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For: Portsmouth Water

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**The Town and Country Planning (Development Management Procedure) (England)  
Order 2015**

**Grant of Planning Permission**

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**Application Number:** APP/20/00990

**Site Address:** Havant Thicket, adjacent to Sir George Staunton Country Park, Reservoir and Pipe Line, Middle Park Way, Havant

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

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

Further to your application received on 02 November 2020 (which was valid from 13 November 2020) Havant Borough Council, as Local Planning Authority **Grants 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:

Our Ref: APP/20/00990

## 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 (as set out in the Development Specification, Table 2.2, enclosed below) shall be commenced, except for site clearance, set up and remediation works, and ground investigations until applications for written approval of the details of the siting, scale and external appearance of the development, and the landscaping of the site (herein after 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; 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 and the Planning and Compulsory Purchase Act 2004.

Table 2.2: Scheme Parameters

| Element                                      | Parameter                                                                                                                                                                                                                                                                                                                                                                                                                                  | Level of detail |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Reservoir capacity                           | Minimum required total capacity: 8,700 million litres<br>Maximum Capacity: at least 9,600 million litres, up to a Top Water Level (TWL) of 39.5m AOD.                                                                                                                                                                                                                                                                                      | Fixed           |
| Supply rate                                  | Output capacity: at least 21 Ml/d in extreme (currently defined as 1:200 year) drought conditions.                                                                                                                                                                                                                                                                                                                                         | Fixed           |
| Embankment                                   | Max 20m high.<br>Crest level 40.5m AOD.<br>Length 2,770m.<br>Inside slope: to range from 1:5 to 1:7.<br>Outside slope: majority 1:7 with local variations to 1:5 at Round Wood and the Avenue woodland (see below).<br>Outer toe (edge): +/- 2m horizontal range (north to south).<br>Crest line position: 0 – 37m horizontal range (to north) to accommodate any potential future need for reducing the outer face slope from 1:5 to 1:7. | Outline         |
| Embankment adjacent to Staunton Country Park | Toe (edge) of the embankment is fixed at a minimum of 25m from the edge of woodland along the southern boundary of the Site (known as Hammond's Lands Copse). Length of embankment at 1:5 is approximately 185m along this stretch and 390m of embankment with slope varying from 1:5 to 1:7.<br>Staircase detail along alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest.       | Fixed           |
| Top Water Level (TWL)                        | 39.5m AOD.<br>1.0m freeboard (height from TWL to embankment crest) to prevent/limit overtopping.                                                                                                                                                                                                                                                                                                                                           | Fixed           |
| Spillway / overflow                          | 3m long weir/ 700mm diameter pipe.                                                                                                                                                                                                                                                                                                                                                                                                         | Fixed           |
| Slope protection material                    | Range of up to 450mm thick layer of protection. Rip-rap (rock armour). Rock mattresses would be brushed with topsoil allowing planting with aquatic / marginal species such as reeds and sedge grasses.                                                                                                                                                                                                                                    | Fixed           |
| Lowest operating level                       | 27.5m AOD.<br>Lowest 20% to be considered dead storage; minimum level before reservoir operationally fails.                                                                                                                                                                                                                                                                                                                                | Fixed           |

| Element                                                     | Parameter                                                                                                                                                                                                                                                                                                                                                     | Level of detail                         |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Emergency drawdown facility                                 | Discharge capacity of 10.9 m³/s<br>Reservoir can be lowered by 1/3 of water depth in 6 days.<br>1.4m diameter scour pipe and submerged discharge valve discharging into Riders Lane Stream at the proposed control house.<br>1.2m diameter inlet /outlet pipe discharging into the Hermitage Stream 3km downstream.                                           | Fixed                                   |
| Wetland retaining structure                                 | A retained wetland extending for approximately 1.3km along the northern shoreline.<br>4No. retained wetland compartments, plus provision of an area for wet grassland habitat creation to the east of the retained wetland.<br>Retention of wetland during drought levels in main reservoir.<br>Minimum area of retained wetland provided ~10ha.              | Outline<br>(commitment to minimum area) |
| Control house                                               | Maximum width of building frontage: 33m.<br>Maximum height of building wall above external ground level: 6m (excluding security fence).<br>Schedule of accommodation: total area approximately 430m² (excluding courtyard).<br>Reinforced concrete outer structure with cladding, composite roof slab with green roof, steel frame /blockwork internal walls. | Outline                                 |
| Visitor Centre                                              | Maximum envelope of 35m x 55m and maximum height of 10m.                                                                                                                                                                                                                                                                                                      | Outline                                 |
| Bird Hide                                                   | Maximum envelope of 9m x 20m and maximum height of 5m.                                                                                                                                                                                                                                                                                                        | Outline                                 |
| Viewing Area                                                | Location along the western boundary and outline design.                                                                                                                                                                                                                                                                                                       | Outline                                 |
| Vehicle Access                                              | New junctions off B2149 (to the north) and Swanmore Road (to the south).                                                                                                                                                                                                                                                                                      | Fixed                                   |
| Northern Access Route from junction with B2149 and car park | Single lane single, 3.65m wide carriageway with passing bays and 0.5m verges with 0.9m embankment slopes and a 6.45m wide footprint.                                                                                                                                                                                                                          | Outline                                 |

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

#### Drawings

HTR-ATK-ZZ-ZZ-DR-L-0001 Outline Masterplan  
HTR-ATK-ZZ-ZZ-DR-L-0006 Planning Application Strategy Key Plan  
HTR-ATK-ZZ-ZZ-DR-L-0007 Key Plan 1  
HTR-ATK-ZZ-ZZ-DR-L-0008 Key Plan 2  
HTR-ATK-ZZ-ZZ-DR-L-0009 Key Plan 3  
HTR-ATK-ZZ-ZZ-DR-L-0012 Landscape Plan - Control House  
HTR-ATK-ZZ-ZZ-DR-L-0013 Landscape Plan - Staircase  
HTR-ATK-ZZ-ZZ-DR-L-0014 Landscape Plan - Gipsies Plain  
HTR-ATK-ZZ-ZZ-DR-L-0015 Landscape Plan - North West Corner  
HTR-ATK-ZZ-ZZ-DR-L-0016 Landscape Plan - Viewing Platform  
HTR-ATK-ZZ-ZZ-DR-L-0018 Section A  
HTR-ATK-ZZ-ZZ-DR-L-0019 Section B + C  
HTR-ATK-ZZ-ZZ-DR-L-0020 Section D + E  
HTR-ATK-AR-RE-DR-D-0001 Northern Access Route off B2149  
HTR-ATK-AR-RE-DR-D-0002 Northern Access Junction off B2149  
HTR-ATK-AR-RE-DR-D-0005 Vehicle Access Route South revC04  
HTR-ATK-AR-RE-DR-D-0006 Vehicle Access Junction South revC04

#### 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  
Implementation Plan for Off Site Biodiversity Mitigation and Compensation dated 01/04/2021

**Reason:** - To ensure provision of a satisfactory development.

***Phasing***

- 4 Prior to the commencement of development, a detailed phasing plan for the development shall be submitted to and approved 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.

***Construction Environmental Management Plan***

- 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

- 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.

***Reserved Matters - Visitor Centre area***

- 7 The reserved matters application for the North West Corner (including visitor centre and car park) submitted pursuant to Conditions 2 and 4 shall include:

- Consideration of the play area location (currently in proximity to the bin store, a more suitable location should be explored);
- Any non-residential buildings to achieve BREEAM 'Very Good' certification and/or contribute to a reduction in greenhouse gas emissions using 'Fabric First' principles and renewable technology (i.e. solar PV);
- Closed Circuit Television (CCTV) cameras linked to a monitoring station to provide for immediate response to incidents as they are occurring;
- Electric Vehicle (EV) parking spaces and charging points;
- Cycle parking (within a covered sheffield stand).

Regarding the latter, cycle parking for e-bikes, tandem bikes, cargo bikes and bicycles used by disabled visitors should be considered and provided.

**Reason:** In the interests of safety, social inclusion and sustainable development.

***Highways and amenity***

Hours of working

- 8 No construction on the reservoir site shall take place outside the hours of 07:30-18:00 Monday to Friday, 07:30-13:00 on Saturday and no Sunday working, 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.

Construction noise and vibration

- 9 No phase of the development approved under Condition 4 shall commence until a construction noise and vibration management plan, including a targeted scheme wide construction noise and vibration monitoring and reporting programme, 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 construction noise and vibration is managed effectively so that levels do not regularly exceed the threshold for significant impacts.

- 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, 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.

Construction Traffic Management Plan (CTMP)

- 12 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:
- o vehicle routing plans
  - o proposed programme and duration
  - o number of construction personnel including travel arrangements and mitigation where necessary
  - o alterations to the highway, including temporary and / or permanent, to enable construction
  - o details of the number of construction and delivery vehicles using the public highway (no abnormal loads are anticipated at this stage)
  - o traffic management details
  - o compounds and laydown area details
  - o highway condition surveys
  - o methods for managing the site to prevent mud onto the highway
  - o details of on-site contractor parking.

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

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

Site access

- 13 Before each phase of development approved under Condition 4 above is commenced, a scheme indicating the provision to be made within that phase for people with disabilities to gain access to publicly accessible area and buildings shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the land and/or buildings concerned are brought into use.

**Reason:** In the interests of social inclusion and sustainable development.

Signage strategy

- 14 Before the development of the final phase (visitor facilities phase) of development approved under Condition 4 above is commenced, a signage strategy for the operational phase of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details before commencement of the operation phase and retained thereafter.

**Reason:** In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

- 15 Prior to commencement of construction of the visitor facilities a Wayfinding Infrastructure Strategy shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Strategy should include the design and location of signage, seating and public art across the site. Signage should not be limited to the visitor centre, trails and bird watching areas, but should also include key areas surrounding Havant Thicket such as, but not limited to, Dunsbury Park, Horndean, Leigh Park, Rowlands Castle and Staunton Country Park.

The requirements of the Wayfinding Infrastructure Strategy shall be implemented in full prior to visitor facilities first being brought into use.

**Reason:** In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

#### Sustainable access

- 16 The following site access improvements for non-motorised users (within the red line boundary) will be implemented in full prior to completion of the Access Junctions, as outlined on drawing HTR ATK RP - Z - 0076:

a) Improved site access at Cedar Drive to connect to the diverted bridleway with new kissing (accessible and cycle friendly) and horse friendly gates (Access 3);

b) A new bridleway access into the site to the north of the southern access road (diversion of Bridleway 121);

in accordance with the Access for Non Motorised Users Technical Note, dated 01/04/2021, submitted with the planning applications and Planning Drawings: HTR-ATK-AR-RE-DR-D-0005-Vehicle Access Route South Plan revC04; HTR-ATK-AR-RE-DR-D-0006-Vehicle Access Junction South (Swanmore Road) revC04. Furthermore, investigations shall take place to provide a further non-motorised users on the northern access to provide a direct north-south sustainable link.

**Reason:** In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

- 17 The following site access improvements for non motorised users (within the red line boundary) will be implemented in full prior to completion of the visitor facilities:

a) Localised upgraded of existing site access at the south western corner of the site close to junction of Swanmore Road and Well Meadow (Access 6);

b) A new gated pedestrian and cycle access to be provided from Swanmore Road into the site south of the new vehicular access (Access 7);

c) A bridleway crossing will be provided from the new southern access route to link the diverted Bridleway 120 to the junction of the existing Bridleways 120 and 121 in accordance with (Access 8),

in accordance with the Access for Non Motorised Users Technical Note, dated 01/04/2021, submitted with the planning applications and Planning Drawings: HTR-ATK-AR-RE-DR-D-0005-Vehicle Access Route South Plan revC04; HTR-ATK-AR-RE-DR-D-0006-Vehicle Access Junction South (Swanmore Road) revC04.

**Reason:** In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

#### Non-motorised users

- 18 Unless otherwise agreed in writing before the development of the final phase (visitor facilities) of development, details of how through movement of traffic has been prevented by the detailed design, in the form of a physical barrier within the car park to ensure visitors can not travel between the north and south access (rat-running), and details of measures to deter motorcyclist access shall be submitted to and agreed in writing by the Local Planning Authority. The barriers should also be provided at the northern and southern entrances and locked at night time to prevent anti-social behaviour. The development shall be carried out in accordance with the approved details and retained thereafter.

**Reason:** In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

#### Northern access

- 19 No development shall commence on site until the works to the vertical profile on the

B2149, in accordance with drawing HTR-ATK-AR-RE-DR-D-0010, has been undertaken to the satisfaction of the Local Planning Authority, in consultation with the Highway Authority, and as such approved in writing, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

#### Historic Environment

##### Lighting strategy

- 20 No phase of the development approved under Condition 4 shall commence until a Lighting Strategy for that phase or parcel has been approved by the local planning authority. The Strategy must include:

- Proposed specifications for external lighting of service areas, parking, buildings, signs, open space and access junctions.
- Measures to prevent obtrusive light to residents and distraction of motorists.
- Measures to minimise light pollution.
- Appropriate energy efficiency technology
- Permanent lighting will comprise hooded luminaires directed away from vegetation, particularly the boundary hedgerows and treelines to avoid any light spill onto retained vegetation.

Lighting will follow good practice current at the time of detailed design. The new lighting will be task-related, associated with the visitor centre and associated car park and with no lighting on the access roads. The lux level will be as low as possible to meet their purpose safely and effectively.

The lighting for each phase or parcel shall be carried out in accordance with the approved Lighting Strategy and shall be retained and maintained as such thereafter.

**Reason:** In the interests of safety, visual and residential amenity and habitats and the environment.

##### Archaeological Evaluation (Written Scheme)

- 21 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.

##### Archaeological Evaluation (Programme)

- 22 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.

##### Archaeological Evaluation (Recording)

- 23 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.

Archaeological Evaluation (Publishing)

- 24 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

Historic environment - The Avenue

- 25 No development of the Embankment phase, approved under Condition 4, hereby approved shall commence until the applicant has submitted, and the Local Planning Authority has approved in writing options for enhancement and interpretation of the historic environment. Measures shall include the following:

- i. A mechanism to interpret the role of the Avenue in the understanding of value of the Leigh Park RPG and Sir George Staunton Conservation Area in order to offset the harm caused by its partial removal.
- ii. The full extent of the Avenue is fully recorded before it is further truncated. This should include a photographic record and a detailed plan showing all features of historical interest.
- iii. A landscaping scheme is devised to integrate the reservoir with the Avenue a detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority.
- iv. A timetable for implementation and arrangements for maintenance of the approved details

The designs should be developed in consultation with Historic England and the Local Planning Authority Heritage Manager, as well as the Hampshire County Archaeologist, where appropriate. The development shall be carried out in accordance with the approved details and retained thereafter.

**Reason:** To ensure the protection of important heritage and historical features.

Public safety

- 26 Prior to construction of the Embankment phase of development approved under Condition 4 above, a scheme indicating the measures to reduce the risk of drowning shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

**Reason:** In the interests of safety for the general public.

Landscape

- 27 Any reserved matters application for layout or landscaping submitted pursuant to Condition 4 shall include 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.

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.

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

- 28 No phase of the development approved under Condition 4 shall commence until full details of the landscaping of that parcel has been submitted to and approved by the Local Planning Authority. Each reserved matter application shall set out how it complies with the approved planning drawings and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The details 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) Manner and treatment of watercourses, ditches and banks,

vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,

ix) 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:** In the interests of visual amenity and managing impact on the existing habitats.

Renewable energy

- 29 No development shall take place until a Renewable Energy Strategy 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 and retained thereafter.

**Reason:** In the interests of sustainable development.

Flood risk and drainage \_

### Contamination

- 30 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.

### Flood risk

- 31 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.

- 32 No phase of the 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 A detailed drainage management plan that adequately details the management of the drainage associated with the phase.
  - o Detailed information surrounding a number of permanent structural elements including the proposed dimensions and height of the embankment, associated spillway, control house and wetland retaining structure (including the proposed piped controls).
  - o Detailed information including the long-term maintenance scheduled for the proposed development.
  - o Detailed information on the proposed location and design of the visitor centre, including proposed finished floor levels.
  - o Should the proposed access routes to and from the visitor centre be situated within proximity to main river or within the flood zone then further details should be provided on the associated impacts on flood risk and the proposed mitigation measures.
- 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.

- 33 The Reservoir Scheme shall be constructed in accordance with the parameters set out in Table 2.2 of the Development Specification, as set out in Condition 2, and the design standards and principles set out in the Design and Access Statement and summarised in Section 3 of the Development Specification.

**Reason:** To ensure the development reflects the approved scheme.

### Drainage

- 34 Construction of the Visitor Centre development shall not commence until details of

the proposed means of foul and surface water sewerage disposal have 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 appropriate provision of foul and surface water sewerage disposal.

- 35 Prior to construction of the Embankment phase of 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.

#### Ecology

- 36 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.

- 37 The development shall be carried out in accordance with the European Protected Species (EPS) licences for hazel dormouse (Natural England reference- 2020-50257-EPS-AD2) and bats (Natural England reference- 2020-50625-EPS-AD2) issued by Natural England. The requirements of the licences shall be adhered to, unless varied through agreement with Natural England.

**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 CS11 of the Havant Borough Core Strategy March 2011.

- 38 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.

#### Soil management

- 39 No phase of the development approved under Condition 4 shall commence until a Soil Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include separate management of ancient woodland soils for restoration. The Plan shall include a timetable for the carrying out of the works, once approved. The development shall be carried out in accordance with the approved details and timetable.

**Reason:** To support reinstatement of the landscape disturbed by the construction works.

**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 6571.
- (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](http://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 Plaza or by telephoning 023 9244 6015.
- (4) 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, and you were updated about issues after the initial site visit.

- (5) 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.

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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 Waterlooville 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.

- (6) 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.
- (7) Your attention is drawn to the provisions of the Conservation (Natural Habitats, &c.) Regulations 1994 which makes it an offence to deliberately capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal. It may be possible to obtain a licence from the Department for Environment Food and Rural Affairs (DEFRA) if the loss of a protected species cannot be avoided. For further advice about licences you can contact DEFRA European Wildlife Division on 08459 33 55 77.
- (8) 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

# TOWN AND COUNTRY PLANNING ACT 1990

## 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

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# **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**