

Our Reference: PP-11347305
Your Reference: APP/20/00990

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Dear Mr Christie,

TOWN AND COUNTRY PLANNING ACT (1990)

HAVANT THICKET RESERVOIR PROJECT:

PHASE 1 – NORTHERN ACCESS and NORTHERN ACCESS ROUTE

**APPLICATION FOR APPROVAL OF RESERVED MATTERS AND PLANNING CONDITIONS
RELATING TO PHASE 1 OF THE HAVANT THICKET RESERVOIR PROJECT (HYBRID
CONSENT APP/20/0090 and 51680/001)**

Atkins Ltd hereby submits an application to Havant Borough Council (HBC) and East Hampshire District Council (EHDC) on behalf of Portsmouth Water for the approval of Reserved Matters and Planning Conditions relating to the Northern Access and Northern Access Route (Phase 1) in connection with the Hybrid Planning Permission (references APP/20/00990 and 51680/001) for a Reservoir and associated infrastructure (the Approved Scheme) on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant.

The application has been submitted to HBC electronically via the Planning Portal, Reference Number PP-11347305. A full copy of the application has also been submitted to EHDC.

Overview of the Approved Scheme

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 combined inlet/outline 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 will also provide a new wetland habitat and associated area for nature conservation.

Overview of the Hybrid Consent

The Hybrid Consent granted on 15th October 2021 for the application made by Portsmouth Water was for:

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 (ML), to support the planned bulk supply transfer of at least 21ML/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 permission for a 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).

The planning permission is 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

As part of the Hybrid consent, full planning permission was granted for the Northern Access, subject to Planning Conditions, and outline planning permission was granted for the Northern Access Route, subject to Reserved Matters Application and Planning Conditions. As they are inextricably linked, the access and access route comprise Phase 1 of the approved reservoir scheme. The Phase 1 Scheme will link the reservoir site with the B2149. This Planning Statement supports the submission of the Reserved Matters Application and Planning Conditions applications (Phase 1 Application) to HBC and EHDC.

Connected to the Phase 1 Application, is the design of the off-site highway works on B2149, which is subject to a Section 278 Highways Agreement between Portsmouth Water and the Local Highway Authority (Hampshire County Council). We have provided information on these highway works for information only as they are linked to the Phase 1 scheme.

The agreement of the Northern Access as the main route to the reservoir was the outcome of an optioneering and consultation exercise which informed the Approved Scheme. There is a secondary access proposed to the south. The Northern Access will take up 100% of the reservoir construction traffic and 67% of the pipeline construction traffic. This approach will ensure that the reservoir construction traffic will not pass through residential areas.

On completion of the construction phase, the Northern Access will remain open as a permanent access route for regional visitor traffic. The southern access will accommodate local traffic.

Planning Submission Package

The submission package comprises the following supporting information and details listed in Table 1 and Table 2 below:

- Completed Planning Application Form
- Covering letter and application submission details (this document)
- Application Fee of £3074.20
- Planning Supporting Statement, June 2022

Table 1 - Summary of Phase 1 Proposals and submitted details

Phase 1 Proposals	Details submitted	Relevant Planning Conditions
Details of the siting, scale and external appearance of the development, and the landscaping of the site	Detailed drawings and cross sections (listed in Table 2 below with supporting text in the Planning Supporting Statement)	Condition 2
Site Access for people with disabilities	Landscape and General Arrangement Plans (listed in Table 2 below) showing details of: Temporary Bridleway crossing Pedestrian/cycle access link with Horndean development area	Condition 13

Arboricultural details (updated with relevance to the Phase 1 Scheme)	Updated Arboricultural Impact Assessment (Atkins, June 2022), incorporating: Tree Survey Tree Works Plans Tree Protection Plans Arboricultural Method Statement	Condition 27
Landscape and planting proposals	Landscape General Arrangement drawings and Planting schedule (listed in Table 2 below with supporting text in the Planning Supporting Statement)	Condition 28
Drainage Strategy	Drainage Management Plan, Atkins, June 2022 Drainage Plans (listed in Table 2 below)	Condition 32
Ecological Mitigation, Compensation and Enhancement Measures	Ecological Mitigation, Compensation and Enhancement Measures, Atkins, June 2022	Conditions 36, 37 and 38
Soil Management Plan	Framework Soil Management Plan, Atkins, June 2022	Condition 39

In relation to the requirement for a Lighting Strategy (Condition 20), the Planning Supporting Statement confirms that there will be no street lighting and no requirement to illuminate the traffic signs, to reduce the environmental impact of the development, which has been accepted by Hampshire County Council. The reservoir will only be open to the public in daylight hours

Table 2 – Schedule of submitted drawings

* There are more sheet numbers in some cases as they form part of a series of drawings produced for construction purposes and the Section 278 application. The drawings listed in Table 2 relate to the Phase 1 proposals only.

Drawing Number	Drawing Title
	Phase 1 Application Site Location Plan
Highway design	
HTR-ATK-AR-RE-DR-D-0017	B2149 General Arrangement Plan (To show Tie-in with Phase 1, for info only) (Sheet 1 of 4)*
HTR-ATK-AR-RE-DR-D-0018	Phase 1 Northern Access General Arrangement (Sheet 2 of 4)*
HTR-ATK-AR-RE-DR-D-0019	Phase 1 Northern Access General Arrangement (Sheet 3 of 4)*
HTR-ATK-AR-RE-DR-D-0022	Northern Access Road Pavement Layout (Sheet 2 of 3)*
HTR-ATK-AR-RE-DR-D-0023	Northern Access Road Pavement Layout (Sheet 3 of 3)*
HTR-ATK-AR-RE-DR-D-0024	B2149 Typical Cross Sections (To show Tie-in with Phase 1, for info only) (Sheet 1 of 1)
HTR-ATK-AR-RE-DR-D-0027	Northern Access Proposed Traffic Signs and Road Markings (Sheet 2 of 3)*
HTR-ATK-AR-RE-DR-D-0029	Northern Access Proposed Traffic Signs and Road Markings (Sheet 3 of 3)*
HTR-ATK-AR-RE-DR-D-0072	Phase 1 Northern Access - Typical Cross Sections (Sheet 1 of 1)
HTR-ATK-AR-RE-DR-D-0073	Pavement Build Up and Tie-In Details (Sheet 1 of 1)

HTR-ATK-AR-RE-DR-D-0078	Northern Access Road - Detailed Cross Sections (Sheet 3 of 8)*
HTR-ATK-AR-RE-DR-D-0079	Northern Access Road - Detailed Cross Sections (Sheet 4 of 8)*
HTR-ATK-AR-RE-DR-D-0080	Northern Access Road - Detailed Cross Sections (Sheet 5 of 8)*
HTR-ATK-AR-RE-DR-D-0081	Northern Access Road - Detailed Cross Sections (Sheet 6 of 8)*
HTR-ATK-AR-RE-DR-D-0082	Northern Access Road - Detailed Cross Sections (Sheet 7 of 8)*
HTR-ATK-AR-RE-DR-D-0083	Northern Access Road - Detailed Cross Sections (Sheet 8 of 8)*
Drainage design	
HTR-ATK-AR-ZZ-SK-D-0018	B2149 North Access Junction Drainage Layout (to show tie-in with Phase 1) (Sheet 1 of 3)
HTR-ATK-AR-ZZ-SK-D-0019	Northern Access Drainage Layout (Sheet 2 of 3)
HTR-ATK-AR-ZZ-SK-D-0020	Northern Access Drainage Layout (Sheet 3 of 3)
HTR-ATK-AR-ZZ-SK-D-0033	Check Dam Details (Sheet 3 of 3)*
Landscape design	
HTR-ATK-ZZ-ZZ-DR-L-0027	Landscape Plan Northern Access (Sheet 1 of 4)
HTR-ATK-ZZ-ZZ-DR-L-0028	Landscape Plan Northern Access (Sheet 2 of 4)
HTR-ATK-ZZ-ZZ-DR-L-0029	Landscape Plan Northern Access (Sheet 3 of 4)
HTR-ATK-ZZ-ZZ-DR-L-0030	Landscape Plan Northern Access (Sheet 4 of 4)
HTR-ATK-ZZ-ZZ-DR-L-0046	Landscape Sections Northern Access (Sheet 1 of 3)
HTR-ATK-ZZ-ZZ-DR-L-0047	Landscape Sections Northern Access (Sheet 2 of 3)
HTR-ATK-ZZ-ZZ-DR-L-0048	Landscape Sections Northern Access (Sheet 3 of 3)
HTR-ATK-XX-ZZ-DE-L-0001	Landscape Tree Pit Detail (Sheet 1 of 1)
Tree/Vegetation Clearance	
HTR-ATK-RZ-RE-DR-L-1141	B2149 North Access Junction Tree Works Plan (To show Tie-in with Phase 1, for info only) (Sheet 1 of 3)
HTR-ATK-RZ-RE-DR-L-1143	Northern Access Road Tree Works Plan (Sheet 2 of 3)
HTR-ATK-RZ-RE-DR-L-1144	Northern Access Road Tree Works Plan (Sheet 3 of 3)
Tree Protection Plans:	
HTR-ATK-RZ-RE-DR-L-1145	B2149 North Access Junction Tree Protection Plan (To show Tie-in with Phase 1, for info only) (Sheet 1 of 3)
HTR-ATK-RZ-RE-DR-L-1146	Northern Access Tree Protection Plan (Sheet 2 of 3)
HTR-ATK-RZ-RE-DR-L-1147	Northern Access Tree Protection Plan (Sheet 3 of 3)

Application Fee

The fee for the application is £3074.20, which will be paid via the Planning Portal. The application fee has been calculated on the basis that the fee category for the proposed Northern Access Route is classed as 'other operations' and this is the first submission of Reserved Matters, which incurs the same fee as a full application.

The application fee for 'other operations' is based on the proposed site area and charged at £234 for each 0.1 of a hectare and capped at a maximum fee of £2028. The site area of the Phase 1 proposals is 5.47 hectares which would invite the maximum fee of £2028.

Given the application is a cross-council submission to both HBC and EHDC, the 150% rule applies, which has been calculated as follows: £2028 x 150% = £3042 + £32.20 (the Planning Portal service charge), providing the total fee of £3074.20. This was confirmed by the case officer at HBC.

HBC has confirmed that the discharge of the planning conditions relevant to the Phase 1 proposals will form part of the main application and there is no additional charge.

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 01454 663202, 07803 260129 or laura.cowie@atkinsglobal.com.

Yours sincerely,
For and on behalf of Atkins Ltd.



Laura Cowie BSc (Hons) MRTPI
Principal Planning Consultant