



Narinder Lakhan
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza Civic Centre Road
Havant
Hampshire PO9 2AX

OUR REFERENCE:
PP-12791657

YOUR REFERENCE:
APP/20/00991

7th March 2024

Dear Mr Lakhan,

Town and Country Planning Act 1990

HAVANT THICKET RESERVOIR PROJECT

PIPELINE PHASE 1 – (Shaft 1) Reserved Matter Application

APPLICATION FOR APPROVAL OF RESERVED MATTERS AND PLANNING CONDITIONS RELATING TO PHASE 1 OF THE HAVANT THICKET PIPELINE (CONSENT APP/20/00991).

AtkinsRéalis hereby submits an application to Havant Borough Council (HBC) on behalf of Portsmouth Water for the approval of Reserved Matters and Planning Conditions relating to the Phase 1 (Shaft 1) in connection with the Planning Permission (reference APP/20/00991) for a new pipeline to transfer water from Bedhampton Springs to fill Havant Thicket reservoir in the winter and draw it off to treat and supply when needed in the summer.

The application has been submitted to HBC electronically via the Planning Portal, Reference Numbers PP-12791657 (Reserved Matters Application), and PP-12800083 (Discharge of Conditions). A hardcopy has also been sent to Havant Borough Council.

Overview of the Approved Schemes

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.

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.

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)).

The pipeline will also be used as an emergency draw down pipeline if the reservoir needs to be drained down in emergency conditions.

Approved Pipeline Scheme

Consent was granted (application reference: APP/20/00991) on 15th October 2021 for an:

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

The outline application was submitted with some details reserved for approval in the form of reserved matters applications at a later date. Details which are covered in the outline pipeline planning application include general location, appearance and scale of the pipe and associated structures. Details which are reserved for approval at a later stage include confirmation of the exact pipeline route (within the red line boundary) and detailed design of the associated structures. Detailed traffic and construction management plans would be the subject of planning conditions.

The planning permissions are subject to planning conditions and a Section 106 Legal Agreement which commits Portsmouth Water to a series of environmental mitigation and compensation measures.

Phase 1 Scheme

The submission of this reserved matters application addresses Condition 2 of the decision notice for the first phase of the scheme which relates to Shaft 1 (the Phase 1 Scheme). The site for Shaft 1 is adjacent to Bedhampton Pumping Station site, south of the railway line.

This will be the only phase that will be discharged under the outline planning permission (Ref. APP/20/00991). It has been agreed with HBC that this is appropriate provided all of the relevant details related to this phase are provide and approved prior to commencement of the phase being commenced. Separate Discharge of Conditions applications will also be submitted, one at the same time as the Reserved Matters application and another in due course, further details are provided below.

The submission package comprises the following supporting information and details listed in Tables 1 (Reserved Matters application), Table 2 (Schedule of submitted drawings) and Tables 3 and 4 (first and second applications to discharge Planning Conditions):

Completed Planning Application Forms

Covering letter and application submission details (this document)

Application Fee of £642.00 for Reserved Matters application
 Application Fee of £209.00 for Discharge of Conditions Application
 Planning Statement, March 2024

Table 4 outlines a Planning Conditions application that will follow at a later date. In addition to the above submissions, an application to modify the Section 106 legal agreement will also be submitted.

Reserved Matters Application

Table 1 - Summary of Phase 1 Proposals, submitted details and schedule of submitted drawings

Relevant Planning Condition	Summary of condition requirement	Details submitted
Condition 2	Details of the siting, scale and external appearance of the development, and the landscaping of the site	Documents, detailed drawings and cross sections, outlined below.

Table 2 - Schedule of submitted drawings

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

First Planning Conditions Application

Table 3 - Summary of First Phase 1 Planning conditions application and submitted details

Relevant Planning Condition	Summary of condition requirement	Details submitted
Condition 4	A detailed phasing plan for the development shall be submitted to and approved in writing by the Local Planning Authority.	Site Wide Phasing Plan. As this is the only phase to be discharged under this outline consent the phasing plan illustrates this Phase 1 and refers to the new future planning application for the pipeline scheme in respect of future phases.
Condition 12	Archaeological Management Plan (AMP) must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 AMP Technical Note to supplement the Project-wide AMP, including brief for WSI

Condition 16	Any reserved matters application for layout or landscaping submitted must include the submission of a tree survey, Arboricultural Impact Assessment (including a Tree Constraints Plan), Arboricultural Method Statement and Tree Protection Plan.	Phase 1 Tree Survey and updated Arboricultural Impact Assessment (including a Tree Constraints Plan) Arboricultural Method Statement and Tree Protection Plan. Landscape Reinstatement Scheme not required as the footprint resulting from the works will be a new access road required from the west and manhole covers to be installed in the slab cover for Shaft 1. The landowner of the site (Bellway Homes) is seeking planning permission to develop the site for residential use, if this is successful the remaining area of the shaft site will be redeveloped (as a parking area for the housing).
Condition 21	No phase of the development approved under Condition 4 shall commence until full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment) and on-going monitoring of mitigation measures required for each reserved matters application.	Phase 1 Ecological mitigation, compensation and enhancement measures report
Condition 22	An Ecological Clerk of Works (ECOW) shall be appointed, to be full time on site during site preparation and clearance and during any works in sensitive areas, and to undertake regular monitoring visits throughout the construction programme.	Role and responsibilities included within Ecological mitigation, compensation and enhancement measures report

The Pipeline Phase 1 (Shaft 1) Planning Statement will also be submitted with the Discharge of Conditions applications to provide context.

Second Planning Conditions application (to follow)

Table 4 - Summary of Second Phase 1 Planning conditions application

Relevant Planning Condition	Summary of condition requirement	Details to be submitted
Condition 5	Construction Environmental Management Plan (including flood risk scheme, on-site emergency plan)	Phase 1 CEMP
Condition 6	Construction Method Statement must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 Construction Method Statement

Condition 7	Construction Traffic Management Plan must be submitted prior to the relevant phase of that part of the proposal.	Site wide CTMP (partial discharge) and Phase CTMP. As this is the only phase to be discharged under this outline consent the application seeks partial discharge of the site wide CTMP element of this condition.
Condition 8	Traffic management and construction measures must be submitted prior to the relevant phase of that part of the proposal.	Phase Traffic Management and Construction Measures (included within the Site-Wide and Phase 1 CTMP)
Condition 10	An assessment of potential noise and vibration arising during construction must be prepared in accordance with BS 5228-1:2009+A1:2014 and approved in writing by the LPA.	Noise and Vibration Assessment (included in Phase 1 CEMP)
Condition 13	Written scheme (WSI) for the programme of archaeological mitigation must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 WSI
Condition 14	Written Scheme for recording all historic assets within that Development Phase area must be submitted prior to the relevant phase of that part of the proposal.	Phase 1 WSI
Condition 19	No phase of the pipeline development approved under Condition 4 shall commence until a detailed scheme relating to the flooding and drainage of the development is submitted to the LPA.	Flood Risk Scheme included within Phase 1 CEMP
Condition 20	Prior to construction of the development approved under Condition 4, an On-site Emergency Flood Plan shall be submitted to the LPA.	On-site Emergency Flood Plan included within Phase 1 CEMP

The fees for the applications will be paid via the Planning Portal for both the Reserved Matters application and Discharge of Conditions application.

We trust that the enclosed submission provides the information required to register the application as valid and enable the processing of the application. However, if you require further information, or have any queries regarding the application, please do not hesitate to contact me on 020 7088 8512, or lewis.oliver@atkinsrealis.com.

Yours sincerely,
For and on behalf of Portsmouth Water



Lewis Oliver BA (Hons), MSc, MRTPI
Associate Planner