

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Havant Thicket
Address line 1	
Address line 2	
Address line 3	
Town/city	Havant
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	471120
Northing (y)	109571

Description

The Site is located to the north of the town of Havant in the county of Hampshire. It is split along a north south alignment between two local planning authorities of Havant Borough Council and East Hampshire District Council. The Site lies within a shallow valley located between the residential settlements of Leigh Park and Rowlands Castle. It comprises predominantly open grassland with some woodland, hedgerows and ditches. The residential areas of Warren Park and Leigh Park lie to the west and south-west of the Site.

2. Applicant Details

Title	
First name	
Surname	Portsmouth Water
Company name	Portsmouth Water
Address line 1	PO Box 99
Address line 2	West Street
Address line 3	Havant
Town/city	Hampshire

2. Applicant Details

Country	
Postcode	PO9 1LG
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	
First name	
Surname	
Company name	Atkins
Address line 1	Nova North
Address line 2	11 Bressenden Place
Address line 3	Westminster
Town/city	London
Country	
Postcode	SW1E 5BY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please describe the proposed development

Planning permission is being sought for:

"Development of a reservoir for raw water storage, with control house, visitor centre and car park, recreational facilities for public amenity and a wetland along the northern shore of the reservoir".

The components of the Reservoir Application comprise:

•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.

4. Description of the Proposal

- Construction of an earth embankment;
- Construction of a control house partially incorporated within landscaped earth mounding adjacent to the south west embankment;
- 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 and access routes from both junctions to the visitor car park;
- Provision of 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;
- Construction of perimeter tracks and a network of bridleways, cycle paths and footpaths;
- Construction of a visitor centre / café (sui generis and A3), 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);
- Creation of a permanent wetland on the northern side of the reservoir and construction of bird watching hide/screen(s);
- Construction of a slipway on the western bank of the reservoir for operational use only;
- Provision of viewing areas on the southern embankment and western edge of the reservoir; and
- A small section of the proposed pipeline (210m) is included in the reservoir application.

Has the work already been started without planning permission?

☐ Yes ☒ No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

295.30

Unit

Hectares

6. Existing Use

Please describe the current use of the site

The site lies within a shallow valley located between the residential settlements of Leigh Park and Rowlands Castle. It comprises predominantly open grassland with some woodland, vegetation and ditches. At the centre of the reservoir site is an area designated as ancient woodland that runs from the south east to north west known as The Avenue. Three other areas of ancient woodland - Middle Clearing, Round Wood and Corsican Pine Plantation are located within the reservoir site. A public Right of Way (bridleway) extends across from east to west. Three unnamed small watercourses run from north to south across the reservoir site, these converge into one stream to the west of The Avenue before flowing off site into the Riders Lane Stream. None of the watercourses within the reservoir site are designated main rivers by the Environment Agency at that point.

The woodland directly north of the reservoir site is owned and managed by Forestry England for timber production. Directly to the west of the reservoir site are open areas of grassland and woodland known as Bells Copse and Cabbagefield Row. South of these wooded areas lies the predominantly residential district of Leigh Park.

Portsmouth Water purchased the Site from the Forestry Commission (now Forestry England) in 1965 and Portsmouth City Council in 1966. Since its purchase, the land has been improved for agricultural use through the removal of tree stumps drainage, soil rotoation and improvement. It is currently let to Staunton Country Park and managed by Hampshire County Council (HCC) who use it for grazing. The existing site is also used by the local community for walking, horse riding and cycling.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Predominantly open grassland with some woodland, vegetation and ditches used for grazing and recreational purposes.

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☒ Yes ☐ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

- Outline Masterplan
- Northern Access Route off B2149
- Northern Access Junction off B2149
- Southern Access Route off Swanmore Road
- Southern Access Junction off Swanmore Road

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	40	233	193
Other Coach/minibus and disabled - Overflow between 70 and 75 spaces	0	75	75

9. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Control House - Reinforced concrete outer structure with cladding, composite roof slab with green roof, steel frame /blockwork inner walls

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Control House: composite roof slab with green roof

Other Visitor Centre and Bird Hide	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	The exterior of the visitor centre and educational hide will have a natural appearance to reflect the surrounding habitats, combined with large areas of glazing to provide views across the wetlands and reservoir. The appearance will be subject to detailed design at reserved matters stage (following approval of the outline application).

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

- Design and Access Statement
- Development Specification

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☒ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance:

13. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

14. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No
- Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

- Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

16. All Types of Development: Non-Residential Floorspace

- Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No
- Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Sui generis - Control House (approximate floorspace)	0	0	430	430
Other Sui Generis - Educational Bird Hide (approximate floorspace)	0	0	900	900
Other Visitor Centre - Sui Generis (approximate floorspace)	0	0	19250	19250
Total	0	0	20580	20580

- Loss or gain of rooms
- For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

17. Employment

- Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

17. Employment

Part-time

Total full-time
equivalent

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

PPA with Havant Borough Council (Lewis Oliver) and East Hampshire District Council (Julia Mansi) - bi-monthly pre-application meetings held. Technical meetings with LPA officers throughout pre-application stage. Pre-application discussions with statutory environmental bodies: Environment Agency, Historic England and Natural England.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	c/o Michelle Day
Address line 1	Penns Place
Address line 2	Petersfield
Town/city	Hampshire
Postcode	GU31 4EX
Date notice served (DD/MM/YYYY)	29/10/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	c/o Sam Jones
Address line 1	620 Bristol Business Park
Address line 2	Coldharbour Lane
Town/city	Bristol
Postcode	BS16 1EJ
Date notice served (DD/MM/YYYY)	29/10/2020

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	76
Suffix	
House Name	Three Minsters House
Address line 1	High Street
Address line 2	
Town/city	Winchester
Postcode	SO23 8UL
Date notice served (DD/MM/YYYY)	29/10/2020

Name of Owner/Agricultural Tenant	
Number	56
Suffix	
House Name	Leigh Park Housing Office
Address line 1	Stockheath Road
Address line 2	Havant
Town/city	Hampshire
Postcode	PO9 5HQ
Date notice served (DD/MM/YYYY)	29/10/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Padnell Grange
Address line 1	Padnell Road
Address line 2	Cowplain
Town/city	Waterlooville
Postcode	Hampshire
Date notice served (DD/MM/YYYY)	29/10/2020

Person role

- ☐ The applicant
☒ The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	
First name	
Surname	Farrar
Declaration date (DD/MM/YYYY)	29/10/2020

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	29/10/2020
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