

AtkinsRéalis



HAVANT THICKET RESERVOIR PROJECT

Pipeline Phase 1 (Shaft 1) Reserved Matters Application and Planning Conditions Applications

Planning Statement

Portsmouth Water

March 2024

Notice

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A. Pipeline Decision Notice

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1. Introduction

- 1.1 This Planning Statement supports an application to Havant Borough Council (HBC) on behalf of Portsmouth Water for Reserved Matters and the discharge of Planning Conditions relating to Phase 1 (Shaft 1) of the outline planning permission for a Pipeline (Ref. APP/20/00991) to transfer water to and from Bedhampton Pumping Station to Havant Thicket Reservoir on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant. The planning application for the Reservoir (Ref. APP/20/00990 and 51680/001) was approved in October 2021.
- 1.2 This Reserved Matters application is being submitted to allow installation of the shaft only (no pipelines) prior to any potential future development of this land which is now owned by Bellway Homes. If the planning application is successful, the shaft will be installed in Summer 2024. Any permission for the new revised pipeline scheme (the subject of a separate future planning application) will connect to the shaft underground.

Overview of the Approved Reservoir and Pipeline Scheme

- 1.3 The reservoir, when constructed, will be filled with surplus water drawn from the springs at the Bedhampton works when flows are at their highest in winter via a new pipeline, and will provide water supplies to Portsmouth Water customers in the summer months as required. The increase in water supplies available on completion of the scheme will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers to meet the region's challenges in the future, in particular relating to abstraction licence changes, predicted population growth and climate change which will all place pressure on meeting future water supply demand.
- 1.4 Complementary to its infrastructure resilience function, the reservoir will provide a new recreational facility/resource in an area which the community can access on foot, by bike, or through existing bus routes. It offers further opportunities to improve the wider footpath, cycleway and bridleway networks in the area.
- 1.5 The Reservoir will provide a new wetland habitat and associated area for nature conservation. The proximity of the reservoir to the internationally important Langstone Harbour means that it can be used as a safe retreat for roosting birds when there is disturbance in the Harbour (Special Protection Area (SPA) and Special Area of Conservation (SAC)).
- 1.6 The pipeline will also be used as an emergency draw down pipeline if the reservoir needs to be drained down in emergency conditions.

Approved Pipeline Scheme

- 1.7 Consent was granted (application reference: APP/20/00991) on 15th October 2021 for an:
Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) development of a new pipeline to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer comprising: Construction of an underground, bi-directional pipeline linking the reservoir with the existing pumping station at Bedhampton; Emergency drawdown discharge structure at Hermitage Stream; Upgrades to existing culverts; Washout and air valve chambers (typically below ground).
- 1.8 The outline application was submitted with some details reserved for approval in the form of reserved matters applications at a later date. Details which are covered in the outline pipeline planning application include general location, appearance and scale of the pipe and associated structures. Details which are reserved for approval at a later stage include confirmation of the exact pipeline route (within the red line boundary) and detailed design of the associated structures. Detailed traffic and construction management plans would be the subject of planning conditions.

- 1.9 The decision notice for the outline pipeline planning application includes planning conditions which need to be discharged prior to the implementation of the scheme. Condition 2 of the decision notice states that *'No part of the development hereby approved in outline shall be commenced until an application or applications for written approval of the details of the route of the pipeline and the siting, scale and external appearance of the emergency drawdown discharge structure, and landscaping (hereinafter called "the reserved matters") have been submitted to and approved by the Local Planning Authority.'*
- 1.10 The submission of this reserved matters application addresses Condition 2 of the decision notice for the first phase of the scheme which relates to Shaft 1 (the Phase 1 Scheme). The site for Shaft 1 is adjacent to Bedhampton Pumping Station site, south of the railway line.
- 1.11 This will be the only phase that will be discharged under the outline planning permission (Ref. APP/20/00991). It has been agreed with HBC that this is appropriate provided all of the relevant details related to this phase are provide and approved prior to commencement of the phase being commenced.
- 1.12 Separate application submissions will be made in parallel to discharge the pre-commencement planning conditions. The conditions are listed below and a summary of what is required and how they are being discharged for this Phase 1 Scheme is included in Appendix B:
- Detailed Phasing Plan (Condition 4)
 - Construction Environmental Management Plan (Condition 5)
 - Construction Method Statement (Condition 6)
 - Construction Traffic Management Plan (Condition 7)
 - Phase specific traffic management and construction measures (Condition 8)
 - Assessment of potential noise and vibration arising during construction (Condition 10)
 - Archaeological Management Plan (Condition 12)
 - Written scheme for the programme of archaeological mitigation (Condition 13)
 - Written scheme for recording all historic assets within that Development Phase area (Condition 14).
 - Publication of the archaeological fieldwork (Condition 15) – *this condition will be discharged post construction*
 - Tree Protection measures and Landscaping details (Condition 16)
 - Detailed scheme outlining the risk to flooding (Condition 19)
 - On-site Emergency Flood Plan (Condition 20)
 - Details of ecological mitigation, compensation and enhancement measures (Condition 21)

Planning Policy Context

- 1.13 The Phase 1 Scheme (Shaft 1) lies solely within the administrative boundary of HBC. HBC's adopted local plan comprises the Havant Borough Core Strategy adopted in March 2011 and the Havant Borough Local Plan (Allocations) adopted in July 2014.
- 1.14 Work commenced on the replacement Havant Borough Local Plan in 2016. The Submission Draft Local Plan was submitted to the Secretary of State for Housing Communities and Local Government on 12 February 2021. The planning inspectors examining the draft local plan advised that the document be withdrawn from the examination process after expressing concerns about whether the proposed housing site allocations could be delivered. Following consideration of the Inspectors' advice, the Council confirmed in a press release in February 2022, that the Submission Draft Local Plan would be withdrawn. Therefore, the proposed development has not given any consideration to this Draft Local Plan, even though it was discussed in the outline application.
- 1.15 HBC granted planning permission for the outline Pipeline scheme in October 2021, local plan policies and allocations relating to the approved scheme are supportive of the principle of the development.
- 1.16 Chapter 3 of this Planning Supporting Statement provides an assessment of the Phase 1 application for Shaft 1 against the relevant national and local planning policies.

Environmental Impact Assessment

- 1.17 The approved reservoir and pipeline planning applications were supported by one Environmental Statement (ES) which reported the findings of the Environmental Impact Assessment (EIA) undertaken in view of the scale and nature of the development for which permission was being sought. The assessment of the likely significant environmental effects of the developments was undertaken on the basis that they fell within Schedule 2, Category 10(i) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, which relates to dams and other installations designed to hold water or store it on a long-term basis.
- 1.18 The EIA process was based on a number of parameters for a range of elements proposed as part of the reservoir site and pipeline. The parameters were set out in Table 2.2 of the Development Specification document approved as part of the planning permissions.
- 1.19 The proposed Phase 1 Scheme for Shaft 1 is within the approved red line boundary and is in accordance with the outline planning permission, in addition it will not lead to any new or additional likely significant effects on the environment that were not identified or assessed at the outline stage. As such it is considered that there is no requirement for a further EIA to be undertaken in connection with the Phase 1 Reserved Matters application.

Summary of Application Submissions

- 1.20 A range of professional disciplines have been involved in the preparation of this application for Shaft 1 Reserved Matters application and the associated, but separate application(s), to discharge the relevant planning conditions of the outline consent, which are shown at Appendix B. The application is supported by a number of documents and drawings covering a range of planning, technical and environmental issues.
- 1.21 In the course of the preparation of this submission, the approach to the Reserved Matters, the scope of supporting information, and the requirements of all relevant conditions were discussed and agreed with HBC officers.
- 1.22 The officers' comments have been carefully considered and have directly informed this submission. In accordance with the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) Order 2015, the planning submission comprises the following documents specific to Shaft 1:

Table 1 – Schedule of Phase 1 Drawings (submitted with this application)

Drawing Number	Drawing Title
HTR-ATK-ZZ-ZZ-GS-Z-191-P00	Phase 1 Application Red Line Boundary
HTR-ATK-ZZ-ZZ-GS-Z-189-P00	Site location plan
HTR-WAB-PI-W1-DR-T-0004	Site Compound Layout
HTR-WAB-PI-W1-DR-T-0005	General Arrangement

- 1.23 Separate application are being submitted to discharge all the conditions relating to this shaft 1 scheme. More information on the conditions is included in Appendix B.

Structure of this Statement

- 1.24 This Planning Statement is structured as follows:
- Section 2 sets out the application sites and surroundings
 - Section 3 sets out the Planning Policy Assessment
 - Section 4 includes the Statement of Community Involvement
 - Section 5 sets out the Summary and Conclusion.

2. Phase 1 Application

Site Location

- 2.1 The approved pipeline starts from Bedhampton Pumping Station and runs east across the top of open grassland area within Portsmouth Water's land to Shaft 1. Shaft 1 sits just south of Bedhampton Train Station. (See Site Location and Red Line Boundary Plans).
- 2.2 The application site is hard standing that is currently used to store construction materials. The hard standing continues to the south and east of the site. The west of the site is filled with overgrown vegetation. A solar panel field is located to the south west.

Application Proposal

- 2.3 Reserved Matters consent is being sought to install the Shaft only (not the connecting pipelines which will be the subject of a separate application). The proposed shaft will be up to 12m x 12m x 11.5m deep with associated air valve and washout chambers. For the construction of the shaft, an open-dug cast in-situ reinforced concrete caisson technique will be utilised. At ground level, once the development has been completed, the only visible structures will be man access covers.
- 2.4 The proposal includes an access track, which will be a geotextile membrane and a build-up of stone linking to the internal roads at the Bedhampton Pumping Station site.
- 2.5 Another application is being submitted alongside the Reserved Matters application which will seek to discharge all the relevant planning conditions. This planning statement is pertinent to both applications.

Planning and Construction timetable

- 2.6 The indicative construction programme for Shaft 1 is provided below in Table 2.

Table 2 – Indicative programme of construction activities for Shaft 1

Dates	Key activity/milestone
March 2024	Shaft 1 reserved matter application submitted.
June to September 2024	Construction period for Shaft 1.
May 2024	Submission of revised pipeline application (Shaft 1 design will be the same within new revised scheme but needs to be installed in advance).

3. Planning Policy Assessment

Introduction

- 3.1 The framework for guiding and assessing the Phase 1 Scheme is established in a cascading set of policies from national to local level. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the statutory development plan unless material considerations indicate otherwise. This chapter provides a review of local and national planning policies, as well as other planning policy deemed to be a material consideration, which relate to the Scheme, demonstrating how the proposals conform to local and national policy requirements and guidelines.
- 3.2 In accordance with section 70(2) of the Town and Country Planning Act (1990), planning permission will be determined in accordance with the development plan unless there are material considerations that indicate otherwise. Examples of material considerations include policies in the NPPF, flood risk, contaminated land, heritage considerations, design and scale.
- 3.3 The relevant development plan framework for the Scheme is provided by the:
- Havant Borough Core Strategy, adopted March 2011; and
 - Havant Borough Local Plan (Allocations) adopted July 2014

National Planning Policy

- 3.4 At the heart of the NPPF (September 2023) is a presumption in favour of sustainable development based upon a number of core principles and themes. Those most relevant to the Scheme relate to:
- Promoting healthy and safe communities;
 - Promoting sustainable transport;
 - Meeting the challenge of climate change, flooding and coastal change;
 - Conserving and enhancing the natural environment; and
 - Conserving and enhancing the historic environment.
- 3.5 NPPF paragraph 20 requires local authorities to have strategic policies setting out an overall strategy for the pattern, scale and quality of development and make sufficient provision for inter alia, infrastructure for water supply. Broad locations for infrastructure required should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities.
- 3.6 The NPPF advises Local Authorities to have strategic policies for infrastructure in their Local Plans, which would include a reservoir, to ensure the strategic needs of the area are discussed. To identify what is required in terms of the area's infrastructure needs, Local Authorities must have an effective dialogue with the relevant bodies. The NPPF states a strategic approach to maintaining and enhancing networks of habitats and green infrastructure is needed. The NPPF states that water supply and quality is a cross-boundary issue and that there is a duty to cooperate.
- 3.7 Paragraph 114 seeks to ensure that with development, any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 3.8 Paragraph 165 states that inappropriate development in areas at risk of flooding should be avoided and development proposals should not increase flood risk elsewhere.
- 3.9 Paragraph 180 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity value, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.10 Paragraph 189 states that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

Local Planning Policy

Havant Borough Council Adopted Local Plan Core Strategy (2011)

- 3.11 Policy CS15 Flood and Erosion Risk, states that all development will be required to ensure that there is no net increase in surface water run-off.
- 3.12 Policy CS16 High Quality Design, seeks to ensure that neighbouring impacts are minimised, and no impacts should result in unacceptable harm to the amenity of neighbours.
- 3.13 Policy CS18 Strategic Site Delivery, states that strategic sites are critical to achieving the Core Strategy vision. Havant Thicket Reservoir has been identified as a key strategic site.
- 3.14 Policy CS20 Transport and Access Strategy, states that development will be permitted that does not increase congestion and promotes better use of existing transport networks.

Havant Borough Council Adopted Local Plan Allocations (2014)

- 3.15 Policy AL6 Havant Thicket Reservoir Pipeline states that Planning permission will be granted for development proposals that help deliver the Havant Thicket Reservoir pipeline as shown on the Policies Map. Development proposals will not be permitted in the pipeline route buffer zone, where it could prevent the future delivery of the pipeline.

Principle of Development

- 3.16 This application for Shaft 1 forms Phase 1 of the Approved Pipeline Scheme, APP/20/00991, which is safeguarded in the HBC Local Plan 2011 under Policy CS18. This demonstrates that the proposal would be considered acceptable in principle. Policy AL6 of Havant Borough Council Adopted Local Plan Allocations (2014) supports the inclusion of a new pipeline in association with the reservoir scheme, and states that *“Development proposals will not be permitted in the pipeline route buffer zone, where it could prevent the future delivery of the pipeline”*.
- 3.17 The approved reservoir and pipeline schemes were subject to an Environmental Impact Assessment (EIA) and an Arboricultural Impact Assessment. This section confirms that the detailed Phase 1 Scheme does not result in any additional impacts which were not considered as part of the approved EIA.

Impact on the character and appearance of the area

- 3.18 Policy CS16 of the Local Plan 2011 places significant emphasis on ensuring that development proposals integrate into the surrounding street network and contribute positively to the established character. Once the shaft and future pipeline construction is complete, there would be limited visible evidence that there is a shaft below ground. From street level the entrance to the shaft will look like a small manhole, thus minimising any visible impact of the Scheme on the wider street scene.

- 3.19 Drawings have been submitted alongside this application which illustrate the design of the shaft below ground. The submitted drawings provide a clear overview of the general location, appearance and scale of shaft.

Traffic and transport including access

- 3.20 Policies CS18 and CS20 of the HBC Local Plan 2011 outline the requirements in terms of traffic management. Construction traffic should be minimised in residential areas and the access, and the surfacing of paths should take account of the needs of all.
- 3.21 The Phase 1 Scheme would result in the introduction of a temporary access track to the west of the development proposal. This would allow delivery of machinery and materials to the site.
- 3.22 A comprehensive Transport Assessment was prepared to support the reservoir and pipeline planning applications, to consider the potential traffic and transport impacts of the reservoir site, the access routes and pipeline, during both construction and operation. The assessment was informed by a programme of traffic surveys, modelling and discussions with the Hampshire County Council Highway Authority.
- 3.23 The approved Transport Assessment demonstrated that the reservoir and pipeline schemes will not cause significant adverse impacts on the highway network. There are no additional transport impacts which were not considered as part of the approved Transport Assessment.
- 3.24 A Construction Traffic Management Plan (CTMP) and Traffic Management for this phase of the works has been developed pursuant to conditions 7 and 8 of the Outline Consent, which includes details specific to the construction of the Phase 1 Scheme. Measures will include routing construction vehicles along the A3(M) and other main routes to divert construction traffic away from residential areas; identifying areas for parking for the construction teams and the storage of materials; staggering site activities to reduce traffic; and restricting when work can be carried out i.e. avoiding overnight working.
- 3.25 Any future development on this site by Bellway Homes will be subject to a separate planning permission and will be undertaken after Shaft 1 has been constructed.

Amenity – noise and air pollution

- 3.26 The NPPF refers to air quality in paragraph 192 and emphasises that development should contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and Clean Air Zones, and the cumulative impacts from individual sites in local areas. The NPPF confirms the material nature of air quality matters in development decisions and the potential exacerbation of air quality problems in AQMA.
- 3.27 NPPF paragraph 191 sets out national policy in relation to noise, that planning decisions should mitigate and reduce to a minimum the potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life. Minimising the effects of pollution (noise and air quality) on residential amenity is provided at a local level in HBC Policy DM10.
- 3.28 An assessment of the impacts of the reservoir and pipeline schemes on air quality was provided in the Environmental Statement (Chapter 7). This reported that air quality in the area of the pipeline scheme can be considered relatively good. There are no AQMAs within the HBC administrative boundaries. Monitoring data from the local authority diffusion tube surveys showed that the annual mean NO₂ AQS objective was not exceeded at any relevant locations of exposure in 2018, the most recent year for which data were available.

- 3.29 The Outline Environmental Management Plan (OEMP) submitted as part of the Environmental Statement for the reservoir and pipeline schemes included a commitment to pursue the long-term ambition of zero pollution incidents on-site throughout the development programme. This has been taken forward for the Phase 1 Scheme, with mitigation measures included within the Detailed Construction Environmental Management Plan (CEMP) (in response to Planning Condition 5), to ensure that noise impacts are minimised, and air quality is protected (particularly by reducing dust emissions) during the construction process. The Detailed CEMP provides a record of environmental actions and commitments which will aim to minimise effects during construction.
- 3.30 Portsmouth Water will adopt a proactive approach in ensuring that the public and residents are kept fully informed of the nature and timing of the Phase 1 works and who to contact if disturbed by the construction activities. A letter drop will take place in the locality advising residents of the programmed works and when they will take place.
- 3.31 The effects on noise and air quality once the Shaft is operational are considered to be negligible. The majority of the effects predicted on sensitive receptors in terms of noise, dust and air quality are during the construction phase. With suitable mitigation measures in place, it is considered the Phase 1 Scheme would comply with local policies relating to noise and air pollution. There are no additional amenity impacts which were not considered as part of the approved EIA.

Historic Environment – archaeology

- 3.32 NPPF (paragraph 206) advises that “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.” Paragraph 207 states that: “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 3.33 This is translated into local plan policies in HBC Policies CS11 and DM25. Requirements relating to the historic environment are outlined in site allocation Policy CS18 of the HBC local plan which states that the Phase 1 Scheme should compensate for the loss of, and effects on, the archaeology.
- 3.34 An Archaeological Management Plan (AMP) and Written Scheme of Investigation is submitted in support of the application (to discharge conditions 12, 13 and 14). Chapter 8 of the Havant Thicket Reservoir Environmental Statement 2020 establishes an assessment of significance and potential magnitude of impacts for those heritage assets identified within the study area of the larger reservoir area, including the specific area surrounding Shaft 1. Assessment of the value of heritage assets highlights the contribution that past historic processes make to the character of the landscape and the understanding of the chronological narrative and its importance for today’s societies.
- 3.35 The only known asset within the 100m buffer of the construction of Shaft 1 is St. Chad’s Well (HER 65094). A holy well possibly dated to the Medieval period. In association with St Chad, whose cult focussed on healing, suggests that the water from the well was thought to possess healing properties. The site has been heavily disturbed by modern development and is of low sensitivity (value), contributing to local understanding of medieval ritual practices.
- 3.36 The Phase 1 Shaft scheme will not affect how the wider historic environment is understood or appreciated. No impact is predicted on the significance of St Chad’s Well (HER 65094). The assessment of significance in Chapter 8 of the Havant Thicket Reservoir ES found that the surroundings of St Chad’s well have changed to the extent that they no longer contribute to the significance of the archaeological site. Therefore, the Shaft 1 works would have a neutral impact on the significance of the asset.
- 3.37 The AMP in place for the management of archaeological remains associated with the development of the reservoir and pipeline provides the general arrangements for different levels of archaeological investigation. It is anticipated that an archaeological watching brief would be appropriate to off-set the potential impacts of the Shaft 1 development on any as-yet unknown archaeological remains.

Water Environment and Flood Risk

- 3.38 The NPPF advises the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, in line with the objectives of the Climate Change Act 2008 (paragraph 157). At a local level, policy on flood risk is outlined in HBC Policy CS15. In addition, HBC Policy CS18, seek a flood risk assessment of the Scheme and mitigation put in place to minimise risks.
- 3.39 The assessment of the reservoir and pipelines schemes on the water environment, including a flood risk assessment was considered in chapter 15 of the Environmental Statement (2020). During the construction phase, special attention has been drawn to the importance of adhering to best practice techniques and introduction of mitigation measures when constructing the shaft infrastructure within vicinity of the Bedhampton springs.
- 3.40 The Phase 1 Scheme impacts are largely temporary during the construction phase and, upon successful implementation of mitigation measures identified in the Record of Environmental Actions and Commitments (REAC) as part of the OEMP Appendix A2.1 in ES Volume 4, would not result in significant adverse effects on the water environment.
- 3.41 These mitigation measures have been taken forward in the Phase 1 CEMP, and include measures to ensure the development would not increase flood risk and have an appropriate On-site Emergency Flood Plan, in response to Planning Conditions 19 and 20 (measures incorporated into CEMP).

Arboricultural and Ecological Considerations

- 3.42 The Arboricultural Impact Assessment (AIA) for the reservoir and pipeline schemes recorded trees as individual specimens and as groups or woodland groups. This level of survey meets the requirements of BS5837:2012, which states that 'trees growing as groups or woodland should be identified and assessed as such'.
- 3.43 The impacts of the Phase 1 Scheme have been assessed and no trees would need to be felled to accommodate Shaft 1. Some hedgerows would need to be cut back to facilitate the access route. This group forms part of a lapsed hedgerow and the cutting back or flailing of the area within the proposed access route will have no determinantal impact of the remaining trees/shrubs in the group. The area to be cut back would need to be confirmed on site with the supervising Arboriculturist, and protective fencing installed to protect the remaining trees in the group and other trees within the site extents.
- 3.44 Given the presence of the existing hard surfacing within the shaft site no tree impacts have been identified to facilitate the works. The hard surfacing will protect any roots that could be extending into the site. All mature trees, including veterans, will be protected through appropriate mitigation measures as outlined in the Arboricultural Impact Assessment.
- 3.45 The assessment of the Phase 1 Scheme on biodiversity is provided in the Ecological Mitigation Compensation and Enhancement Measures document submitted alongside this application. Impacts on biodiversity resulting from the construction of the shaft are largely temporary in nature, occurring during the construction phase and will not result in significant adverse effects. Significant trees will be avoided.
- 3.46 The only new permanent footprint resulting from the works is associated with the new access road required from the west and manhole covers to be installed in the slab cover for Shaft 1. The landowner of the site (Bellway Homes) is seeking planning permission to develop the site for residential use, if this is successful the remaining area of the shaft site will be redeveloped (as a parking area for the housing).

Material Resources and Waste

- 3.47 NPPF paragraph 216(b) sets out an objective to contribute to protecting and enhancing the natural environment including the minimisation of waste and pollution. It also encourages sustainable use of minerals through use of secondary and recycled materials and minerals waste in preference to primary materials.

- 3.48 At a local level, HCC Minerals and Waste Plan sets out 34 policies relating minerals and waste, these include ensuring an adequate supply of aggregate, maximising recycled and secondary aggregate production and the sustainable management of waste. In addition, the Plan states that a key objective is to maximise the reuse, recycling and recovery of construction, demolition and excavation (CDE) wastes. For non-hazardous waste, it sets targets for 60% to be recycled and 95% to be diverted from landfill by 2020.
- 3.49 The design of the Phase 1 Scheme has adopted an environmentally-led approach to avoid or mitigate adverse impacts and effects on the environment. For materials and waste this means applying the waste hierarchy and proximity principle and implementing the principles of a circular economy—including ‘designing out’ waste and keeping products and materials in use.
- 3.50 The management of materials and wastes will be monitored during construction to determine the Phase 1 Scheme’s environmental performance. The Detailed CEMP includes further measures for the management of materials. There are no additional materials and waste impacts which were not considered as part of the approved EIA.

Climate change

- 3.51 The UK Climate Change Act set a legal reduction target of 80% against 1990 levels by 2050. It also introduced a series of carbon ‘budgets’ for five-year periods, to act as stepping-stones to the overall reduction. There are budgets currently set up to 2032. In response to the ambitions of the Paris Agreement, in June 2019 the Climate Change Act was amended to set the overall reduction target by 2050 to at least a 100% reduction in net emissions against 1990 levels, i.e., ‘net zero carbon’.
- 3.52 The UK has so far outperformed its budgets, but progress is slowing, and the country is not on track to meet its future budgets or the overall reduction target, according to the most Recent Progress to Parliament by the Committee on Climate Change. At a local level, HBC Local Plan provides a ‘Vision for Havant Borough in 2026’, which includes a reduction in CO₂ emissions. HCC declared a Climate Emergency in 2019, agreeing to match the Government’s target of net zero carbon by 2050.
- 3.53 Due to its small contribution to overall emissions, the potential for carbon neutral operation by 2050, and the proposed design factors, it is considered the Phase 1 Scheme is compliant with climate change planning policies at a national and local scale. There are no additional climate change impacts which were not considered as part of the approved EIA.

4. Statement of Community Involvement

Consultation and Engagement on the Havant Thicket Reservoir Project

- 4.1 Extensive community engagement has been carried out since 2004 on the approved reservoir and pipeline scheme. Portsmouth water gave over 60 presentations to local groups, set up a key stakeholder group comprising local community representatives, and ran a school engagement programme in 2008 and 2020.
- 4.2 In 2008, and again in 2020, dedicated websites were set up and several newsletters were sent out, along with regular updates via email, post and social media. There were two formal consultation periods, one in 2008 and the other in 2020, as well as a drop-in public exhibition in November 2019.
- 4.3 The consultation in 2008 included 11 public exhibitions. Feedback demonstrated a high level of support for the reservoir proposals and, where concerns were expressed, people accepted that some impacts were an inevitable consequence of a project of this scale and nature. In Spring 2020, due to the Covid-19 situation, it wasn't possible to have face-to-face engagement, so Portsmouth Water ran a series of public webinars that included interviews with the project team as well as a live Q&A, which was very well received. A large promotional campaign was launched to reach as many people as possible, including posting 50,000 leaflets to local households with details on how to get involved and find out more. Both consultations included on and offline materials and methods to reach as wide an audience as possible. The consultation was successful, with good levels of feedback received and general support for the approach and the proposals.
- 4.4 As well as the formal consultation periods and ongoing engagement activities, Portsmouth Water carried out both qualitative and quantitative customer insight research to understand the attitudes and views of customers in the vicinity of the reservoir as well as further afield. In May 2019 they undertook qualitative research, specifically focus groups, and this was followed by 100 quantitative telephone interviews carried out in January 2020.
- 4.5 Feedback received since 2004 has demonstrated a high level of support for the reservoir proposals, most recently with 80 per cent of people providing feedback during the 2020 public consultation period either strongly agreeing or agreeing with the proposals.
- 4.6 Alongside the data extracted from the 2020 consultation feedback form, there was a large number of comments which came in from the various channels used, which was analysed. Portsmouth Water has responded to each theme and a Spring Consultation Report was published in August 2020 which included a 'you said, we did' section.
- 4.7 The most frequent concerns with the pipeline scheme was disruption, including noise and disturbance, caused by construction. In response, discussions were undertaken with the Hampshire County Council in order to minimise the impact of the construction work on the local highway network.
- 4.8 More detailed information on the consultation that has taken place, and the feedback received, is included within the Statement of Community Involvement which accompanied the reservoir and pipeline planning applications.

Consultation on Phase 1 (Shaft 1)

- 4.9 Further consultation has taken place in relation to the detail of this application for Phase 1 of the Approved Pipeline Scheme. This consultation was part of the public consultation for proposed changes to the wider pipeline scheme that ran between 6 November to 18 December 2023. Public consultation is not usually required for reserved matters applications and, as this Phase 1 is only installation of a shaft that it is located away from residential properties, it was agreed with HBC that a separate public consultation would not be essential.
- 4.10 The consultation leaflet which was distributed included the following information relating to Shaft 1:

We are currently preparing a small planning application for Shaft 1 of the pipeline scheme with the aim of submitting an application to Havant Borough Council in early 2024. The site for Shaft 1 is on land which was previously owned by Portsmouth Water, immediately south of the railway line adjacent to Bedhampton Pumping Station. An early consent on this land will allow installation of the shaft only (no pipelines) prior to any potential future development of this land. If the planning application is successful, the shaft will be installed in Summer 2024. Once installed, the shaft will not be visible apart from a manhole cover. Any future permission for the new pipeline scheme will connect to the shaft underground.

4.11 A question was also included on the feedback form which asked:

Do you have any concerns with our plans to install Shaft 1 of the pipeline in advance of building the wider pipeline scheme?

4.12 A large number of responses (381) came in from the various channels used. Over 52% of respondents agreed or strongly agreed with the wider pipeline scheme and 45% of the 158 respondents who responded to the question on Shaft 1 outlined that they did not have any concerns about installing shaft 1 in advance of the wider pipeline scheme.

4.13 A total of 144 response (41%) outlined that they did have concerns with the advanced installation. The most frequent concerns related to concerns about noise and vibration during construction; building in advance would appear that the rest of the wider scheme, including the Water Recycling proposal would go ahead, ahead of any required consents; and that the proposed pipes would be used for recycled water. Other concerns outline that development programme should redesigned so that the impact on Havant Rugby Club pitches would be minimised.

4.14 In response to the concerns:

- The closest residential properties are 35m to the north of Shaft 1 site, on the other side of the railway line, and 100m to the west. As discussed in Section 3, the effects on noise and air quality once the Shaft is operational are considered to be negligible. The majority of the effects predicted on sensitive receptors in terms of noise, dust and air quality are during the construction phase. With suitable mitigation measures in place, the Phase 1 Scheme would comply with local policies relating to noise and air pollution. Portsmouth Water will ensure that the public and residents are kept fully informed of the nature and timing of the Phase 1 works and who to contact if disturbed by the construction activities. A letter drop will take place in the locality advising residents of the programmed works and when they will take place.
- The Shaft 1 activities have no impacts on Havant Rugby Club playing pitches. However, the wider pipeline scheme has been amended to realign the pipeline around the playing pitches to minimise impacts on the use of the playing pitches by the Rugby Club and the general public.
- Planning permissions for Shaft 1 or the new pipeline scheme (subject to a separate future planning application) will have no influence on the outcome of the Hampshire Water Transfer and Water Recycling Project which will be subject to a future Development Consent Order to be determined by the Secretary of State.

5. Summary and Conclusion

- 5.1 The Approved Pipeline Scheme was subject to an Environmental Impact Assessment (EIA) which assessed the scheme in detail. The detailed Phase 1 Scheme has been designed in accordance with the drawings and development parameters set by the Pipeline Consent, and the design principles set out in the Development Specification and Design and Access Statement. It has been developed through an iterative process, informed by the work of technical specialists, and takes into account stakeholder feedback and mitigation measures proposed by the Environmental Statement.
- 5.2 The Phase 1 Scheme does not result in any additional environmental impacts which were not considered as part of the original approved EIA.

Conformity with Planning Policy

- 5.3 The Phase 1 Scheme is the first phase of the Approved Pipeline Scheme, which is safeguarded in the adopted local plan through HBC Policy AL6. The proposed Phase 1 Scheme has been designed within the context of the requirements of relevant national and local planning policy. An assessment of the Phase 1 Scheme against relevant planning policies demonstrates that the proposals conform to local and national policy requirements and guidelines.

Conclusion

- 5.4 This application seeks approval with respect to Reserved Matters relating to the appearance, landscaping, layout, access and scale of the Phase 1 Scheme that will form the first phase of a pipeline scheme which is a strategically important infrastructure project. The increase in water supplies available on completion of the scheme will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers to meet the region's challenges in the future, in particular relating to abstraction licence changes, predicted population growth and climate change which will all place pressure on meeting future water supply demand.
- 5.5 As demonstrated throughout this Statement, the design of the Phase 1 Scheme has been developed to be fully in accordance with all relevant requirements of the Outline Consent, including compliance with the related planning conditions attached to the Outline Consent and the development principles set out in the Approved Pipeline Scheme application.
- 5.6 This Planning Statement demonstrates that the Phase 1 Scheme conforms with all relevant national and local planning policy. In line with these important considerations, this comprehensive application submission also provides information sufficient to fully discharge those planning conditions attached to the Outline Consent. As such, in overall conclusion there is a compelling planning case in support of the proposed Phase 1 Scheme works such that consent be granted for this Reserved Matters submission and all relevant planning conditions discharged.

Appendix A. Pipeline Decision Notice

To:
Joanne Farrar
Atkins Global
Nova North
11 Bressenden Place
Westminster
London SW1E 5BY

For: Portsmouth Water

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Outline Planning Permission**

Application Number: APP/20/00991

Site Address: Pipeline from Proposed Reservoir Site, Middle Park Way to land adjacent to, West Street, Havant

Proposal: Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) development of a new pipeline to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer comprising: Construction of an underground, bi-directional pipeline linking the reservoir with the existing pumping station at Bedhampton; Emergency drawdown discharge structure at Hermitage Stream; Upgrades to existing culverts; Washout and air valve chambers (typically below ground).

Further to your application received on 02 November 2020 (which was valid from 27 November 2020) Havant Borough Council, as Local Planning Authority, **Grants Outline Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than five years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No part of the development hereby approved in outline shall be commenced until an application or applications for written approval of the details of the route of the pipeline and the siting, scale and external appearance of the emergency drawdown discharge structure, and landscaping (hereinafter called "the reserved matters") have been submitted to and approved by the Local Planning Authority. Application(s) for approval of the matters reserved by this planning permission must be made not later than the expiration of 5 years from the date of this decision notice;

Our Ref: APP/20/00991

and Development must be begun not later than the expiration of 2 years from the final approval of reserved matters for the relevant phase, or, in the case of approval on different dates, the approval of the last such matter to be approved.

Reason: The application was submitted as part outline part full application in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and in accordance with the provisions of Section 92 of the Town and Country Planning Act, 1990.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings

HTR-ATK-ZZ-ZZ-GS-Z-0140 Site Location Plan
HTR-ATK-PI-BR-DR-C-0009 Overall Plan and Route
HTR-ATK-PI-BR-DR-C-0021 Red Line Boundary Drawing (Ch0-1600)
HTR-ATK-PI-BR-DR-C-0022 Red Line Boundary Drawing (Ch1600-3200)
HTR-ATK-PI-BR-DR-C-0023 Red Line Boundary Drawing (Ch3200-4500)
HTR-ATK-PI-BR-DR-C-0014 Site Plan (Ch0-800)
HTR-ATK-PI-BR-DR-C-0015 Site Plan (Ch800-1600)
HTR-ATK-PI-BR-DR-C-0016 Site Plan (Ch1600-2400)
HTR-ATK-PI-BR-DR-C-0017 Site Plan (Ch2400-3200)
HTR-ATK-PI-BR-DR-C-0018 Site Plan (Ch3200-4000)
HTR-ATK-PI-BR-DR-C-0019 Site Plan (Ch4000-4564)
HTR-ATK-PI-BR-DR-C-0010 Typical Stream Crossing Detail
HTR-ATK-PI-BR-DR-C-0011 Typical Pipeline Construction Detail
HTR-ATK-PI-BR-DR-C-0012 Typical Under Track Crossing Detail
HTR-ATK-PI-BR-DR-C-0013 Hermitage Discharge Structure Detail
HTR-ATK-PI-BR-DR-C-0020 Typical Culvert Detail

Documents

Engineering and Design Report
Planning Statement
Development Specification
Environmental Statement (Volumes 1 - 4) including Non-Technical Summary. The Volume 4 Appendices include the following standalone reports:
Outline Construction Environmental Management Plan including Record of Environmental Actions and Commitments or REAC
(ES_Volume_4_Appendix_A2.1_OEMP)
Transport Assessment (ES_Volume_4_Appendix_A13.1_TA)
Flood Risk Assessment (ES_Volume_4_Appendix_A15.2_FRA)
Water Framework Directive Compliance Assessment
(ES_Volume_4_Appendix_A15.1_WFD)
Arboricultural Impact Assessment (ES_Volume_4_Appendix_A9.14_AIA)
HTR-ATK-RZ-RE-DR-L-113 Revised Tree Protection Plan Sheet 37 of 40 (revP01.1)
Design and Access Statement
Statement of Community Involvement
Outline Biodiversity Mitigation and Compensation Strategy
Article 4.7 Statement
ADDITIONAL INFORMATION SUBMITTED FEBRUARY 2021
A Summary of the Benefits of Havant Thicket Reservoir
HTR TNPS02 Traffic Distribution Sensitivity revision_V2.0 dated 25/01/2021
HTR TNPS03 Report on Northern Access Layout dated 29/01/2021
HTR Water Framework Directive Article 4.7 29/01/2021
ADDITIONAL INFORMATION SUBMITTED APRIL 2021
Access for Non Motorised Users - Technical Note dated 01/04/2021
Access Strategy, Rat Running and Construction Management - Technical Note dated 01/04/2021
Framework Construction Management Plan dated 31/03/2021
Article 4.7 Shortlisting Methodology dated 01/04/2021
Transport Assessment Addendum - Framework Travel Plan dated 01/04/2021

Reason: - To ensure provision of a satisfactory development.

- 4 Prior to the commencement of development, a detailed phasing plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan and no variation shall be made without the prior written approval of the Local Planning Authority. Approval will not be given if, in the reasonable opinion of the Local Planning Authority, the proposed variation creates new environmental impacts which exceed the range or scale of those measured and assessed in the Environmental Statement (including the further information) and which the Local Planning Authority considers may require further or additional mitigation measures.

Reason: The Environmental Impact and merits of the proposed development have been assessed on this basis.

- 5 No phase of the development approved under Condition 4 shall commence until a phase specific Construction Environmental Management Plan for that parcel has been submitted to, and approved in writing by the Local Planning Authority. The CEMP shall be based upon, and be in broad accordance with, Volume 4 Appendix A2.1 of the application Environmental Statement (Outline Environmental Management Plan). It should demonstrate that the risk to controlled waters will be appropriately managed, and include both temporary and permanent construction features and detail information on locations of proposed techniques such as cofferdams, culverting and piping and the associated flood risks and mitigation measures. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure that the construction process is carried out in a manner which will minimise disturbance, pollution & nuisance to neighbouring properties or within the public realm. To avoid inappropriate parking practices, and turning and manoeuvring of construction vehicles which adversely impact either the use- or safety- of the public highway. This condition is imposed having due regard to policies DM10 & CS15 (Havant Borough Local Plan (Core Strategy) 2011), and the National Planning Policy Framework 2019.

- 6 No phase of the development approved under Condition 4 shall commence until a Construction Method Statement (CMS) for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the construction process is carried out in a manner which will minimise disturbance, pollution & nuisance to neighbouring properties.

- 7 A) No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Hampshire County Council as local highways authority). B) No phase of the development approved under Condition 4 shall commence until a phase specific CTMP for that parcel has been approved in writing by the local planning authority. The CTMP(s) shall include all commitments set out in the Framework CTMP, dated 31/03/2021, submitted with the planning applications and will include a Construction Traffic Management Strategy and Construction Worker Travel Plan. The CTMP shall include the following:

- Vehicle routing plans
- proposed programme and duration
- number of construction personnel including travel arrangements and mitigation where necessary
- alterations to the highway, including temporary and / or permanent, to enable construction
- details of the number of construction and delivery vehicles using the public highway (no abnormal loads are anticipated at this stage)

- traffic management details
- compounds and laydown area details
- highway condition surveys
- methods for managing the site to prevent mud onto the highway
- details of on-site contractor parking.

The CTMP shall be implemented in accordance with the approved details.

Reason: To ensure the safe and efficient operation of the highway network.

- 8 No phase of the development approved under Condition 4 shall commence until a phase specific Traffic management and construction measures for that parcel has been submitted to, and approved in writing by, the Local Planning Authority. This shall include the following:

- a) Vehicular, pedestrian and cyclist diversion plans
- b) Details of type of traffic management
- c) Details of highway reinstatement
- d) Construction methodology and details
- e) Material and spoil storage

The development shall be implemented in accordance with the approved details.

Reason: To ensure the safe and efficient operation of the highway network.

- 9 No construction on the pipeline site shall take place outside the hours of 08:30-18:00 Monday to Friday, 09:00-13:00 on Saturday and no Sunday working, except works on the adopted highway, where alternative arrangements are to be agreed between the Highway Authority and Local Planning Authority, with the exception of specific works that shall have been agreed in writing with the Local Planning Authority in advance and shall include details of the task, the date and duration of works. No works shall take place on Bank or Public Holidays.

Reason: In the interests of the amenities of local residents.

- 10 No phase of the development approved under Condition 4 shall commence until a revised and updated assessment of potential noise and vibration arising during construction shall be prepared in accordance with BS 5228-1:2009+A1:2014. The assessments shall include likely eligibility for noise insulation or temporary re housing and shall be submitted to and approved in writing by the Local Planning Authority and construction carried out in accordance with the agreed recommendations.

Reason: To minimise potential noise impacts on nearby sensitive receptors.

- 11 Subject to Condition 10 [ABOVE], no night time working shall take place, except works on the adopted highway, where alternative arrangements are to be agreed between the Highway Authority and Local Planning Authority, unless otherwise in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Night-time works to be carried out strictly in accordance with the approved scheme.

Reason: To avoid potentially significant impacts of noise and vibration upon residential receptors.

- 12 No phase of development approved under Condition 4 hereby approved shall commence until an Archaeological Management Plan (AMP) has been submitted to, and approved in writing by, the Local Planning Authority. The AMP will provide appropriately for all aspects of archaeological recording and will serve as an over-arching Written Scheme of Investigation for all archaeological works.

Reason: To record important archaeological features.

- 13 No development within a Development Phase shall commence until the applicant has submitted, and the Local Planning Authority has approved, a written scheme for the programme of archaeological mitigation within that Development Phase area. The programme for archaeological mitigation shall then be implemented in accordance with the agreed written scheme. This condition may be discharged on

an individual Development Phase basis or on a section by section basis.

Reason - To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. This is a pre-commencement requirement because of the need to secure satisfactory archaeological protection in advance of each individual Development Phase commencing.

- 14 No development within a Development Phase shall commence until the applicant has submitted, and the Local Planning Authority has approved in writing, a Written Scheme for recording all historic assets within that Development Phase area. The recording of all historic assets shall then be implemented in accordance with the agreed scheme.

This condition may be discharged on an individual Development Phase basis or on a section by section basis.

Reason - To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. This is a pre-commencement requirement because of the need to secure satisfactory archaeological protection in advance of each individual Development Phase commencing.

- 15 Following completion of archaeological fieldwork within a Development Phase, a report shall be produced in accordance with an approved programme including, where appropriate, post-excavation assessment, specialist analysis and reports, publication and public engagement related to that Development Phase area and submitted to the Local Planning Authority. This condition may be discharged on an individual Development Phase basis or on a section by section basis.

Reason - To contribute to the knowledge and understanding of past uses and activities on site by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

- 16 Any reserved matters application for layout or landscaping submitted pursuant to Conditions 2 and 4 shall include:

a) The submission of a Tree Survey and updated Arboricultural Impact Assessment (including a Tree Constraints Plan), Arboricultural Method Statement and Tree Protection Plan showing the tree or group of trees, the Root Protection Area(s) and the crown spread(s) in relation to the proposed development. All tree root protection areas identified, shall be protected by protection fencing in accordance with BS 5837:2012.

b) The approved tree protection measures shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works. They shall be retained intact for the duration of the construction works and shall only be removed or altered following completion of that phase.

c) A landscaping reinstatement scheme for all open parts of the site, where loss occurs due the development, which shall include the planting and maintenance of a number of semi-mature native broad leaf trees (UK grown and sourced in line with current biosecurity guidelines) to be planted in a sustainable location as per the British Standard guidelines. The information shall include:

i) Written specifications (including cultivation and other operations associated with plant and grass establishment,

ii) Planting methods, tree pits & guying methods,

iii) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,

iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,

v) A timetable for implementation of the soft and hard landscaping works.

The scheme of Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed, within 10 years shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To preserve the amenity visual amenity of the locality.

- 17 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.
Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. In line with paragraph 170 of the National Planning Policy Framework.
- 18 The development shall be carried out in accordance with the submitted flood risk assessment (ref HTR-ATK-XX-XX-RP-Z-0042, titled A15.2 Flood Risk Assessment Report, compiled by Atkins on behalf of Portsmouth Water Ltd dated 01/09/20) and the mitigation measures it details. These mitigation measures shall be fully implemented prior to operation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed throughout the FRA shall be retained and maintained thereafter throughout the lifetime of the development.
Reason: o To reduce the risk of flooding to the proposed development and future occupants
o To ensure flood risk off site is not increased as a result of the proposed development in line with paragraph 163 of the National Planning Policy Framework.
- 19 No phase of the pipeline development approved under Condition 4 shall commence until a detailed scheme, to ensure the development will not increase the risk of flooding, has been submitted to, and approved in writing by, the local planning authority. Specifically, further details should be provided where relevant to that phase including:
o Detailed information on the proposed emergency drawdown discharge structure.
o Detailed information surrounding the proposed upgrading of the culverts, in order to not increase flood risk associated with the Emergency discharge and as detailed in table 4.2 and section 4.17 of the FRA
o Detailed information including the long term maintenance scheduled for the proposed development, including but not limited to the proposed pipeline and culverts.
o Detailed information for the crossing of watercourses where these are proposed.
The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
Reason: To reduce the risk of flooding to the proposed development and its future users. This is in line with paragraph 163 of the National Planning Policy Framework.
- 20 Prior to construction of the development approved under Condition 4 above, an On-site Emergency Flood Plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The development shall be carried out in accordance with the details approved.
Reason: To ensure that residual flood risks on site are safely managed in accordance with the NPPF.
- 21 No phase of the development approved under Condition 4 shall commence until full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment) and on-going monitoring of mitigation measures required for each reserved matters application (including both ecological works directly related to that Development Phase reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted for approval to the Local Planning Authority. Such details shall be in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Outline Biodiversity Mitigation and Compensation Strategy (ECOSA, September 2020), the Habitats

Regulations Assessment (Atkins/Portsmouth Water, September 2020) and the Implementation Plan for Off Site Biodiversity Mitigation and Compensation (Atkins, April 2021). Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance biodiversity in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 22 An Ecological Clerk of Works (ECoW) shall be appointed, to be full time on site during site preparation and clearance and during any works in sensitive areas, and to undertake regular monitoring visits throughout the construction programme.

Reason: To protect and enhance biodiversity in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 23 The Pipeline development (APP/20/00991) shall not commence until the reservoir development (Havant reference APP/20/00990 and East Hampshire District Council reference 51680/001) has commenced.

Reason: In order to ensure coordination of development of the reservoir and pipeline development in accordance with policies CS18 and AL6 of the Havant Borough Local Plan (Allocations) July 2014.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development.

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If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

- (7) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (8) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 15/10/21 which requires:

1.Site Management Plan in terms of roles and responsibilities of site management and maintenance, and how this links and integrates with Staunton Country Park, which is owned by Hampshire County Council and Havant Thicket woodland, which is owned by Forestry England. Including how anti-social behaviour will be managed.

2.Off-site Biodiversity Mitigation and Compensation Strategy- to include:

- a)Creation of 80 hectares of new wood pasture and neutral grassland habitat
- b)Up to 72 hectares of habitat restoration in Southleigh Forest
- c)Compensation and enhancement package for the loss of 3.7km of ephemeral stream, which will provide on-site and off-site mitigation and compensation, totalling up to 5.5km of watercourse improvement.
- d)Capital Grant Scheme to fund biodiversity enhancements to the value of £1.2 million
- e)Monitoring and maintenance of Biodiversity Mitigation and Compensation Strategy

3.S106 monitoring fee

4.Provision of Recreational facilities

5.Permissive paths and diversion of Public Right of Way (Bridleway)

6.Employment and Skills Plan

7.A contribution in relation to traffic management

8.Payment of a Travel Plan Bond, Monitoring Fee and Approval Fee

9.Travel Plan (HCC)

10. Highway Works (HCC) and Site-Specific Transport Improvements (HCC) – including:

Provision of a full work-place travel plan in accordance with the framework travel plan prior to commencement

Payment of £1500 Travel Plan Approval Fee prior to commencement

Payment of £15,000 Travel Plan Monitoring Fee prior to commencement

Provision of a travel plan bond prior to commencement calculated at 110% the cost

of the measures identified within the approved full travel plan.

To enter into a s278 agreement for the southern access and for the access to be constructed to the satisfaction of the Highway Authority prior to commencement of any phase which requires use of this access as permitted through the approved CTMP

To enter into a S278 agreement for the northern access and for the access to be constructed to the satisfaction of the Highway Authority prior to commencement on site.

To pay the contribution for the Whichers Gate sustainable user improvements.

To pay the contribution or enter into a S278 agreement for the B2149 sustainable access improvements

To pay the contribution for sustainable access improvements for between Middle Park Way and the southern bounds of the proposed development.

To pay the contribution for sustainable access improvements access facilities provided by the diverted Bridleway; and improved access to Waterloooville via the Rights of Way network.

A contribution to improve the on-site Bridleway and a contribution for the maintenance of the on-site Bridleways and improved cycles routes in Staunton Country Park (linking the development to Leigh Park).

Prior to operation of the site for a detailed vehicle signage strategy to be submitted and approved by the relevant Highway Authority and this to be implemented prior to occupation.

Wayfinding strategy

To pay the southern access TRO contribution of £6,000 prior to completion of the southern access

To pay the offsite TRO contribution of £24,000 prior to the site becoming operational to the public.

- (9) Your attention is drawn to the provisions of the Water resources Act 1991 and the Land Drainage Bylaws 1981. The consent of the Environment Agency is required for any work or structures in, under, over or within 8 metres of the top of the bank of a main river. You are advised to contact the Environment Agency on 0370 8506506 for further information.
- (10) Your attention is drawn to the provisions of the Land Drainage Act 1991. The consent of the Environment Agency is required if it is proposed to fill, divert, obstruct or culvert a watercourse (including drainage ditches). You are advised to contact the Environment Agency on 0370 8506506.
- (11) The grant of planning permission does not entitle you to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development permitted to be carried out you should apply without delay to either; Havant Borough Council in the case of a footpath or bridleway (under Section 257 of the Town and Country Planning Act 1990) or the Department of Communities and Local Government (CLG) for any other issues (under Section 247 of the Town and Country Planning Act 1990).

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

15 October 2021

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL
PLANNING AUTHORITY REFUSE PLANNING PERMISSION
OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Appendix B.

B.1 Pre-commencement Conditions

Condition	Summary of condition requirement	Submission to satisfy condition
Condition 2	The submission of a detailed application is required.	The submission of this Reserved Matters planning application would satisfy this condition.
Condition 3	Compliance condition relating to drawings.	N/a
Condition 4	A detailed phasing plan for the development shall be submitted to and approved in writing by the Local Planning Authority.	Site Wide Phasing Plan. As this is the only phase to be discharged under this outline consent the phasing plan illustrates this Phase 1 and refers to the new future planning application for the pipeline scheme in respect of future phases.
Condition 5	Construction Environmental Management Plan (CEMP) must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 CEMP
Condition 6	Construction Method Statement must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 Construction Method Statement
Condition 7	Construction Traffic Management Plan must be submitted prior to the relevant phase of that part of the proposal.	Site wide CTMP (partial discharge) and Phase CTMP. As this is the only phase to be discharged under this outline consent the application seeks partial discharge of the site wide CTMP element of this condition.
Condition 8	Traffic management and construction measures must be submitted prior to the relevant phase of that part of the proposal.	Phase Traffic Management and Construction Measures (included within the Site-Wide and Phase 1 CTMP)
Condition 9	Compliance condition relating to working hours.	N/a
Condition 10	An assessment of potential noise and vibration arising during construction must be prepared in accordance with BS 5228-1:2009+A1:2014 and approved in writing by the LPA.	Noise and Vibration Assessment (included in Phase 1 CEMP)
Condition 11	Compliance condition relating to working hours.	N/a

Condition	Summary of condition requirement	Submission to satisfy condition
Condition 12	Archaeological Management Plan (AMP) must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 AMP Technical Note to supplement the Project-wide AMP, including brief for WSI
Condition 13	Written scheme (WSI) for the programme of archaeological mitigation must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 WSI
Condition 14	Written Scheme for recording all historic assets within that Development Phase area must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 WSI
Condition 15	Following completion of archaeological fieldwork within a Development Phase, a report shall be produced in accordance with an approved programme including, where appropriate, post-excavation assessment, specialist analysis and reports, publication and public engagement and submitted to the LPA.	Not required prior to the commencement of works and therefore, would not be submitted at this point in the submission process.
Condition 16	Any reserved matters application for layout or landscaping submitted must include the submission of a tree survey, Arboricultural Impact Assessment (including a Tree Constraints Plan), Arboricultural Method Statement and Tree Protection Plan.	Phase 1 Tree Survey and updated Arboricultural Impact Assessment (including a Tree Constraints Plan) Arboricultural Method Statement and Tree Protection Plan. Landscape Reinstatement Scheme not required as the footprint resulting from the works will be a new access road required from the west and manhole covers to be installed in the slab cover for Shaft 1. The landowner of the site (Bellway Homes) is seeking planning permission to develop the site for residential use, if this is successful the remaining area of the shaft site will be redeveloped (as a parking area for the housing).
Condition 17	If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to the LPA.	N/a

Condition	Summary of condition requirement	Submission to satisfy condition
Condition 18	Compliance condition stating that development shall be carried out in accordance with the submitted flood risk assessment.	N/a
Condition 19	No phase of the pipeline development approved under Condition 4 shall commence until a detailed scheme relating to the flooding and drainage of the development is submitted to the LPA.	Flood Risk Scheme (included within Phase 1 CEMP)
Condition 20	Prior to construction of the development approved under Condition 4, an On-site Emergency Flood Plan shall be submitted to the LPA.	On-site Emergency Flood Plan (included within Phase 1 CEMP)
Condition 21	No phase of the development approved under Condition 4 shall commence until full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment) and on-going monitoring of mitigation measures required for each reserved matters application.	Phase 1 Ecological mitigation, compensation and enhancement measures report
Condition 22	An Ecological Clerk of Works (ECoW) shall be appointed, to be full time on site during site preparation and clearance and during any works in sensitive areas, and to undertake regular monitoring visits throughout the construction programme.	Role and responsibilities included within Ecological mitigation, compensation and enhancement measures report

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