road	Neutral (not significant)	Scoped out	Neutral (not significant)
Temporary loss of access and boundary features	Community land and facilities- schools and education, Upham Village Hall, Wickham Community Centre, Broadmarsh Coastal Park	Minor adverse (not significant)	Scoped out	Minor adverse (not significant)
	Community land and facilities- Storehouse Lake Angling Association	Minor adverse (not significant)		Minor adverse (not significant)
	Community land and facilities- Albany Farm Care Home	Minor adverse (not significant)		Minor adverse (not significant)
Temporary in-combination effects on amenity for sensitive community facilities	Community land and facilities	Minor adverse (not significant)	Neutral (not significant)	Minor adverse (not significant)
Temporary or permanent loss of commercial land	Commercial property and land- Wickham Park Golf Club	Major adverse (significant)	Scoped out	Neutral (not significant)
	Commercial property and land- Winters Hill Hall	Moderate adverse (significant)		Moderate adverse (significant)

## Hampshire Water Transfer and Water Recycling Project Environmental Statement – Chapter 12 Land use and agriculture

Impact	Receptor	Residual effects		
		Construction	Operation	Decommissioning
	Commercial property and land- Equestrian Centres	Minor adverse (not significant)		Neutral (not significant)
Demolition <sup>2</sup> of structures	Commercial property and land- structures associated with a smallholding in Shirrell Heath	Minor adverse (not significant)	Scoped out	Scoped out
Temporary loss of access and boundary features	Commercial property and land	Minor adverse (not significant)	Scoped out	Minor adverse (not significant)
Temporary in-combination effects on amenity for sensitive commercial property and land	Commercial property and land- Wickham Park Golf Club	Moderate adverse (significant)	Neutral (not significant)	Neutral (not significant)  (Noting the moderate adverse (significant) effect identified in construction is not reflected here as all of that component contains buried infrastructure – see paragraphs 12.8.97 to 12.8.100)
	Commercial property and land- Winters Hill Hall	Moderate adverse (significant)		Minor adverse (not significant)  (Noting the moderate adverse (significant) effect identified in construction is not reflected here as the majority of that component contains buried infrastructure – see paragraphs 12.8.97 to 12.8.100)

<sup>2</sup> demolition, disassembly and/or temporary relocation, as outlined in the assessment in section 12.8

## Hampshire Water Transfer and Water Recycling Project Environmental Statement – Chapter 12 Land use and agriculture

Impact	Receptor	Residual effects		
		Construction	Operation	Decommissioning
	Commercial property and land- receptors near the WRP site	Minor adverse (not significant)		Minor adverse (not significant)
Temporary or permanent loss of development land	Development land Welborne Garden Village	Minor adverse (not significant)	Scoped out	Minor adverse (not significant)
Temporary loss of access and boundary features	Development land- Welborne Garden Village	Neutral (not significant) –	Scoped out	Neutral (not significant) –
Future sterilisation of land allocations or committed schemes	Development land- Brockhampton West site	Minor adverse (not significant) –	Scoped out	Minor adverse (not significant) –
Temporary or permanent loss of agricultural land	Agricultural land	<p>Moderate adverse (significant) – temporary loss of Grades 1 and 2 (BMV) agricultural land</p> <p>Minor adverse (not significant) – temporary loss of Subgrade 3a (BMV) and Subgrade 3b (non-BMV) agricultural land</p> <p>Neutral (not significant) – temporary loss of Grade 4 (non-BMV) agricultural land</p> <p>Moderate adverse (significant) – permanent loss of Grade 2 (BMV) agricultural land</p> <p>Minor adverse (not significant) – permanent loss of Subgrades 3a (BMV) and 3b</p>	Scoped out	<p>Minor adverse (not significant) – temporary loss of Grades 1, 2 and Subgrade 3a (BMV) agricultural land</p> <p>Neutral (not significant) – temporary loss of Subgrade 3b and 4 (non-BMV) agricultural land</p>

## Hampshire Water Transfer and Water Recycling Project Environmental Statement – Chapter 12 Land use and agriculture

Impact	Receptor	Residual effects		
		Construction	Operation	Decommissioning
		(non-BMV) agricultural land Neutral (not significant) – permanent loss of Grade 4 (non-BMV) agricultural land		
Temporary or permanent impacts on agricultural land use	Agricultural land	Minor adverse (not significant)	Scoped out	Neutral (not significant)
Demolition <sup>3</sup> of agricultural structures	Agricultural structure associated with a small holding on Little Bull Lane, Waltham Chase	Minor adverse (not significant)	Scoped out	Scoped out
	Agricultural structures associated with Winchester Poultry Farm, Crowdhill	Minor adverse (not significant)	Scoped out	Scoped out
Temporary disruption to soils	Soils	Neutral (not significant)	Scoped out	Neutral (not significant)

<sup>3</sup> demolition, disassembly and/or temporary relocation, as outlined in the assessment in section 12.8

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from  
Southern  
Water. 

The logo graphic for Southern Water, consisting of three stylized, white, wavy lines that resemble water waves, positioned to the right of the word "Water".