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16 April 2024

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Our Ref:

JTM/1856/AMB/L/2024 04 16

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Project No:

JTM/1856

Dear Mr Lakhan

**Havant Thicket Reservoir Implementation:
Application for the discharge of planning conditions on Application APP/20/00990 relating to
Temporary on site Worker Accommodation**

Further to our previous pre-application discussions, I am writing to formally apply for the discharge of planning conditions relating to temporary on site worker accommodation on the Havant Thicket Reservoir Site.

Background

Future Water is proposing to incorporate temporary workers accommodation on site, in the form of up to 50 residential caravans/bunkabins, to accommodate earthworks contractor staff living on site.

The worker accommodation would be arranged in an area to the east of the main construction compound on site, arranged as a series of 4 rows (running east to west), with a potential maximum total of up to 50 units of temporary worker accommodation provided. This temporary accommodation may be provided in the form of bunkabins, e.g. 40 caravans & 10 bunkabins.

The temporary accommodation would be stationed on a hardstanding area, with external 'sitting out' space and an adjoining parking space, should this be required. The accommodation units would generally be occupied Sunday night to Saturday lunchtime each week (workers returning home during the weekend), although this would depend on the home locations of workers as some may not return home each weekend.

A plan providing the indicative layout for the proposed workers accommodation is included within the Construction Environment Management Plan and Construction Traffic Management Plan documents.

The location of the temporary worker accommodation lies wholly within Havant Borough Council's administrative area.

The temporary workers accommodation would be brought to site in 2024 during the establishment of the main works compound, so that the temporary accommodation is available for use by the earthworks contractor for enabling and main earthworks construction. The caravans would remain in use during the three main earthworks construction seasons in 2025, 2026 and 2027. Following completion of the main earthworks, the temporary accommodation would be removed from the site and the land reinstated as part of the wider hard and soft landscaping proposals for the reservoir implementation.

During the peak summer earthwork seasons, Future Water expects to have 180 members of staff on site. Enabling approximately 50 of those members of staff to live on site during the working week in temporary accommodation during this period significantly reduces the number of daily vehicle movements of these 50 workers (by 50% - reducing their number of vehicle trips from 600 to 300). This is further explained in the Construction Traffic Management Plan.

The location of the main construction compound is identified within the application documentation for the Hybrid planning permission, and the submitted Framework Construction Traffic Management Plan includes an illustration of the ‘caravan laydown area’ adjoining the main compound (Figure 1 in that document- indicative Construction Support Site Layout).

The principle of the use of temporary worker accommodation has been included within and approved as part of the Construction Traffic Management Plan (CTMP) – Site Wide and Phase 1 Specific under Condition 12, and the Construction Worker Travel Plan (CWTP) under the S106 agreement, both submitted and approved by the local planning authorities, and endorsed by Hampshire County Council as Highway Authority.

Pre-application advice

Future Water submitted information to the LPA on 18th April 2023 stating that it considered that the temporary worker accommodation had been established through the Hybrid Planning Permission and that the accommodation could be provided as enabling works. It also stated that if the LPAs did not agree with this position, that it was considered that the temporary worker accommodation would be permitted development under Schedule 2, Part 4 of the General Permitted Development Order (GPDO), and specifically under Class A A:

The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.

The LPAs responded on 15th June 2023, requesting that Future Water submits an application to secure the discharge of Conditions 5, 12 and 20, and to provide information relating to the HRA.

This application

The current application to both Havant Borough Council and East Hampshire District Council seeks to re-discharge the following planning conditions attached to permission APP/20/00990 and 51680/001 respectively, in relation to the inclusion of temporary worker accommodation:

Planning Condition	Document Submitted	Location
Condition 5 (Construction and Environmental Management Plan);	Construction Environmental Management Plan – Temporary Workers Accommodation (Royal Haskoning DHV, HTR-RHD-P2-XX-RP-Z-0001, 2024)	Part A of submission document
Condition 12 (Construction Traffic Management Plan); and	Construction Traffic Management Plan – Temporary Workers Accommodation (Future Water, HTR-FUW-RZ-RE-HS-W-0513, 2024)	Part B of submission document
Condition 20 (Lighting Strategy).	Construction Lighting Strategy - (Future Water, HTR-FUW-ZZ-ZZ-PL-W-0534, 2024)	Part C of submission document
As previously agreed with the Councils, this application also includes a Habitats Regulation Assessment Note (prepared by Royal Haskoning DHV, HTR-RHD-P2-RE-TN-Z-001, 2024), to confirm that the proposed worker accommodation will not give rise to likely significant effects on designated sites.		Part D of submission document

The above documents are submitted through the Planning Portal as a single combined PDF. This is to ensure that these versions relating to the Temporary Worker Accommodation are kept together, and separate from other versions of the documents that may be submitted in relation to other phases on development.

It should be noted that as well as the HRA Note, Appendix C to the Construction Environmental Management Plan contains information on other potential environmental effects, in the Environmental Aspects and Impacts Register.

The Application Fee of £145 for each application has been paid through the Planning Portal.

The LPA's approval of the details to discharge the conditions relating to the proposed temporary workers accommodation is formally requested.

If you have any queries, please contact me on 07919 486420 or a.blaxland@adamshendry.co.uk

Yours sincerely



Andy Blaxland
Director

Enc: **Application Form**
Temporary Worker Accommodation Submission Document (April 2024), comprising:

- A. Construction Environmental Management Plan – Temporary Workers Accommodation (Royal Haskoning DHV, HTR-RHD-P2-XX-RP-Z-0001, 2024)
- B. Construction Traffic Management Plan – Temporary Workers Accommodation (Future Water, HTR-FUW-RZ-RE-HS-W-0513, 2024)
- C. Construction Lighting Strategy - (Future Water, HTR-FUW-ZZ-ZZ-PL-W-0534, 2024)
- D. Habitats Regulation Assessment Note (prepared by Royal Haskoning DHV, HTR-RHD-P2-RE-TN-Z-001, 2024)

Cc: *Portsmouth Water; Atkins; Future Water JV*