

APP/20/00990 Havant Thicket, adjacent to Sir George Staunton Country Park, Middle Park Way, Havant

Hybrid application seeking: 1) Full Planning permission for Development of a reservoir for raw water storage, A pumped storage reservoir, with the minimum required total storage capacity of 8,700 million litres (ML), to support the planned bulk supply transfer of at least 21ML/d in extreme (currently defined as 1:200 year) drought conditions; Construction of an earth embankment adjacent to Staunton Country Park ; Construction of an overflow discharge/spillway at the south-western side of the reservoir and associated works; Construction of a new junction on the B2149 Manor Lodge Road and a new junction on Swanmore Road. Provision of viewing areas on the southern embankment and western edge of the reservoir.

2) Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) control house partially incorporated within landscaped earth mounding adjacent to the south west embankment; together with provision of other earth embankments. Construction of a visitor centre / cafe, with storage areas and welfare facilities to the northwest of the reservoir to be used for recreational and education purposes; Provision of picnic area(s) and children's play area(s). Access routes from both junctions to the visitor car park; visitor car park comprising 193 car parking spaces and between 70 and 75 overflow spaces plus spaces for staff, coach/minibus and disabled drivers sited to the north west of the reservoir. Creation of a permanent wetland on the northern side of the reservoir and construction of bird watching hide/screen(s); recreational facilities for public amenity. Provision of perimeter tracks and a network of bridleways, cycle paths and footpaths; Construction of a slipway on the western bank of the reservoir for operational use only and a small section of the proposed pipeline (210m).

HBC Community Infrastructure Officer

Community Infrastructure Levy (CIL)

- 1) Not CIL Liable.
- 2) Not CIL Liable as an Outline Application, at Reserved Matters Stage the retail area of the Visitor Centre could be CIL Liable if it exceeded 280sqm.

S106 (1) and (2)

This is a very specialised application and it is anticipated the need for a S106 Agreement will arise out of consultee responses.

We would expect any financial contributions to be indexed.

HBC Monitoring Fees: As part of the HBC 'Heads of Terms' it would be necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 'legitimise' the collection of S106 monitoring fees. We already have an agreed schedule of charges and these are currently as follows, but will increase on 1 April 2021 (see Table A later)

HCC Monitoring Fees (£500 per HCC Head of Term, capped at £10K)

	Prices 2020/2021	VAT	Comments
S106 Monitoring Fees The Council charges a fee to monitor all planning obligations as set out in the CIL Regulations and this is decided at a cost per head of term contained within the obligation and is in addition to the legal charge for drafting and checking the obligation.	£739.00 per non-financial head of term	O	Monitoring fee capped at a maximum of £10,670 ¹ per application
	5% of cost per financial head of term	O	

O = Outside the Scope