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Chartered Town Planners



Havant Thicket Reservoir

Reserved Matters Application – Phase 2 – Wetland

Planning Statement

For Future Water MJJV Ltd

March 2024

Title

Havant Thicket Reservoir – Reserved Matters Application – Phase 2 – Wetland - Planning Statement

Client

Future Water MJJV Ltd

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1 Introduction

- 1.1 This Planning Statement supports applications for the approval of Reserved Matters relating to Phase 2 – Wetland Retaining Structure, in connection with the Hybrid Planning Permission (Havant Borough Council (HBC) reference APP/20/00990 and East Hampshire District Council (EHDC) reference 51680/001) 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 As part of the Hybrid consent, outline planning permission was granted for the Wetland Retaining Structure as part of the reservoir, subject to the approval of reserved matters.
- 1.3 This application is seeking approval of the following Reserved Matters for Phase 2 - Wetland Retaining Structure:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 1.4 Duplicate applications for the approval of Reserved Matters relating to Phase 2 – Wetland Retaining Structure have been submitted as follows:
- Havant Borough Council (HBC) – pursuant to Condition 2 attached to hybrid planning permission reference APP/20/00990, 15th October 2021 for a Reservoir and associated infrastructure.
 - East Hampshire District Council (EHDC) – pursuant to Condition 2 attached to hybrid planning permission reference 51680/001, 15th October 2021 for a Reservoir and associated infrastructure.

Overview of the Approved Reservoir Scheme

- 1.5 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.
- 1.6 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.
- 1.7 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)).

Reserved Matters Application Documents

1.8 The Reserved Matters application comprises the following documents:

- Covering letter
- Application form
- Planning Supporting Statement (this document)
- Environmental Statement of Conformity (Wetlands)
- ‘You Said, We Did’ Report
- Application drawings – as set out in Section 2 of this Planning Statement

Environmental Impact Assessment

1.9 The application which formed the subject of the Hybrid Consent was supported by an Environmental Statement (ES) which reported the findings of the Environmental Impact Assessment (EIA). 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.

1.10 An Environmental Statement of Conformity (Wetlands) has been submitted as part of the Reserved Matters application. The report considers whether the proposed detailed design for the wetlands is likely to give rise to any new or materially different effects to those identified in the 2020 ES. The report concludes that the Phase 2 wetlands design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES.

Public Consultation and Engagement

1.11 As part of the preparation of this Reserved Matters application relating to Phase 2 – Wetland Retaining Structure consultation has been undertaken with a variety of local stakeholders prior to submission of the application including

1.12 These stakeholders include:

- 20 Statutory Consultees
- Local Councillors
- Stakeholder Advisory Group (SAG)

- 1.13 The details and outcomes of the consultation are set out in ‘You Said, We Did’ Report, submitted as part of the Reserved Matters application.

Structure of this Planning Statement

- 1.14 This Planning Statement provides:
- a description of the Reserved Matters development relating to Phase 2 – Wetland Retaining Structure in Section 2.
 - a description of how the proposals comply with the development parameters and the development specification set by the Hybrid Consent in Section 3.
 - A description of the Reserved Matters developments accordance with planning policy (Section 4).
 - A summary and conclusion (Section 5).
- 1.15 This planning statement sets out that the siting, scale, appearance, and landscaping of the Wetland Retaining Structure accords with the approved outline design parameters and development specification. The Statement also explains how the submitted information serves to provide sufficient detail to discharge the Reserved Matters application.

Discharge of Planning Conditions

- 1.16 Separate applications are also being made to HBC and EHDC to discharge the requirements of the various conditions attached to the respective planning permissions relevant to this phase of the development.

2 Description of Reserved Matters Development

Purpose of the wetlands

- 2.1 The objectives of the wetlands is described in the Havant Thicket Reservoir Landscape and Ecology Management Plan (LEMP, Atkins, 2022)¹ and are summarised below. The LEMP is based on mitigation and compensation measures for landscape and ecology set out in the ES submitted with the planning application in 2020, and the Biodiversity Mitigation and Compensation Strategy (Atkins, 2020 doc no: HTR-ATK-ZZ-ZZ-RP-Y-0001) which was submitted and approved under the s106 legal agreement associated with the Hybrid Planning Permission.

Objectives

- A wetland retaining structure will retain water in the wetland when the main reservoir water levels are low. Water levels will naturally fluctuate;
- Creation of approximately 10.2ha of wetland with south-facing margins comprising of a mosaic of grassland, scrub, wet woodland and ephemeral pools;
- Wetland to be fed by three headwater streams;
- The wetland will have variable water depths and will include a number of islands, and reedbed areas.

Mitigation/compensation context

- 2.2 The wetland will provide compensation for loss of wetland habitats due to the Scheme and will provide semi-natural freshwater habitat on the northern edge of the reservoir and include a mosaic of habitats such as pools with islands and variable water depths, reedbed, marshy grassland, wet woodland, and scrub.
- 2.3 An area of conifer plantation in the south of Havant Thicket woodland will be felled and replanted with alder, aspen, native black poplar and willow prior to the flooding of the area, to form new wet woodland.
- 2.4 The wetland retaining structure will retain water at natural levels in the wetland when the main reservoir water levels are low, such as during lengthy operations or drought. Water within the wetland area will be maintained at 38.8m AOD regardless of main reservoir levels, unless the wetland is drained for maintenance or emergency reasons.

Description of the Development

- 2.5 The design of the wetlands for the Phase 2 Reserved Matters is based on the outline

¹ Atkins Landscape and Ecology Management Plan (doc no: HTR-ATK-ZZ-ZZ-RP-L-0002, (July 2022))

design work undertaken by Portsmouth Water to secure the hybrid planning permission. The overall design of the Phase 2 wetlands is consistent with the parameters approved in the hybrid planning permission.

2.6 The following drawings have been prepared by Future Water for the Phase 2 Reserved Matters application:

- HTR-GHD-ZZ-RE-DR-Z-0002 - Proposed Reservoir Works Key Plan Phase 2
- HTR-GHD-WC-ZZ-DR-L-0012 - Outline Wetlands Embankment Overall Design Strategy
- HTR-COF-EM-RE-DR-GE-4004 – Planning Drawing Wetlands Retaining Embankment Proposed Site Layout
- HTR-COF-EM-RE-DR-GE-4005 - Planning Drawing Wetlands Retaining Embankment Design Cross Sections
- HTR-GHD-WC-ZZ-DR-L-0050 - Landscape and Ecology Proposals
- HTR-GHD-WC-ZZ-DR-L-0051 - Wetlands Embankment Active Water Control Feature - Penstock Detail
- HTR-GHD-WC-ZZ-DR-L-0052 - Wetland Spillway Detail - No Vehicle Access (Section & Plan)
- HTR-GHD-WC-ZZ-DR-L-0053 - Wetland Spillway Detail (Section and Plan)
- HTR-GHD-WC-ZZ-DR-L-0054 - Wetland Spillway Detail Compartment 3/4 (Section and Plan)
- HTR-GHD-WC-ZZ-DR-L-0055 - Wetland Spillway Detail Compartment 1/2 (Section and Plan)
- HTR-GHD-WC-ZZ-DR-L-0056 - Wetland Retaining Structure - Landscape General Arrangement Sheet 1 of 6
- HTR-GHD-WC-ZZ-DR-L-0057 - Wetland Retaining Structure - Landscape General Arrangement Sheet 2 of 6
- HTR-GHD-WC-ZZ-DR-L-0058 - Wetland Retaining Structure - Landscape General Arrangement Sheet 3 of 6
- HTR-GHD-WC-ZZ-DR-L-0059 - Wetland Retaining Structure - Landscape General Arrangement Sheet 4 of 6
- HTR-GHD-WC-ZZ-DR-L-0060 - Wetland Retaining Structure - Landscape General Arrangement Sheet 5 of 6
- HTR-GHD-WC-ZZ-DR-L-0061 - Wetland Retaining Structure - Landscape General Arrangement Sheet 6 of 6
- HTR-GHD-WC-ZZ-DR-S-0062 - Wetlands Active Water Control Penstock Chamber Details Compartment 4
- HTR-GHD-WC-ZZ-DR-S-0063 - Wetlands Active Water Control Penstock Chamber Details Compartment 3
- HTR-GHD-WC-ZZ-DR-S-0064 - Wetlands Active Water Control Penstock Chamber Details Compartment 2
- HTR-GHD-WC-ZZ-DR-S-0065 - Wetlands Active Water Control Penstock Chamber Details Compartment 1
- HTR-GHD-WC-ZZ-DR-L-0080 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 1 of 4
- HTR-GHD-WC-ZZ-DR-L-0081 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 2 of 4

- HTR-GHD-WC-ZZ-DR-L-0082 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 3 of 4
- HTR-GHD-WC-ZZ-DR-L-0083 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 4 of 4

2.7 The indicative design features of the wetlands is proposed to include the following:

- Specific landform, planting and fencing measures are proposed to reduce predation pressure on birds through excavations and placement of islands/ephemeral features from the shoreline;
- Islands aligned to viewpoints from bird hides, visitor centre and known key vistas within the wider context of the site. Viewing screens, landform with planting is proposed to provide adequate screening while allowing public to see into the wetland area. Bird hides have been located adjacent to access paths;
- Wet grassland planted within the shallows and ephemeral features;
- Shallow shoreline features provide habitat suitable for typically ephemeral populations of plant species adapted to the open shallow edges of freshwater lakes;
- Local native tree species within the woodland mix are selected that provide foraging habitat for bats and dormice and benefit birds and invertebrates by providing shelter and food sources;
- Within the wetland area and transition north, the scheme provides wood pasture (parkland) areas for more open habitat that would benefit invertebrates and provide different foraging opportunities for bats;
- The planting design also proposes to include new woodland edge habitat to benefit reptiles;
- The area of corsican pine plantation in the south of Havant Thicket woodland that has been felled is proposed be replanted with alder, aspen, native poplar and willow prior to the flooding of the area, to form new wet woodland. Scots pine to be retained where possible;
- Wetland to be fed by three headwater streams that also help to improve habitat connectivity between the new wetland and existing Havant Thicket woodland including watercourses and pond features;
- Species-rich grassland habitat would be managed to create suitable micro-habitats for Invertebrates, including varies sward densities, patches of bare substrates, promotion of larval food plants and scattered scrub;
- Increasing the foreshore variation in landform and seeding around the edges of the reservoir site alongside future grassland management and installation of hibernacula and log piles would look to maximise habitat value;
- Management of the new and retained grassland would be undertaken to provide a varied sward height that would maintain suitability for ground nesting birds such as skylark and meadow pipit and graded edges where at the interface with scrub and

woodland to increase structural and species diversity;

- The landscape strategy has looked to retain willow scrub and tall herb habitat along the south-eastern boundary of Havant Thicket woodland. This has helped to reinforce the visual barrier between grassland on the reservoir side and footpaths Within Havant Thicket woodland.

- 2.8 A series of penstocks are included in the design for wetland water control and maintenance. Spillways would connect the wetlands to the main reservoir body, whilst the flows within the wetland would be managed by a series of box culverts from, and between each 'compartment'.
- 2.9 A 3-4m wide vehicle maintenance track would be constructed on the embankment between the wetland and the reservoir, using stone and gravel.
- 2.10 The design of the wetlands retaining structure accords with the parameters, principles and standards set out in the Development Specification approved by the respective hybrid planning permissions for the development.

Reserved Matters Application

- 2.11 The application is seeking approval of the following 'reserved matters' for the Phase 2 - Wetland Retaining Structure:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 2.12 Each of the matters is addressed below providing reference to the application drawings that provide the detail.

Siting

- 2.13 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 approved Development Specification.
- 2.14 The siting of the Wetland Retaining Structure is shown on application drawing numbers:
- HTR-GHD-ZZ-RE-DR-Z-0002 - Proposed Reservoir Works Key Plan Phase 2
 - HTR-GHD-WC-ZZ-DR-L-0012 - Outline Wetlands Embankment Overall Design Strategy
 - HTR-COF-EM-RE-DR-GE-4004 - Planning Drawing Wetlands Retaining Embankment Proposed Site Layout
- 2.15 The location of the bird hides / interpretation buildings is shown indicatively on the drawings are submitted for Reserved Matters approval to aid the understanding of the Reserved Matters proposals. Final details of the siting, scale, external appearance, and landscaping associated with these structures will be provided as part of the separate Reserved Matters application for the visitor centre phase to ensure consistency of the overall design of the structures.

Scale

- 2.16 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 approved Development Specification.
- 2.17 The scale of the Wetland Retaining Structure is shown on application drawing numbers:
- HTR-GHD-ZZ-RE-DR-Z-0002 - Proposed Reservoir Works Key Plan Phase 2
 - HTR-GHD-WC-ZZ-DR-L-0012 - Outline Wetlands Embankment Overall Design Strategy
 - HTR-COF-EM-RE-DR-GE-4004 - Planning Drawing Wetlands Retaining Embankment Proposed Site Layout
 - HTR-COF-EM-RE-DR-GE-4005 - Planning Drawing Wetlands Retaining Embankment Design Cross Sections
 - HTR-GHD-WC-ZZ-DR-L-0080 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 1 of 4
 - HTR-GHD-WC-ZZ-DR-L-0081 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 2 of 4
 - HTR-GHD-WC-ZZ-DR-L-0082 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 3 of 4
 - HTR-GHD-WC-ZZ-DR-L-0083 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 4 of 4
- 2.18 The location of the bird hides / interpretation buildings is shown indicatively on the drawings are submitted for Reserved Matters approval to aid the understanding of the Reserved Matters proposals. Final details of the siting, scale, external appearance, and landscaping associated with these structures will be provided as part of the separate Reserved Matters application for the visitor centre phase to ensure consistency of the overall design of the structures.

External Appearance

- 2.19 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 approved Development Specification.
- 2.20 The external appearance of the Wetland Retaining Structure is shown on application drawing numbers:
- HTR-GHD-WC-ZZ-DR-L-0012 - Outline Wetlands Embankment Overall Design Strategy
 - HTR-COF-EM-RE-DR-GE-4004 - Planning Drawing Wetlands Retaining Embankment Proposed Site Layout
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- HTR-GHD-WC-ZZ-DR-L-0083 - Wetlands Islands and Ephemeral Features Cross-Sections Sheet 4 of 4

2.21 The location of the bird hides / interpretation buildings is shown indicatively on the drawings are submitted for Reserved Matters approval to aid the understanding of the Reserved Matters proposals. Final details of the siting, scale, external appearance, and landscaping associated with these structures will be provided as part of the separate Reserved Matters application for the visitor centre phase to ensure consistency of the overall design of the structures.

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 approved Development Specification.

2.23 The landscaping for the Wetland Retaining Structure is shown on application drawing numbers:

- HTR-GHD-WC-ZZ-DR-L-0012 - Outline Wetlands Embankment Overall Design Strategy
- HTR-GHD-WC-ZZ-DR-L-0050 - Landscape and Ecology Proposals
- HTR-GHD-WC-ZZ-DR-L-0051 - Wetlands Embankment Active Water Control Feature - Penstock Detail
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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.

2.25 The location of the bird hides / interpretation buildings is shown indicatively on the drawings are submitted for Reserved Matters approval to aid the understanding of the Reserved Matters proposals. Final details of the siting, scale, external appearance, and landscaping associated with these structures will be provided as part of the separate Reserved Matters application for the visitor centre phase to ensure consistency of the overall design of the structures.

3 Accordance with Development Specification

- 3.1 The development is required to be carried out in accordance with the Development Specification that was submitted and approved as part of the respective planning permissions.
- 3.2 The Development Specification requires the reserved matters application for the Wetland Retaining Structure 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 wetland retaining structure accords with these.

Table 3.1 – Accordance with Scheme Parameters

Scheme Parameters	Accordance of reserved matters application
A retained wetland extending for approximately 1.3km along the northern shoreline.	The design includes a retained wetland which is approximately 1.3km along the northern shoreline.
Retention of wetland during drought levels in main reservoir.	The design includes spillways to ensure the wetland is retained during drought levels in the main reservoir.
Minimum area of retained wetland provided - 10ha.	The area of retained wetland is in excess of 10ha when taking into consideration the associated features within compartments 0-4.

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.	Access to the wetland embankment will be for maintenance purposes only. Prevention of public access will be achieved by: - The spillway at the western end of the retaining structure (compartment 4) is wider than others to discourage any attempts to access the wetland embankment from the visitor centre. - Fencing to prohibit public access will be installed in the locations shown on the respective drawings upon completion of construction. The details for the fencing will be included as part of the future details submitted to discharge Condition 28 on landscaping.
Maintain and integrate with the rural landscape character and woodland setting, through the design layout and material	The design of the wetland retaining structure and associated landscape and ecological detail has been mindful of the requirements set out within the LEMP

Design Principle	Accordance of reserved matters application
selection process, and where possible developing soft engineering solutions - limiting structures and ancillary clutter.	where the transition between the retained woodland, wetland scrub, wet grassland and marginal habitats reflect the objectives and aims within the ES. The material selection has been informed by stakeholder and client feedback where form/ functionality has been balanced with sensitive engineering response as shown on the respective drawings submitted as part of the Reserved Matters application.
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 wetland landscape design has been informed by the LEMP and Recreation/ Access Strategy. The established vistas and key views within the scheme baseline context (including heritage and landscape character) have been considered when locating viewpoints, access, and new planted features. The new wetland retaining structure earthworks have been kept to a minimum to retain the openness when viewing from the northern area of the reservoir in a southerly direction towards designated sites.
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 100 year design life. Penstocks for operation are to be constructed of stainless steel and will be easily accessible in a chamber from the embankment crest. All chambers can be reached by a maintenance vehicle. Screens on the outlet pipes are also constructed of stainless steel.
Maintain and enhance public access to the site, optimise opportunities to link to existing walking, cycling and bridleway routes.	No public access will be available to the wetland embankment for safety and environmental reasons. The future permanent bridleway diversion for route number 108/121/1 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 opportunity for both educational visits and recreation at the reservoir. 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.	The design of the wetland area has looked to maximise the habitat creation by providing variations between the retained woodland, wetland scrub, wet grassland and marginal habitats reflect the objectives and aims within the LEMP and soil management plan.
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 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.	No public access will be available to the wetland embankment for safety and environmental reasons. Therefore, public art has not been incorporated into the design. Public art will be included in future phases of the

Design Principle	Accordance of reserved matters application
	development.
Incorporate interpretation of the wider historic landscape and connections to the Grade II* RPG at Leigh Park and Sir George Staunton Conservation Area.	The wetland landscape design has been informed by the LEMP and Recreation/ Access Strategy. The proposed viewpoints/ bird hides capture the recognised vistas and key views within the scheme baseline context (including heritage and landscape character). Future phases of the development will consider the opportunity to include interpretation within the detailed design in the form of signage and information panels.
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.	Operation of the reservoir is via manually operated penstock gates that would remain closed normally and only be used for initial filling of the reservoir and in rare circumstances during operation to replenish the wetlands. They also provide the flexibility to entirely drain any of the wetland compartments if ever required for maintenance purposes. Design of the wetland spillways has been completed based on the latest guidance on climate change effects to extreme floods. Wave protection on the reservoir has also been design on the latest guidance on climate change effects to wind speeds. All designs have been revised taking into account durability, maintenance and safety requirements reducing the carbon footprint where possible.
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 operational maintenance. The wetlands structure has been designed to form a natural wetlands habitat sustaining a wide variety of native vegetation.
Design infrastructure which is resilient to expected climate change and extreme weather events.	Design of the wetland spillways has been completed based on the latest guidance on climate change effects to extreme floods. Wave protection on the reservoir has also been design on the latest guidance on climate change effects to wind speeds.

Table 3.3 – Accordance with Detailed Design Standards and Principles

Detailed Design Standard and Principles	Accordance of reserved matters application
Materials to be used in its construction to be sourced from site as far as practically possible to limit the requirement for material imports.	The Wetland Retaining Structure will be constructed from material sourced from borrow pits at the site the Havant Thicket reservoir site.
Siting to allow for what will be the operational area of the wetland to be used for surface water management during construction.	The wetlands have been sited to allow surface water management during construction.
Any wetland vegetation that establishes within the surface water management system to be retained for inclusion in the operational wetland.	This is an operational management issue and will be captured within the agreed management plan for the wetlands to be submitted at a later date.
Associated surface water management pipework will be designed so that in operation, it can be adapted to provide the required active wetland water level	Penstocks have been included in all four compartments of the wetlands to allow full water level control in each compartment.

Detailed Design Standard and Principles	Accordance of reserved matters application
management control.	
The retaining structure will be designed primarily as an engineering feature with built in wetland habitat complexity (i.e. berms and shelves to facilitate wetland vegetation establishment) to retain water and to protect the retained wetland area from the effects of wave action.	Berms and shelves have been included in the embankment design to facilitate establishment of vegetation for wave protection of the embankment.
Retaining structures will be designed to incorporate predominantly passive (no operation required) control as the mechanism by which water level management can be provided. This will be achieved through the provision of appropriately armoured spillways.	Spillways have been included to allow all compartments to fill / empty and pass floods with no operation required.
The design and indicative location of seasonally inundated island (within the retained wetland area) and ephemeral shallows and raised areas with a target of achieving a neutral cut and fill balance.	The design of these features has been completed to meet this requirement in conjunction with the objectives and aims within the LEMP and soil management plan.
Existing intermittent stream inflows and high points in topography to both inform the alignment and compartmentalisation of the retained wetland - thus reducing required material for construction and improving sustainability in the long-term.	The design of the WRS engineering features (spillway/ penstocks) has been completed to meet this requirement in conjunction with the updated SI/GI and slope stability assessments. The final earthworks design and wetland footprint meets the objectives and aims within the LEMP.
The armoured downstream face of the retention structure to be designed to allow for the integration of bioengineered solution to 'green' the armoured face.	Armouring of the downstream face is based on the placement of geotextile to reinforce roots of grass coverage to protect it against erosion.
Preference is for natural vegetation/wetland species colonisation as this often results in improved species complexity, although it is recognised that some over planting from imported nursery stock may be required at key locations.	The landscape design package for the wetlands acknowledges the seeding/planting strategy for natural regeneration and species colonisation to reflect the objectives and aims within the LEMP and soil management plan. Establishment seeding on the wetlands retaining structure to stabilise the soil and reduce wash out of silts will be required alongside erosion protection in the form of geotextile matting. Some planting will be required, and indicative stock/ species have been included. The full details of stock/ species will be included as part of the future details submitted to discharge Condition 28 on landscaping.

4 Planning Policy Context

- 4.1 The Reserved Matters application relating to Phase 2 – Wetland Retaining Structure lies within the administrative boundaries of two local planning authorities, HBC and EHDC.
- 4.2 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)
- 4.3 EHDC published a new draft Local Plan for consultation (Regulation 18) on Monday 22nd January 2024.
- 4.4 The Phase 2 – Wetland Retaining Structure Reserved Matters application forms 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 approved Development Specification.
- 4.5 The adopted development plan context for the Reserved Matters application remains unchanged since the Hybrid Planning Application was considered and approved.
- 4.6 It is therefore considered that the Reserved Matters proposals accord with relevant planning policies as previously considered and approved by the two local planning authorities.

5 Summary and Conclusions

- 5.1 This Planning Statement supports applications for the approval of Reserved Matters relating to Phase 2 – Wetland Retaining Structure, in connection with the Hybrid Planning Permission (Havant Borough Council (HBC) reference APP/20/00990 and East Hampshire District Council (EHDC) reference 51680/001) 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 As part of the Hybrid consent, outline planning permission was granted for the Wetland Retaining Structure as part of the reservoir, subject to the approval of reserved matters.
- 5.3 This application is seeking approval of the following Reserved Matters for Phase 2 - Wetland Retaining Structure as set out in Section 2 of this Planning Statement:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 5.4 Duplicate applications for the approval of Reserved Matters relating to Phase 2 – Wetland Retaining Structure have been submitted as follows:
- Havant Borough Council (HBC) – pursuant to Condition 2 attached to hybrid planning permission reference APP/20/00990, 15th October 2021 for a Reservoir and associated infrastructure.
 - East Hampshire District Council (EHDC) – pursuant to Condition 2 attached to hybrid planning permission reference 51680/001, 15th October 2021 for a Reservoir and associated infrastructure.
- 5.5 This Planning Statement sets out that the Reserved Matters proposals are in accordance with the parameters, principles and standards set out in the approved Development Specification.
- 5.6 An Environmental Statement of Conformity (Wetlands) has been submitted as part of the Reserved Matters application, which confirms that the Phase 2 wetlands design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES.
- 5.7 The carefully considered and high-quality design of the wetlands form 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. 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.