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Havant Thicket Reservoir

Reserved Matters Application – Phase 3 – Main Embankment

Planning Statement

For Future Water

April 2024

Title

Havant Thicket Reservoir – Reserved Matters Application – Phase 3 – Main Embankment - Planning Statement

Client

Future Water

Project Number

JTM/1856

Status

Final

Report Number

JTM/1856/Phase3RMA

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Contents

Contents	3
1 Introduction.....	4
2 Description of Reserved Matters Development.....	8
3 Accordance with Development Specification	12
4 Planning Policy Context	17
5 Summary and Conclusions.....	20

1 Introduction

- 1.1 This Planning Statement supports applications for the approval of Reserved Matters relating to Phase 3 – Main Embankment, in connection with the hybrid planning permission for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant.
- 1.2 Separate Section 73 applications to amend the main embankment, valve tower and culvert have been submitted to amend the approved hybrid planning permission (Havant Borough Council (HBC) reference APP/20/00990 and East Hampshire District Council (EHDC) reference 51680/001).
- 1.3 The Reserved Matters applications relating to Phase 3 – Main Embankment accord with the parameters, principles and standards set out in the Section 73 applications. The Reserved Matters applications should therefore be determined in accordance with the Section 73 applications.
- 1.4 As part of the hybrid planning permission (subject to the Section 73 applications as set out above), outline planning permission for the Main Embankment as part of the reservoir, is subject to the approval of Reserved Matters.
- 1.5 This application is seeking approval of the following Reserved Matters for Phase 3 – Main Embankment:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 1.6 Duplicate applications for the approval of Reserved Matters relating to Phase 3 – Main Embankment have been submitted as follows:
- Havant Borough Council (HBC) – pursuant to Condition 2 attached to hybrid planning permission reference APP/20/00990 (subject to the Section 73 application) for a Reservoir and associated infrastructure.
 - East Hampshire District Council (EHDC) – pursuant to Condition 2 attached to hybrid planning permission reference 51680/001 (subject to the Section 73 application) for a Reservoir and associated infrastructure.

Overview of the Approved Reservoir Scheme

- 1.7 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.
- 1.8 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.
- 1.9 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 (Special Protection Area (SPA) and Special Area of Conservation (SAC)) means that it can be used as a safe retreat for roosting birds when there is disturbance in the Harbour.

Reserved Matters Application Documents

- 1.10 The Reserved Matters application comprises the following documents:
- Covering letter
 - Application form
 - Planning Statement (this document)
 - Environmental Statement of Conformity (Main Reservoir Embankment, Culver and Valve Tower)
 - ‘You Said, We Did’ Report (April 2024)
 - Application drawings – as set out in Section 2 of this Planning Statement

Environmental Impact Assessment

- 1.11 The applications which formed the subject of the hybrid planning permission were supported by an Environmental Impact Assessment (EIA) and its findings are presented in the Environmental Statement (ES). The EIA process was based on the parameters for a range of elements as set out in the Development Specification that was submitted and approved as part of the respective planning permissions.
- 1.12 The separate Section 73 applications are supported by a 2024 Environmental Statement Addendum to the 2020 Environmental Statement (ES Addendum to the 2020 ES) which reports the findings of the Environmental Impact Assessment (EIA) considering the proposed amendments to the main embankment, culvert and valve tower. The EIA process for the hybrid planning permission was based on the parameters for a range of elements as set out in the Development Specification (August 2020, Document Reference HTR-ATK-RZ-ZZ-RP-T-0002 Rev C02) approved as part of that permission. The ES Addendum to the 2020 ES is based on the proposed Section 73 Development Specification (April 2024) submitted as part of the Section 73 applications.
- 1.13 An Environmental Statement of Conformity (Main Embankment) has been submitted as

part of the Reserved Matters application. The report considers whether the proposed detailed design for the Main Embankment is likely to give rise to any new or materially different effects to those identified in the 2020 ES and ES Addendum to the 2020 ES. The report concludes that the Phase 3 Main Embankment design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES and ES Addendum to the 2020 ES.

Public Consultation and Engagement

- 1.14 As part of the preparation of the Reserved Matters applications relating to Phase 3 – Main Embankment consultation has been undertaken with a variety of local stakeholders.
- 1.15 These stakeholders include:
- 20 Statutory Consultees
 - Local Councillors
 - Stakeholder Advisory Group (SAG)
- 1.16 The details and outcomes of the consultation are set out in ‘You Said, We Did, Report (April 2024), submitted as part of the Reserved Matters applications.

Structure of this Planning Statement

- 1.17 This Planning Statement provides:
- A description of the Reserved Matters development relating to Phase 3 – Main Embankment in Section 2.
 - A description of how the proposals comply with the development parameters and the development specification set by the hybrid planning permission (subject to the Section 73 applications) in Section 3.
 - A description of the Reserved Matters developments accordance with planning policy (Section 4).
 - A summary and conclusion (Section 5).
- 1.18 This Planning Statement sets out that the siting, scale, appearance, and landscaping of the Main Embankment accords with the approved outline design parameters and development specification, as proposed to be changed by the Section 73 applications. The Planning Statement also explains how the submitted information serves to provide sufficient detail to secure the determination of the Reserved Matters applications.

Discharge of Planning Conditions

- 1.19 Separate applications have been submitted to HBC and EHDC to discharge the requirements of the conditions attached to the respective planning permissions as set out

below.

1.20 In respect of the following conditions a separate application has been made to discharge the requirements for the majority of the remaining phases of the reservoir construction (Phases 2 to 8 as set out in the Phasing Plan v9 (23.01.2024), but excluding Phase 9 – the Visitor Facilities):

- Condition 5 - Construction Environment Management Plan
- Condition 6 - Construction Method Statement
- Condition 9 - Construction Noise and Vibration Management Plan
- Condition 10 - Noise and Vibration Impact Assessment
- Condition 12 - Construction Traffic Management Plan
- Condition 27 - Arboricultural Impact Assessment
- Condition 39 - Soil Management Plan

1.20.1 In respect of the following conditions separate applications will be made in due course to discharge the requirements:

- Condition 25 – Historic interpretation and landscaping
- Condition 26 – Public Safety
- Condition 28 - Landscaping
- Condition 32 – Risk of Flooding
- Condition 35 – On-site Emergency Flood Plan
- Condition 36 - Ecological Mitigation, Compensation and Enhancement Measures

1.20.2 In respect of Condition 29 – Renewable Energy Strategy (RES) – a strategy has been approved by the LPAs to partially discharge the requirements of this condition. The RES covers the main embankment earthworks but excludes consideration of the reservoir culvert and value tower. An updated RES will therefore be submitted to include all of the works now known as Phase 3 – Main Embankment in due course.

1.21 In respect of Condition 20 – Lighting Strategy – there is no permanent lighting proposed as part of the Phase 2 or Phase 3 Reserved Matters and so no details are required to be submitted at this stage.

2 Description of Reserved Matters Development

Description of the Development

- 2.1 The design of the main embankment for the Phase 3 Reserved Matters is based on the outline design work undertaken by Portsmouth Water to secure the hybrid planning permissions and subsequently the design work as part of the separate Section 73 applications.
- 2.2 The design of the main embankment accords with the parameters, principles and standards set out in the Development Specification that has been submitted as part of the separate Section 73 applications.
- 2.3 The following drawings have been prepared by Future Water for the Phase 3 Reserved Matters applications:
- HTR-GHD-ZZ-ZZ-DR-T-0021 Planning Strategy Key Plan
 - HTR-GHD-ZZ-ZZ-DR-T-0019 Main Embankment Reserved Matters Application Area
 - HTR-COF-EM-RE-DR-GE-4002 Main Embankment Proposed Site Layout
 - HTR-COF-EM-RE-DR-GE-4003 Main Embankment Cross-Sections
 - HTR-GHD-ZZ-ZZ-DR-T-0013 Proposed Culvert and Valve Tower Site Layout
 - HTR-GHD-ZZ-ZZ-DR-T-0020 Outlet Works Valve Tower & Culvert General Arrangement Plans and Sections
 - HTR-GHD-ZZ-ZZ-DR-T-0015 Valve Tower General Arrangement Plan and Sections
 - HTR-GHD-ZZ-ZZ-DR-T-0011 Main Embankment Landscape Plan
 - HTR-GHD-ZZ-ZZ-DR-T-0018 Main Embankment Landscape Cross-Sections LA1-LA3
- 2.4 The main embankment will create a reservoir with a minimum capacity of 8,700 million litres, with a Top Water Level (TWL) of 39.5m AOD. The main embankment will be 20m high with a crest level of 40.5m AOD. The embankment will be 2,800m in length with inside and outside slopes of 1:8 to 1:9, consistent with the details in the Section 73 applications.
- 2.5 The inside slope of the embankment will include rock rip rap in the wave protection zone and EnkaMat A20, an erosion-control mat, with top soil and grass above the wave protection zone.
- 2.6 In accordance with the Havant Thicket Reservoir Landscape and Ecology Management Plan (LEMP, Atkins, 2022) and the Biodiversity Mitigation and Compensation Strategy (BMCS, Atkins, 2022) which were submitted and approved under the s106 legal agreement associated with the hybrid planning permission, the outside slope of the main embankment will provide new species-rich grassland using low-nutrient soils to provide part of the compensation for loss of dry neutral and acid grassland to the Scheme.
- 2.7 The embankment will include a staircase along the alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest. The detail

- of the staircase and viewing area is fixed as part of the separate Section 73 applications.
- 2.8 A footpath will be provided along the crest of the embankment along with a viewing area along the western boundary of the embankment.
- 2.9 As part of the main embankment, the reservoir culvert would provide a route through the main reservoir embankment for reservoir supply water to Farlington Water Treatment works via Bedhampton Pumping Station. As the reservoir culvert would be located within the embankment structure, it would not be visible under normal operating conditions of the reservoir. However, in the event that the reservoir is fully drawn down (which would only happen for emergency or maintenance reasons), parts of a concrete inlet structure would be visible at the upstream toe (inside) of the embankment. The primary access to the culvert would be via the control building.
- 2.10 As part of the culvert and main embankment the valve tower would also provide an upper draw off / intake off from the reservoir. The upper draw off / intake structure would consist of a concrete headwall with a rock lined channel extending from the valve tower to the face of the inner embankment slope. This structure would not be visible under normal operating conditions of the reservoir due to its positioning below the top water level. The valve tower would also provide a dry area for manual operation, inspection and maintenance of low-level draw off valves from the culvert and access to the high-level draw off valves in the valve tower and would allow valves and pipework to be removed in accordance with scheduled maintenance activities.
- 2.11 The valve tower would have an internal diameter of 8 m and would be constructed of concrete with a plain, neutral coloured finish. The upper 1.5 m of the valve tower would protrude above the high waterline, with this potentially increasing by 1.0-2.0 m seasonally, due to variations in the reservoir water level. The top of the valve tower would be slightly higher (+41.10 m AOD) than the embankment crest (+40.5 m AOD).
- 2.12 The primary access to the valve tower will be via the control building and the culvert. Internal stairwells in the valve tower will provide access to the high level draw off valves, continuing to the roof of the valve tower accessed through lockable covers.
- 2.13 The following elements are outside the scope of the Phase 3 – Main Embankment reserved matters application:
- Phase 1 – Northern Access Route (Approved)
 - Phase 2 – Wetland
 - Phase 4 – Southern Access Road
 - Phase 5 – Control house and Pipe
 - Phase 6 – Secondary means of access to valve tower (if required)
 - Phase 7 – Spillway
 - Phase 8 - Remaining areas of hard and soft landscaping
 - Phase 9 – Visitor centre

Reserved Matters Application

- 2.14 The application is seeking approval of the following 'reserved matters' for the Phase 3 - Main Embankment:

- Siting
 - Scale
 - External appearance
 - Landscaping
- 2.15 Each of the matters is addressed below providing reference to the application drawings that provide the detail.

Siting

- 2.16 As set out in Section 3 of this Planning Statement, the siting is in accordance with the parameters, principles and standards set out in the Development Specification that has been submitted as part of the separate Section 73 applications.
- 2.17 The siting of the Main Embankment is shown on application drawing numbers:
- HTR-GHD-ZZ-ZZ-DR-T-0019 Main Embankment Reserved Matters Application Area
 - HTR-COF-EM-RE-DR-GE-4002 Main Embankment Proposed Site Layout
 - HTR-COF-EM-RE-DR-GE-4003 Main Embankment Cross-Sections
 - HTR-GHD-ZZ-ZZ-DR-T-0013 Proposed Culvert and Valve Tower Site Layout
 - HTR-GHD-ZZ-ZZ-DR-T-0020 Outlet Works Valve Tower & Culvert General Arrangement Plans and Sections
 - HTR-GHD-ZZ-ZZ-DR-T-0015 Valve Tower General Arrangement Plan and Sections

Scale

- 2.18 As set out in Section 3 of this Planning Statement, the scale is in accordance with the parameters, principles and standards set out in the Development Specification that has been submitted as part of the separate Section 73 applications.
- 2.19 The scale of the Main Embankment is shown on application drawing numbers:
- HTR-GHD-ZZ-ZZ-DR-T-0019 Main Embankment Reserved Matters Application Area
 - HTR-COF-EM-RE-DR-GE-4002 Main Embankment Proposed Site Layout
 - HTR-COF-EM-RE-DR-GE-4003 Main Embankment Cross-Sections
 - HTR-GHD-ZZ-ZZ-DR-T-0013 Proposed Culvert and Valve Tower Site Layout
 - HTR-GHD-ZZ-ZZ-DR-T-0020 Outlet Works Valve Tower & Culvert General Arrangement Plans and Sections
 - HTR-GHD-ZZ-ZZ-DR-T-0015 Valve Tower General Arrangement Plan and Sections

External Appearance

- 2.20 As set out in Section 3 of this Planning Statement, the external appearance is in accordance with the parameters, principles and standards set out in the Development Specification that has been submitted as part of the separate Section 73 applications.
- 2.21 The external appearance of the Main Embankment is shown on application drawing numbers:
- HTR-GHD-ZZ-ZZ-DR-T-0019 Main Embankment Reserved Matters Application Area

- HTR-COF-EM-RE-DR-GE-4002 Main Embankment Proposed Site Layout
- HTR-COF-EM-RE-DR-GE-4003 Main Embankment Cross-Sections
- HTR-GHD-ZZ-ZZ-DR-T-0013 Proposed Culvert and Valve Tower Site Layout
- HTR-GHD-ZZ-ZZ-DR-T-0020 Outlet Works Valve Tower & Culvert General Arrangement Plan and Sections
- HTR-GHD-ZZ-ZZ-DR-T-0015 Valve Tower General Arrangement Plans and Sections
- HTR-GHD-ZZ-ZZ-DR-T-0011 Main Embankment Landscape Plan
- HTR-GHD-ZZ-ZZ-DR-T-0018 Main Embankment Landscape Cross-Sections LA1-LA3

Landscaping

- 2.22 As set out in Section 3 of this Planning Statement, the landscaping is in accordance with the parameters, principles and standards set out in the Development Specification that has been submitted as part of the separate Section 73 applications.
- 2.23 The landscaping for the Main Embankment is shown on application drawing numbers:
- HTR-GHD-ZZ-ZZ-DR-T-0019 Main Embankment Reserved Matters Application Area
 - HTR-GHD-ZZ-ZZ-DR-T-0011 Main Embankment Landscape Plan
 - HTR-GHD-ZZ-ZZ-DR-T-0018 Main Embankment Landscape Cross-Sections LA1-LA3
- 2.24 The details of hard and soft landscaping as shown on these drawings are submitted for Reserved Matters approval. The detailed planting mix, hard landscaping materials specification and the detailed management and maintenance proposals for the hard and soft landscaping will be submitted subsequently for the discharge of Condition 28. Where those details are described on these plans this is to aid the understanding of the Reserved Matters proposals. The details to be submitted under Condition 28 will accord with that shown on these plans unless otherwise agreed by the LPAs.

3 Accordance with Development Specification

- 3.1 The development is required to be carried out in accordance with the Development Specification that has been submitted as part of the separate Section 73 applications.
- 3.2 The Development Specification requires the reserved matters application for the Main Embankment to accord with:
- Scheme Parameters – Table 2.2 of the Development Specification
 - Scheme Environmental Design Principles – Paragraph 3.2 of the Development Specification
 - Detailed Design Standards and Principles – Paragraph 3.3 of the Development Specification
- 3.3 The following tables set out how the reserved matters application for the Phase 3 Main Embankment accords with these.

Table 3.1 – Accordance with Scheme Parameters

Scheme Parameters	Accordance of reserved matters application
<i>Reservoir capacity – detail fixed</i> • Minimum required total capacity: 8,700 million litres. • Maximum capacity: at least 9,000 million litres, up to a Top Water Level (TWL) of 39.5m AOD.	The design of the main embankment provides a reservoir with capacity between 8,700 and 9,000 million litres, with a TWL of 39.5m AOD.
<i>Embankment – detail outline</i> • Max 20 m high. • Crest level 40.5 m AOD. • Length 2,800 m. • Inside slope: to range from 1:7 to 1:9. • Outside slope: majority 1:7 to 1:9. • Outer toe (edge): +/- 2 m horizontal range. • Crest line position: +/- 20m horizontal range to accommodate any potential alignment change.	The design includes a main embankment which is: - 20m high - Crest level of 40.5m AOD - 2,800m in length - Inside slopes of 1:8 to 1:9 - Outer toe edge is in the same location - Crest line position is in the same location
<i>Embankment adjacent to Staunton Country Park – detail fixed</i> • Toe (edge) of the embankment is fixed at a minimum of 25 m from the edge of woodland along the southern boundary of the Site (known as	The design includes a main embankment which is: - 25m minimum from the edge of woodland along the southern boundary of the Site (known as Hammond's Lands Copse) - Embankment slope varying from 1:8 to 1:9

Hammond's Lands Copse). - Embankment with slope varying from 1:8 to 1:9. - Staircase detail along alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest.	Staircase along the alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest.
Viewing Area – detail outline Location along the western boundary and outline design.	The design includes a main embankment with a viewing area along the western boundary.

Table 3.2 – Accordance with Scheme Environmental Design Principles

Design Principle	Accordance of reserved matters application
Create a safe environment to work and play. Use creative and intelligent design to minimise any short and long-term health and safety issues.	The recreation and access strategy sets out the changes to the current network of public routes through the construction and post completion stages. The designers have also reviewed the original design intent proposals and considered Construction Design & Management (CDM) and Building Regulations Part M requirements when looking at Operation and Maintenance plus areas of the scheme that function more for public access/ visitor enjoyment. Protective fencing and barriers are included where there is considered a benefit to public safety.
Maintain and integrate with the rural landscape character and woodland setting, through the design layout and material selection process, and where possible developing soft engineering solutions - limiting structures and ancillary clutter.	The site clearance along the northern edge of the proposed reservoir / wetland has been less significant and more of the Havant Thicket woodland has been retained. The updated Arboricultural Impact Assessment (AIA) also identifies that the vegetation deemed to be protected/ conserved has been maintained around the perimeter of the site. Infill native planting and landscape buffer planting (native) has started to be implemented to help integrate the new earthworks/drainage features into the wider landscape context. The slacker embankment slopes helping to improve the landscape fit alongside the introduction of the mosaic of wetland elements – reed beds/ sedges/ wet scrub and ephemeral scrapes / islands all improve the integration of the associated engineering infrastructure. Generally, materials are looking to provide an informal treatment similar to the Country Park setting to the south and those included within the planning stage design. Some geo-engineering design has been included where slope stability/ erosion protection is a key consideration, whilst still delivering on the objectives set out within the Landscape and Ecology Management Plan (LEMP).
Design to be sympathetic to and blend in with the historic park and gardens landscape. Specifically considering impact on setting and views to and from the designated sites including the Grade II listed park and gardens, conservation area and South Downs National Park.	The formal avenue steps arrangement and tiered landform with low beech hedging has been redesigned to consider the longer, less steep main embankment slope. The grass terracing area either side of the steps helps to make reference to the previous historic landscape feature, whilst acknowledging the recreational and visual amenity interest within the site. Interpretation panels would be included within the detailed design of landscaping

Design Principle	Accordance of reserved matters application
	to be submitted to discharge condition 28 to help educate and inform visitors and the local community of the significance of the site and wider historic landscape. The viewing area provides an important vantage point to reflect the established vistas and views (north over the reservoir/ south to the Staunton Country Park).
Design to minimise whole life costs such as maintenance and need for replacement ensuring durability in a challenging public setting and flexibility in the design to manage future requirements.	All main elements of outlets are constructed of reinforced concrete to meet a 100 year design life. Main pipelines and fittings are all ductile iron or stainless steel to meet a 100 year design life and are all located where can be easily accessed. Beneath the main embankment all pipework is contained within the culvert or valve tower and designed to be accessible and removable. Screens on the outlet pipes are also constructed of stainless steel. The main embankment is entirely built of natural clay and sand products and shaped to be stable and sized to account for long term settlement of these materials.
Maintain and enhance public access to the site, optimise opportunities to link to existing walking, cycling and bridleway routes.	On completion of the scheme, public access will be provided via the crest track that links to the future permanent bridleway (route number 108/121/1) that runs behind the wetland area and connects to the viewing points via several permissive paths accessed via kissing/field gates.
Design of the site and all facilities for all ages and abilities.	See below for usage of viewing points by a variety of age groups. Access to these is via formalised paths.
Incorporate recreational facilities that are in keeping with the quiet enjoyment of the countryside setting, optimising health and wellbeing opportunities.	Viewing points provide the opportunity for both educational visits and recreation at the reservoir and also promote interaction with the reservoir in a way that is conscious of the environment being created for wildlife.
Optimise educational opportunities in all design elements.	
Maximise opportunities for biodiversity in the design of the landscape and buildings and minimise and mitigate any conflict with wildlife through forward planning.	Infill native scrub planting, landscape buffer planting (native) helps integrate the new wetland features into the wider landscape context. The slacker slopes assist to improve the landscape fit alongside introducing the mosaic of wetland elements – reed beds/ sedges/ wet scrub and ephemeral scrapes / islands all integrate within the comprehensive blue/ green infrastructure. Generally the landscape and ecological design is looking to provide greater habitat range and complexity similar in accordance with the LEMP. Buildings and other structures have been designed to maximise sustainability and the aesthetics/ environmental mitigation measures deliver on biodiversity in the long term.
Where possible avoid ancient woodland, an irreplaceable habitat, and maintain a minimum 15m gap as buffer along the boundary (apart from at boundary with Staunton Country Park).	The design has been developed in line with the arboricultural impact assessment and best practice as advised by arboricultural specialist. 15m buffer zones have been maintained except for where the wetlands are allowed to flood reaches to provide habitat.
Incorporate public art into the design in an innovative and robust way.	Public art will be incorporated in the viewing points and visitors centre which will be included in future soft/hard landscape design & visitors centre reserved matters application.
Incorporate interpretation of the wider	The formal avenue steps arrangement and tiered

Design Principle	Accordance of reserved matters application
historic landscape and connections to the Grade II* RPG at Leigh Park and Sir George Staunton Conservation Area.	landform with low hedging has been redesigned to consider the longer less steep main embankment slope. The terracing either side of the steps helps to make reference to the historic landscape feature whilst acknowledging the recreational and visual amenity within the site. Interpretation panels would be included within the detailed design of landscaping to be submitted to discharge condition 28 to help educate and inform visitors and the local community of the significance of the site and wider historic landscape.
Optimise opportunities for a sustainable design where practical to include: - Improving energy efficiency in base design, consider decentralised low carbon energy sources to achieve an overall improvement in operational energy efficiency. - Improving climate resilience of the reservoir, ensuring management of reservoir flows, considering whole life sustainability impacts. - Minimising material quantities as much as possible and select alternative low carbon materials in design wherever possible.	Design of the reservoir embankment has been completed based on the latest guidance on climate change effects on extreme floods. Wave protection on the reservoir has also been design on the latest guidance on climate change effects on wind speeds. All fill material to form the embankment is sourced from borrow areas within the reservoir site minimising transport of materials for construction.
Support the UK's Net Zero Carbon target by minimising where practical greenhouse gas emissions at all stages of the infrastructure lifecycle, and maximising opportunities for greenhouse gas removals through sequestration by vegetation and renewable energy generation.	All elements have been designed to minimise materials in construction and requires minimal operation and maintenance.
Design infrastructure which is resilient to expected climate change and extreme weather events.	Design of the reservoir embankment has been completed based on the latest guidance on climate change effects on extreme floods. Wave protection on the reservoir has also been design on the latest guidance on climate change effects on wind speeds.

Table 3.3 – Accordance with Detailed Design Standards and Principles

Detailed Design Standard and Principles	Accordance of reserved matters application
Reservoir	
A variation in slope gradient and planting to give the embankment a more natural appearance in keeping with Staunton Country Park.	Slope gradient reduced and varies between a 1:9 and 1:8 to give a more natural look to the embankment.
1.2m height fencing along the edge or the reservoir will be provided for safety.	A 1.2m minimum height timber, post and rail fence, for natural aesthetic and safety will be included around the waters edge.
During detailed design, continue to seek and act on any opportunities to reduce loss or ancient woodland and veteran trees further.	Embankment centreline realigned to prevent any further loss of vegetation
The Avenue Staircase	
A sunken tiered staircase to be provided, splitting at the top to offer 360 degree look out.	Concept adopted in detail design.

Detailed Design Standard and Principles	Accordance of reserved matters application
A look out/viewing area to provide views across the water to the visitor centre and wetlands as well as looking back above the tree line of the Avenue.	Concept adopted in detail design.
The grassed tiered slopes should reflect the historic Avenue and provide relaxation spots on the south facing slopes.	Concept adopted in detail design.
A formal hedgerow to line the steps to offer a sense of grandeur.	Concept adopted in detail design.
The sunken steps should not detract from the rural setting and will be made from local materials: flint cladding on the internal walls, compacted gravel on the landings and limestone steps to signify the importance.	Concept adopted in detail design.
Public Art	
A wide interpretation of public art should include use of features such as benches, walls and signposts. An integrated approach of public art with street furniture will be explored for items such as benches, cycle racks and bins.	The details of hard landscaping, including public art, benches, walls and signposts will be submitted subsequently for the discharge of Condition 28.
Public art should be used in part to celebrate and enhance the natural and cultural history of the area, including references to heritage features impacted by the Scheme, such as the Avenue.	The details of hard landscaping, including public art, will be submitted subsequently for the discharge of Condition 28.
Signage	
Legible signage will be provided. Clear signage to guide visitors to the visitor centre, trails and bird watching areas. Site specific signage, which complements the natural setting will be used.	The details of hard landscaping, including public art, will be submitted subsequently for the discharge of Condition 28.

4 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Paragraph 11 of the National Planning Policy Framework (NPPF) (2024) introduces a presumption in favour of sustainable development which, for decision-taking means approving development proposal that accord with an up-to-date development plan without delay unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts would significantly and demonstrably outweigh the benefits.
- 4.3 The Reserved Matters applications relating to Phase 3 – Main Embankment lie within the administrative boundaries of two local planning authorities, HBC and EHDC.
- 4.4 The adopted development plan comprises:
- Havant Borough Core Strategy (2011)
 - Havant Borough Local Plan (Allocations) (2014)
 - East Hampshire District Local Plan: Joint Core Strategy (2014)
 - Hampshire Minerals and Waste Plan (2013)
 - Emsworth Neighbourhood Plan (2021)
- 4.5 The Phase 3 – Main Embankment Reserved Matters applications form part of the approved Havant Thicket Reservoir development and as set out in Section 3 of this Planning Statement the application accords with the parameters, principles and standards set out in the Development Specification that has been submitted as part of the separate Section 73 applications.
- 4.6 The adopted development plan context for the Reserved Matters application remains unchanged since the hybrid planning applications were considered and approved and is the same for the separate Section 73 applications.
- 4.7 However, there have been changes to national policy since the grant of the hybrid planning permissions in the form of an updated version of the NPPF which was published in December 2023. There also is a changed emerging local planning policy context in the form of the following emerging plans which have been produced by the relevant local planning authorities.
- 4.7.1 HBC produced a draft local plan 2036 which was withdrawn from examination on 16th March 2022.
- 4.7.2 EHDC recently published a new Regulation 18 draft Local Plan 2021-2040 for consultation on Monday 22nd January 2024. The consultation period on this draft plan ended on 8th March 2024. This supersedes previous draft versions of the emerging local plan as follows:
- Local Plan Issues and Priorities Regulation 18 Part 1 (November 2022)
 - Draft Local Plan 2015-2036 Regulation 18 (February 2019)

- 4.7.3 Hampshire County Council (HCC) has commenced a partial review of the adopted minerals and waste plan. The regulation 19 consultation ended on 5th March 2024.
- 4.7.4 There are considered to be no issues or impacts associated with the Emsworth Neighbourhood Plan, the northern boundary of which lies over 2km to the south east of the proposed development. Accordingly, the Emsworth Neighbourhood Plan is not considered further in this policy assessment.
- 4.7.5 In addition to the HBC and EHDC local plans, the South Downs Local Plan (2019) is also a relevant consideration as, while the development is not located in the National Park, it lies adjacent to its boundary which runs along the B2149 Manor Lodge Road. Accordingly, the potential (or otherwise) of the revisions to the scheme to impact the setting of the National Park is also addressed.
- 4.7.6 A full assessment of the impacts of existing and emerging national and local policy in respect of the matters listed below is provided in the Planning Statement submitted in respect of the Section 73 applications and is not repeated here.
- The principle of the proposed development in terms of the amendments for which approval sought
 - Ecology / biodiversity
 - Landscape and visual
 - Historic environment
 - Water environment, flood risk and drainage
 - Leisure and recreation
 - Traffic, transport and access
 - Amenity – noise and air pollution
 - Minerals, material resources and waste
 - Climate change
 - Sustainable design
 - Setting of the South Downs National Park
 - Cumulative / in-combination effects
- 4.7.7 In respect of emerging local policy, as noted in paragraph 48 of the NPPF (2023) local planning authorities may give weight to relevant policies in emerging plans according to the stage or preparation of the emerging plan and the extent to which there are unresolved objections to relevant policies. In view of the withdrawal of the draft HBC local plan and the early stage in the preparation process of both the draft EHDC local plan and the partial review of Hampshire County Council's Minerals and Waste Local Plan, it is considered considers that only limited weight can be afforded to these draft plans in the decision-making process.

- 4.7.8 In terms of the 2023 version of the NPPF, it is not considered that this raises any significant new matters relevant to the determination of these RMA applications that were not either included in the February 2019 version current at the time the decision was made to grant planning permission for the hybrid applications in 2021, or that are not adequately addressed in the Section 73 applications Planning Statement.
- 4.7.9 It is demonstrated in the Planning Statement submitted with the Section 73 applications, and the associated ES Addendum to the 2020 ES, that the revisions to the Scheme (which also apply to this RMA) raise no new significant environmental impacts over those identified in respect of the consented Scheme and for which mitigatory and compensatory measures have been accepted by the local planning authorities.
- 4.7.10 This is also confirmed in the ES Statement of Conformity submitted with the Reserved Matters applications.
- 4.7.11 It also demonstrates that the revised Scheme, and therefore the Reserved Matters application proposals accord with relevant planning policies as previously considered and approved by the two local planning authorities.
- 4.7.12 It is also shown that, insofar as they are relevant to the decision-making process, the proposals accord with draft emerging policy.
- 4.7.13 Further, that there are no other material considerations which would override the provisions of the development plan.

5 Summary and Conclusions

- 5.1 This Planning Statement supports applications for the approval of Reserved Matters relating to Phase 3 – Main Embankment, in connection with the hybrid planning permissions for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant.
- 5.2 Separate Section 73 applications to amend the main embankment, valve tower and culvert have been submitted to amend the approved hybrid planning permissions (Havant Borough Council (HBC) reference APP/20/00990 and East Hampshire District Council (EHDC) reference 51680/001).
- 5.3 As part of the hybrid planning permissions (subject to the Section 73 applications as set out above), outline planning permission for the Main Embankment as part of the reservoir, is subject to the approval of Reserved Matters.
- 5.4 These applications are seeking approval of the following Reserved Matters for Phase 3 – Main Embankment:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 5.5 Duplicate applications for the approval of Reserved Matters relating to Phase 3 – Main Embankment have been submitted as follows:
- Havant Borough Council (HBC) – pursuant to Condition 2 attached to hybrid planning permission reference APP/20/00990 (subject to the Section 73 application) for a Reservoir and associated infrastructure.
 - East Hampshire District Council (EHDC) – pursuant to Condition 2 attached to hybrid planning permission reference 51680/001 (subject to the Section 73 application) for a Reservoir and associated infrastructure.
- 5.6 Alongside the application for the approval of Reserved Matters, the Applicant has submitted a Section 73 Application seeking a number of changes to the design of the Main Embankment and associated changes to the culvert, valve tower and control house.
- 5.7 This Planning Statement sets out that the Reserved Matters proposals are in accordance with the parameters, principles and standards set out in the Section 73 Application and should, therefore, be determined in accordance with the Section 73 Applications.
- 5.8 An Environmental Statement of Conformity (Main Embankment) has been submitted as part of the Reserved Matters applications, which confirms that the Phase 3 Main Embankment design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES and the ES Addendum 2024.
- 5.8.1 It also demonstrated that the revised Project, and therefore the Reserved Matters

- application proposals accord with relevant planning policies as previously considered and approved by the two local planning authorities.
- 5.8.2 This Planning Statement sets out that the Reserved Matters application proposals accord with relevant planning policies as previously considered and approved by the two local planning authorities. Similarly, insofar as they are relevant to the decision-making process, this Planning Statement sets out that the proposals accord with relevant emerging policy and further, that there are no other material considerations which would override the provisions of the development plan.
- 5.9 The carefully considered and high-quality design of the main embankment forms a crucial part of this regionally significant water supply infrastructure project. The need for, and principle of, this regionally significant project has already been established through the approval of the hybrid planning permission for the development.
- 5.10 It is therefore requested that HBC and EHDC approve the duplicate Reserved Matters applications as soon as possible to enable the project to be brought forward at the earliest opportunity.