From:	[redacted]
To:	Hampshire Water Project
Subject:	Request to the ExA for site visits - locations shown on attached maps
Date:	01 November 2026 20:11:45
Attachments:	Requested Site Visit Locations_WMC_November 2026.pdf

HWTWRP - WA010002 – Examination Process
Water Matters Community Submission for 2/11/12 deadline
PINS registration identification number is: [redacted]

Locations for site visits requested by the Water Matters Community

The Rule 6 letter indicated that Interested Parties could identify locations where they would like the ExA to visit.

Please find attached a document setting out 5 locations which the Water Matters Community would request that the ExA visit to assess the impact of the construction of buildings and vessels up to 14.5m high on the Broadmarsh landfill site. The site of the Water Recycling Plant knows as Site 72.

The specific locations where the impact on views should be considered is provided on maps for each location.

We ask that the ExA visit on a clear day in winter. For some locations we have suggested.

- The visit takes place at high water when the impact is likely to be greatest.
- That visits also take place after dark to assess the impact of new lighting proposed for roads at the Water Recycling Plant site, noting that it is likely that due to the height of buildings/ vessels they will need lights on top as a safety measure to avoid air strikes.

All locations are on a public footpath or a permissive path; there are no restrictions on access.

I hope that the locations requested are clear, but if you have any questions, please do not hesitate to contact me.
I would be grateful if you could acknowledge receipt of this request.

Yours sincerely,

[redacted]

On behalf of the Water Matters Community



Requested Site Visit Locations – Water Matters Community

In the WMC representation we asked the ExA to **examine whether the Applicant has properly characterised the permanent landscape and visual effects on the harbour setting, and whether the visual impacts of the Water Recycling Development in the open coastal setting, including in views from around Langstone Harbour, the Broadmarsh Coastal park and from Portsdown Hill have been properly assessed. This should include an assessment of the impact of nighttime lighting.**

We respectfully suggest that site visits to the locations highlighted below are necessary to make an informed judgement on this matter.

Langstone Harbour is a very sensitive landscape;

- SPA, SAC, Ramsar & SSSI
- Very popular area for recreational sailing, windsurfing, paddle boarding (winter and summer)
- Heavily used King Charles coastal path (winter and summer)
- Popular and important area for birdwatching (winter and summer)

The Water Matters Community (WMC)are concerned that the Applicant has underestimated the impact of siting the 14.5m high Water Recycling Plant and associated tall vessels on a landfill mound alongside the internationally important Langstone Harbour area. The northern shore of the harbour is largely wooded and rural in appearance/ character, with the existing industrial buildings close to the coast hidden behind mounds and vegetation. The impact of siting the WRP at Site 72 will be to urbanise the view, as the tall industrial buildings and vessels will be visible from the heavily used King Charles coastal path around Langstone Harbour, as well as from boats and leisure craft using the water.

Our concerns are set out in broad terms in RR-354 Section 13. The applicant acknowledges that the visual impact will be significant during construction, but suggests it will be ‘minor’ in 15 years. The WMC disagree the impact needs to be assessed in winter and at night.

The WMC request the ExA take a site visit at high water in winter when leaves off the trees to the following locations to look at views towards the Water Recycling Plant Site 72. We have also suggested 2 sites (3 locations) where a visit after dark would also be useful to assess the nighttime impact of lighting at the site which the applicant describes as consisting of internal access roads and task lighting, but given the height of buildings on the mound will likely include warning lights on top of the tall buildings and vessels.

The WMC request that the ExA visit the following locations, all accessible from public footpaths or permissive paths.

1. **Broadmarsh Coastal Park south of Harts Farm Way** (see Map 1)

A. From the western car park area looking through the car park entrance towards site 72 from where the existing vegetation around site 72 is quite low and has not become well established.
Note: The Applicants photomontage for VP016 shows that the trees only provide limited screening of the WRP tall building and vessels even in summer (ES Fig 13.23 Viewpoint photography 3 of 45)
B. From the high point on mound to the west of the western car park (dog walker route)
C. From the north side of the mound east of the western car park (dog walker route) – view from locations C, D and E. From where you can see the ground on Site 72 and the trees at the back (north side) of site 72.
For view points B & C the WMC request both day time and night time impact.

2. **Farlington Nature Reserve east path around the sea wall** including Applicants view point VP133 and VP017 (see Map 2) at high water.

Noting that the 15 year projection forward is NOT provided for VP017 even though it is assessed by the Applicant as having the most significant visual impact.

3. **Hayling Island Old Oyster Beds / West Hayling Nature Reserve from the headland view point on the north side of the bay** (see Map 3) at high water during the day and at high water after dark.

Note 1: This Nature Reserve is heavily utilised by people using telescopes and binoculars to view birds both on the open water and exposed mud flats of the harbour, as well as within the Old Oyster beds.

Note 2: This view point will enable the ExA to consider the likely impact on views from across the harbour, including from water craft and other recreational users.

Note 3: The WRP will be more visible from this key viewpoint than from the applicants viewpoint VP004, where the view is obscured by an old oyster bed embankment, and is at a more oblique angle.

In addition, the WMC ask that the Ex A visit;

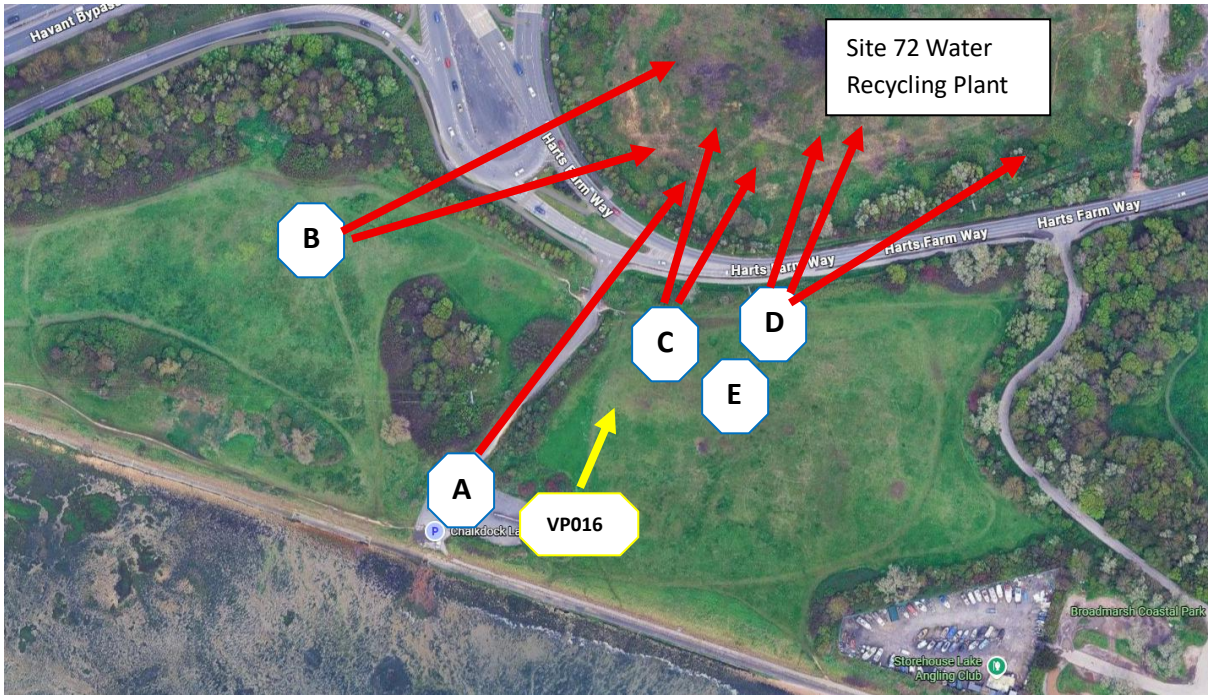
4. **Portsdown Hill Road bridge viewing towards the WRP Site 72** (see Map 4)

Noting that Site 72 is clearly visible from this location, which will give the Ex A an appreciation of the impact on views from housing on the hill slope. From Portsdown Hill the site and the adjacent Broadmarsh Coastal Park appears to be completely wooded, this will change if the WRP and associated vessels and infrastructure is constructed.

5**. The footpath running east from Mill Lane, Old Bedhampton** (see Map 5)

Noting that the pipelines (diameter 1.4 and 1.2) are proposed to be constructed above ground on the paddock between the footpath and mill pond, with the pipes having a height of up to 3m where they cross the Old Mill Dam (ES Chapter 3, Description of proposed development, Section 3.3.27). This will completely transform this rural landscape within the Old Bedhampton Conservation Area.

Map 1 – Site 1 - Locations A, B, C, D & E – Broadmarsh Coastal Park



There is a dog walker route around the mounds both east and west of the Chalkdock Lake Car park (the western car park within the Broadmarsh Coastal Park).

We ask that the ExA visit locations A to E to assess the potential visual impact.

A. From the western car park area looking through the car park entrance towards site 72 from where the existing vegetation around site 72 is quite low and has not become well established.
   Note: VP016 shows that the trees only provide limited screening of the WRP tall building and vessels in summer (see ES Fig 13.23 Viewpoint photography 3 of 45)
B. From the high point on mound to the west of the western car park (dog walker route) where the visual impact will be greater.
D. From the north side of the mound east of the western car park (dog walker route) – view from locations C, D and E where the visual impact will be greater. From these locations you can see the ground on Site 72 and the trees at the back (north side) of site 72.

For viewpoints B & C the WMC request that the ExA visit both both daytime and night time to consider the impact.

Note the position of VP016 – Applicants viewpoint

VP016 is taken from the southside of the mound at a low point (see photo below). This clearly does not represent a reasonable worst case as the Water Recycling Plant building and tall storage vessels will be much more visible when standing on the north edge or the top of the mounds at the Broadmarsh Coastal Park.

Viewpoint 016: Summer / Year 15 of operation



Viewpoint 016: Footpath to the north of Solent Way, near Harts Farm way

Extract - Summer / Year 15 of operation

Environmental Statement - Figure 13.23 Viewpoint photography - 3 of 45 documents

Map 2 – Site 2 - Locations VP017 & VP133 – Farlington Marshes embankment path



The tall buildings (14.5m high) and vessels located on the Broadmarsh landfill mound will be visible from all locations along the Farlington Nature Reserve embankment path demarked by the white arrows on the map.

Recreational users in this area will be using binoculars, telescopes and cameras to watch birds out in the harbour at both low and high tide. The visual impact is expected to more significant at high tide when there is less to distract the eye.

The Water Matters Community ask that the ExA walk along the embankment path at high water to assess the impact, including for those using binoculars and telescopes.

Noting that the Applicant assessed VP017 as having the most significant visual impact. Yet no 15 year projection forward was provided for VP017.

Viewpoint 017: Winter baseline

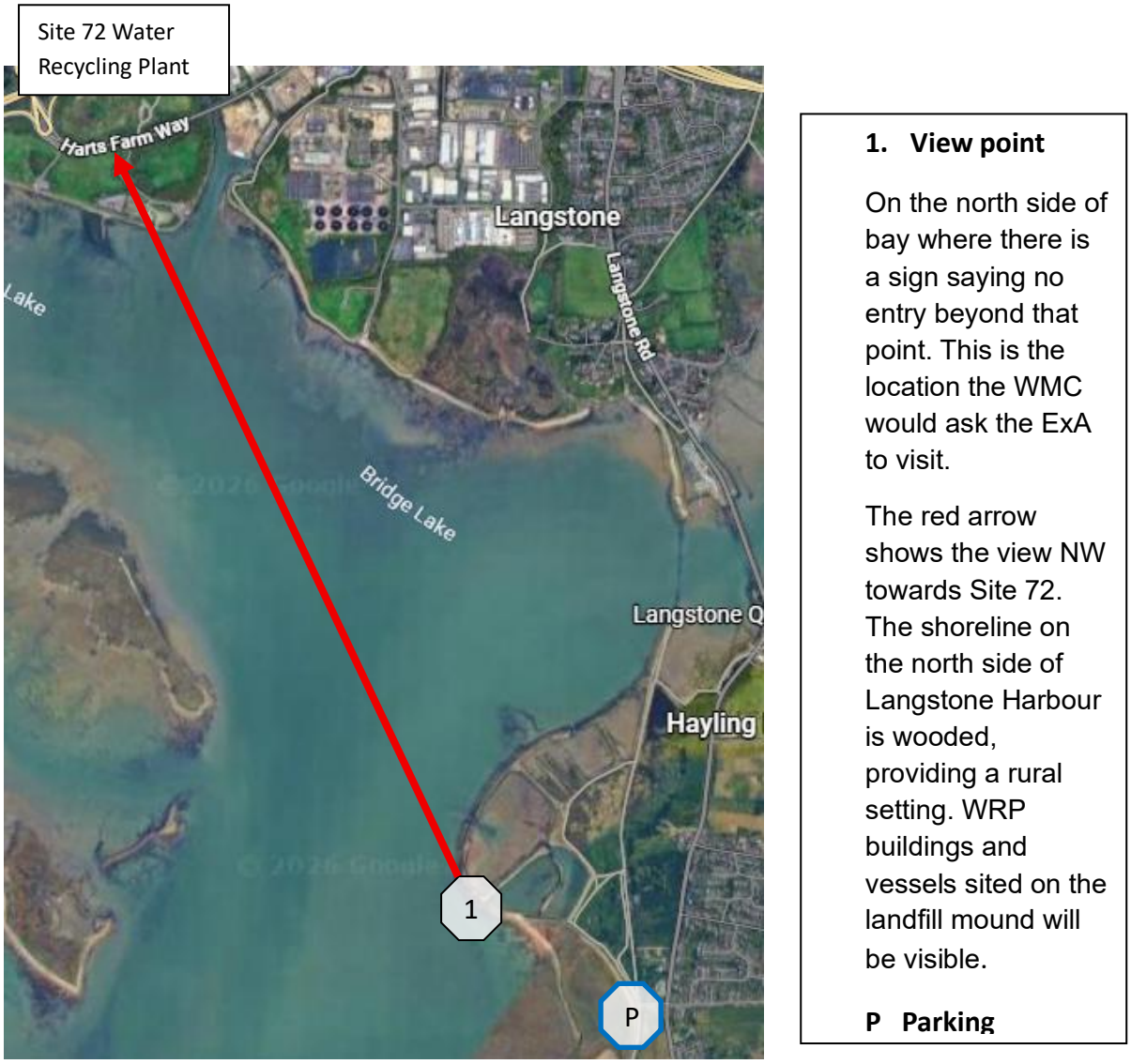


Viewpoint 016: Footpath to the north of Solent Way, near Harts Farm way

Extract - Viewpoint 017: Winter baseline

Environmental Statement - Figure 13.23 Viewpoint photography - 3 of 45 documents

Map 3 – Site 3 - Hayling Island Old Oyster Beds / West Hayling Nature Reserve



1. View point

On the north side of bay where there is a sign saying no entry beyond that point. This is the location the WMC would ask the ExA to visit.

The red arrow shows the view NW towards Site 72. The shoreline on the north side of Langstone Harbour is wooded, providing a rural setting. WRP buildings and vessels sited on the landfill mound will be visible.

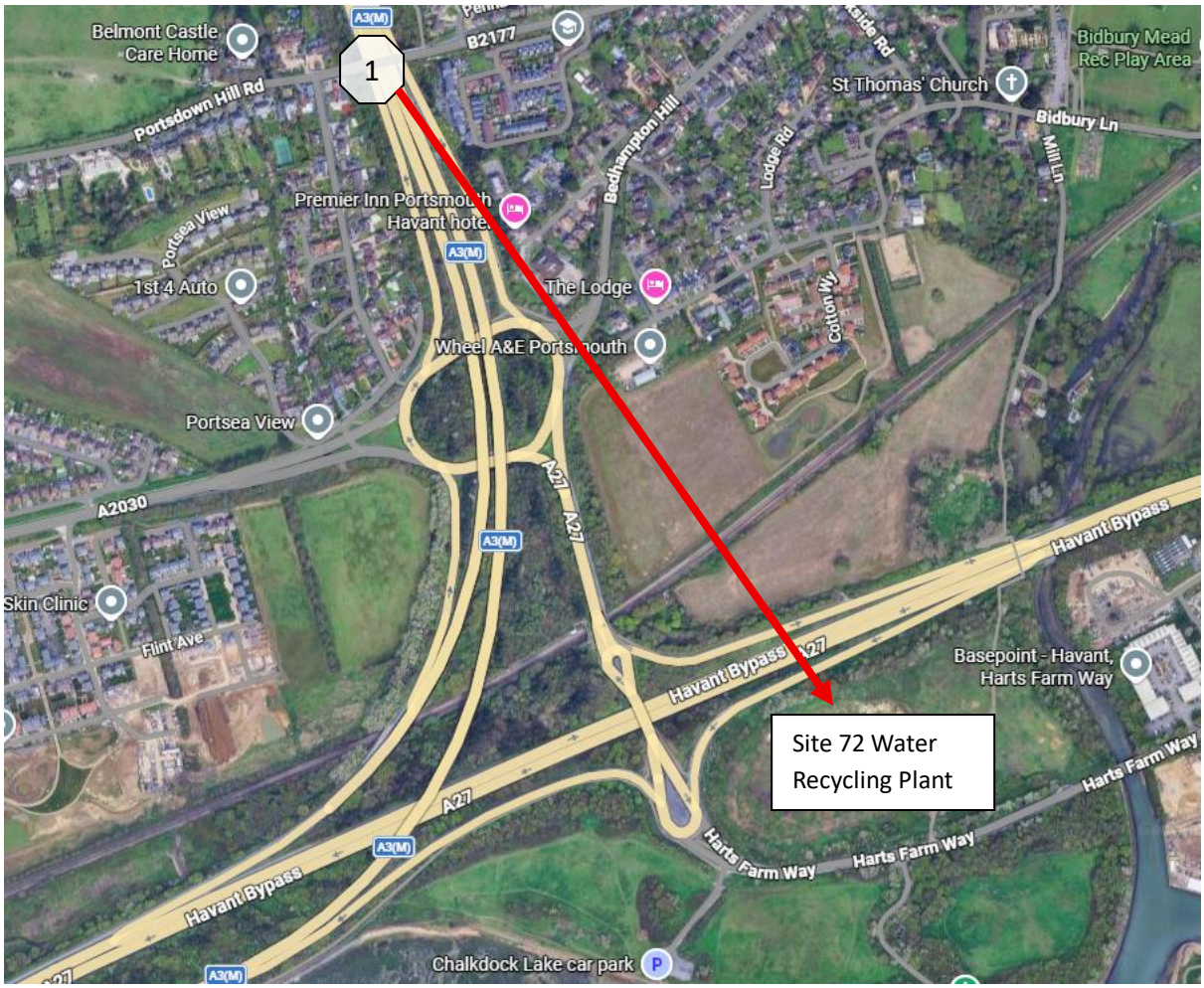
P Parking

This viewpoint will enable the ExA to consider the likely impact on views from across the harbour, including from watercraft and other recreational users.



Note: This Nature Reserve is heavily utilised by people using telescopes and binoculars to view birds both on the open water and exposed mud flats of the harbour, as well as the Old Oyster beds.

Map 4 – Site 4 - Portsdown Hill Road bridge



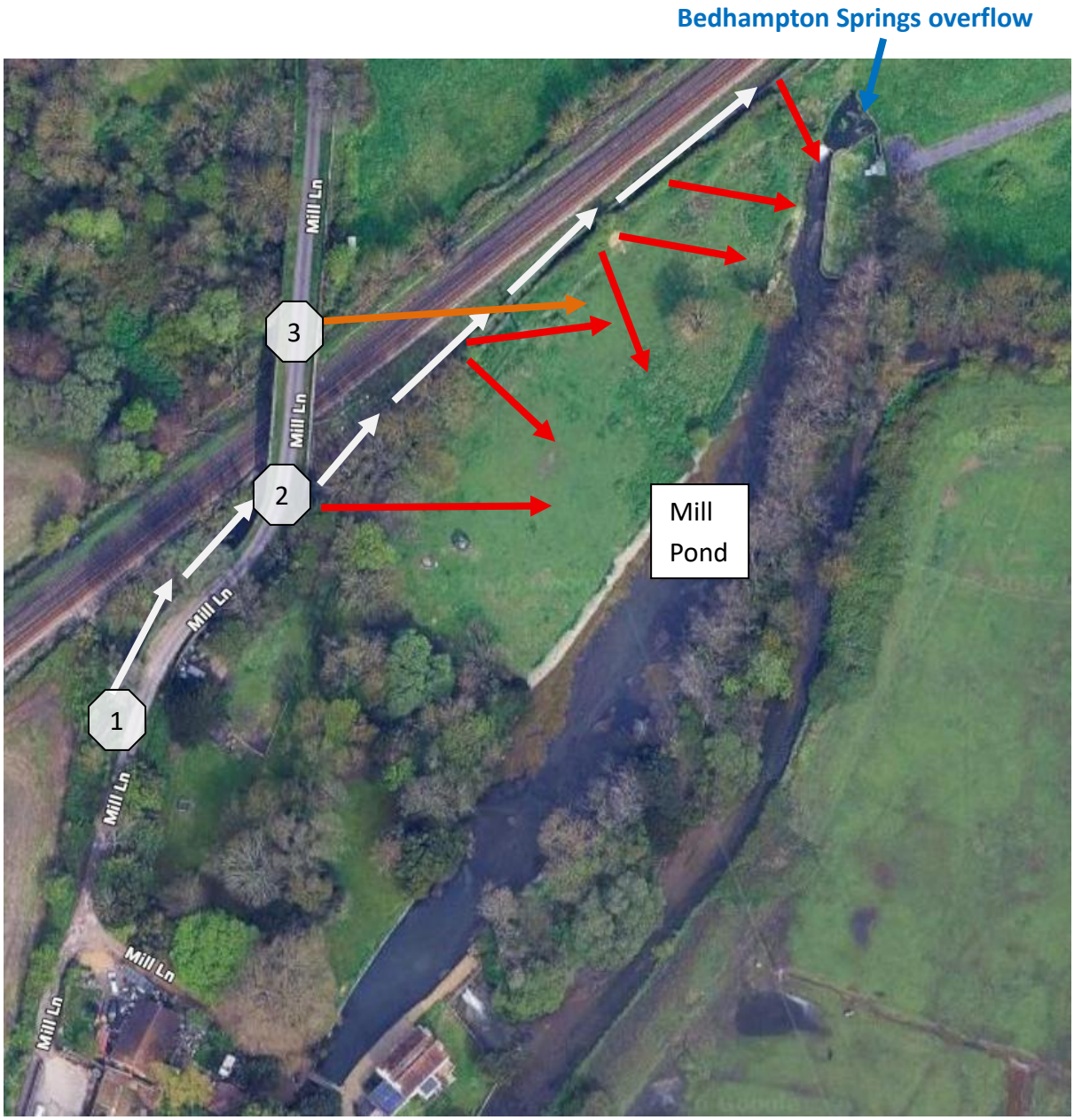
1. **Marks the location of the viewpoint on the Portsdown Hill Road bridge over A3(M)**

Red arrow shows the direction to view the site of the Water Recycling Plant (Site 72)

Area south of the Havant Bypass appears completely wooded from the proposed Portsdown Hill viewpoint.

A 14.5m building with associated tall storage vessels will urbanise the view from Portsdown Hill. The view from the suggested location on the bridge gives an indication of the view from the adjacent residential properties on the slope of the hill.

Map 5 – Site 5 - Footpath running east from Mill Lane, Old Bedhampton

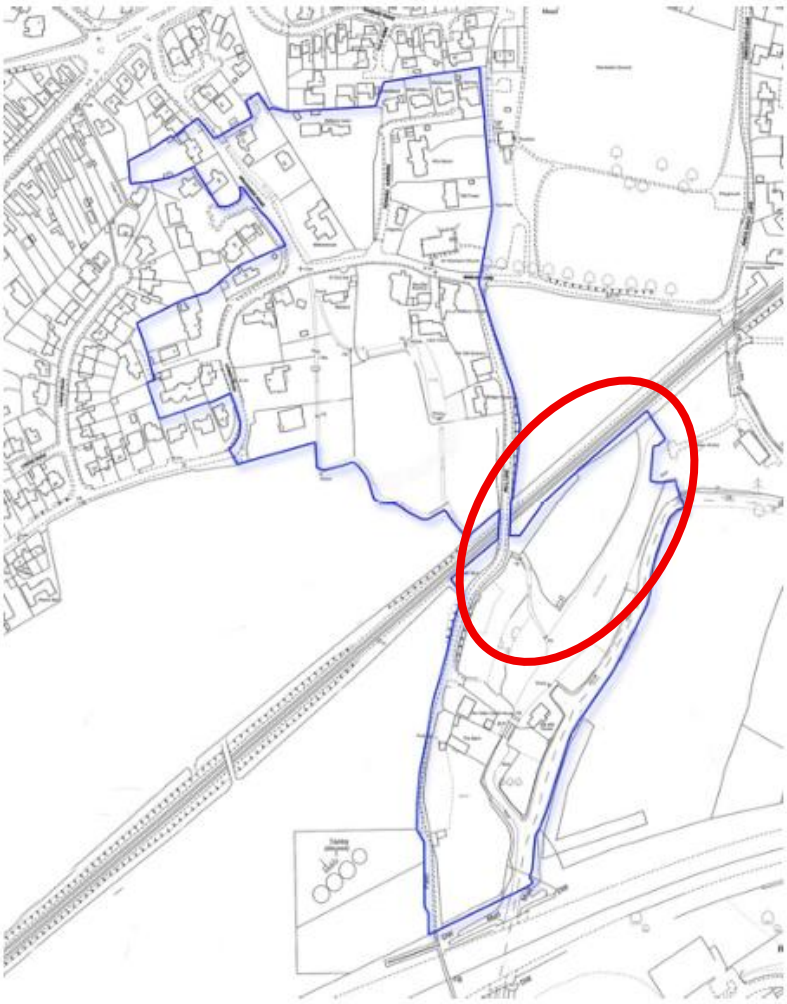


1. **Start of public footpath – entrance west side of Mill Lane**
   White arrows show the route of the public footpath to follow

2. **Footpath goes under brick road bridge heading north-east**
   Red arrows show vantage points from the footpath for views across the pony paddock & mill pond where the above ground pipework (x2 pipes, diameter 1.4 and 1.2) will be located, including the pipes crossing the Mill Pond at a height of up to 3m.

3. **Recommended viewpoint from Mill Lane historic railway bridge with views across to the pony paddock, mill pond and Bedhampton Springs site**
   The brown arrows show the direct line of site to the area of the above ground plant from the Mill Lane railway bridge.

Figure 1: Boundary of Conservation Area (Revised 1994)



Old Bedhampton Conservation Area Map

Red oval denotes the area of the above ground pipework where the site visit is requested along the public footpath running east of Mill Lane