

Havant Thicket Reservoir Project

Planning Statement

Portsmouth Water Ltd.

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Notice

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Contents

Chapter	Page
Foreword	4
Executive Summary	6
1. Introduction	9
The Submitted Application	9
Overview of the Scheme	9
Planning History	9
Planning Policy Context	10
Public Consultation	10
Summary of Planning Application Documentation	11
Structure of this document	12
2. Scheme Context and Description	13
Scheme Location	13
Existing Reservoir Site and Access	13
Site and Surrounding Environmental Designations	13
Pipeline Corridor	16
3. Description of the Scheme	17
Project Description	17
Reservoir Application	17
Pipeline Application	18
Timeframe	19
Construction	21
4. Overriding Public Need	22
National Planning Policy Framework	22
Need for the Scheme	23
Alternative Sites	25
Suitable Compensation Strategy	29
Conclusion	30
5. Planning policy assessment	31
Introduction	31
Planning Policy Framework	31
Environmental assets	32
Assessment of the Scheme	32
6. Case for the Scheme	43
Appendix A. Planning Policy Review	46
National Planning Policy	46
The Development Plan	49
Local Planning Policy	50
Hampshire Minerals and Waste Plan October 2013	64
Hampshire County Council Minerals and Waste Safeguarding SPD	64
Hampshire Local Transport Plan 2011-2031	65
South Downs National Park (SDNP) Local Plan	66

Foreword

by Bob Taylor, Chief Executive of Portsmouth Water

I feel extremely privileged to be the Chief Executive Officer at Portsmouth Water at this moment as we submit our planning application for the Havant Thicket Reservoir.

It has taken some years to reach this stage and as a Havant-based company we're delighted to be in a position to deliver this vital strategic water resource for the South East and create a unique leisure and wildlife environment for local communities.

Portsmouth Water has a long history since 1857 of supplying water to this area, and we've continually maintained a proud record of some of the highest service standards and the lowest water supply charges of all the water companies in England and Wales.

We believe in 'doing the right thing', a belief further embedded in our Community Pledge, launched earlier this year, and our Community Partnership, launched in the Spring which ensures society benefit is considered in all our decisions. Our aim is to make sure our objectives are in line with those of our communities.

Nowhere is this more important than in the development and delivery of a large infrastructure project like a reservoir, the first to be progressed in the South East since the 1970s.

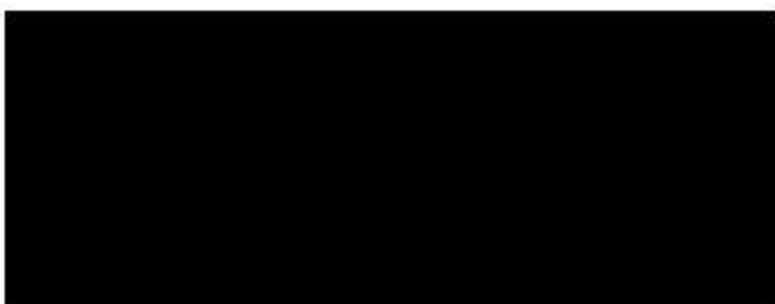
This project has always had the potential to provide many additional benefits, over and above its core purpose of securing vital water supplies for our customers and those of Southern Water – ensuring we're ready for housing growth, climate change and protecting two world-famous rare chalk streams in Hampshire.

We believe we've captured that potential in this scheme, not least through the creation of a wetland for threatened bird species, extensive tree, hedgerow and wildflower planting, drought resilience and the educational, training and employment opportunities these also bring. Our plans also create a green leisure space with paths and play areas – offering priceless benefits for health and wellbeing – with a visitor centre aimed at bringing communities together.

And with our eye on future challenges, we've also considered the role we'll play in meeting our unique commitment as an industry to become carbon net zero by 2030

We've listened carefully to the ideas and thoughts of our customers, communities, partners and regulators – held discussion groups, drop-in sessions, delivered talks, chatted on Facebook, spent time with young people and engaged tirelessly with our regulators, environmental organisations and the planning authorities. We believe this is part of the reason we have such strong support.

We think this application embodies not only our hopes and aspirations for the reservoir, but also those of the communities who will benefit and be part of its delivery, and we look forward to continuing to work in partnership with our neighbours over the months and years to come.



Bob Taylor, Chief Executive Officer, Portsmouth Water

Definitions

For ease of reference, the following terminology has been used throughout this Planning Statement:

Term	Definition
The Scheme	As specified in The Applications which are the subject of this Planning Statement – this includes the reservoir site and pipeline corridor.
The reservoir site	The land area for the reservoir within the red line boundary
The pipeline corridor	The pipeline route from the reservoir to Bedhampton pumping station within the red line boundary
The Applications	There are two separate planning applications, one for the reservoir site and one for the pipeline corridor which will be determined together
The Applicant	Portsmouth Water (PW)
The EIA	Assessment of the environmental effects of the Scheme
The ES	The Environmental Statement as presented in an accompanying document
The TA	The Transport assessment as presented in an accompanying document.
The FRA	The Flood risk assessment as presented in an accompanying document
The DAS	The Design and Access Statement as presented in an accompanying document
The SCI	The Statement of Community Involvement as presented in an accompanying document
EHDC	East Hampshire District Council
FE	Forestry England
HBC	Havant Borough Council
HCC	Hampshire County Council
LPA	Local Planning Authority (HBC and EHDC)
Ramsar site	A wetland site designated to be of international importance under the Ramsar Convention
RPG	Registered Park and Garden
SAC	Special Area of Conservation
SCP	Staunton Country Park
SDNP	South Downs National Park
SPA	Special Protection Area
SINC	Site of Importance for Nature Conservation
SSSI	Site of Special Scientific Interest
WFD	Water Framework Directive
WRMP	Water resource Management Plan
WRSE	Water Resources in the South East group

Executive Summary

This Planning Statement supports two outline planning applications for the Havant Thicket Reservoir and Pipeline. It provides a summary of the Scheme proposals, the need for the Scheme and the alternatives considered, it also identifies how the Scheme complies with national and local planning policy.

The Site

The Havant Thicket site is located to the north of Havant and to the east of the A3(M) within a shallow valley located between the residential settlements of Warren Park, Leigh Park and Rowlands Castle. It has an area of approximately 160 hectares and comprises predominantly open grassland with some woodland, vegetation and ditches. At the centre of the reservoir site is an area classified as ancient woodland that runs from north to south that is known as The Avenue. Three other areas of ancient woodland, Middle Clearing, Round Wood and Corsican Pine Plantation, are located within the reservoir site. These woodland areas provide habitat for a range of bird, insect and bat species. A Public Right of Way (bridleway) extends across the reservoir site from east to west. Three unnamed small watercourses run from north to south across reservoir site, these converge into one stream to the west of The Avenue before flowing off site into Riders Lane Stream to the south-west.

The woodland directly to the north is owned and managed by Forestry England for timber production. It is also classified as ancient / ancient replanted woodland. This woodland is included within the red line boundary as it will accommodate proposed habitat mitigation measures. A large area of the reservoir site lies within Staunton Country Park, a Grade II* Registered Park and Garden (RPG), and within the Sir George Staunton Conservation Area. The area of Staunton Country Park and the Conservation Area within the reservoir site is mainly open grassland.

The reservoir site lies within two local planning authorities, Havant Borough Council and East Hampshire District Council, within the county of Hampshire. The pipeline route is entirely within the borough of Havant.

The 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/outlet pipeline, and will provide water supplies to Portsmouth Water customers in the summer months as required.

Building the reservoir will allow Portsmouth Water to transfer water to east Hampshire to supply Southern Water's customers, even in a severe drought. The site will also provide a new recreational facility next door to one of the more deprived areas in south east Hampshire, readily accessible on foot, by bicycle, or through existing bus routes. It offers further opportunities to improve the area's footpath, cycleway and bridleway networks. More than 29,500 people live within reasonable walking distance of the site (1.5km) and 120,000 people live within reasonable cycling distance of the site (4.5km).

The Scheme will incorporate a new wetland habitat and significant new associated areas for nature conservation both on and off site. The proximity of the reservoir to the internationally important Chichester and Langstone Harbour means that it can be used as a safe retreat for roosting birds when there is disturbance in the Harbour.

The design of the reservoir has sought to integrate operational and visitor facilities within the landscape to provide an attractive setting for the Scheme, minimise its visual and environmental impact and maintain the rural character of the site.

The Need for the Scheme

The increase in water supplies available to Portsmouth Water on completion of the Scheme will enable additional water to be supplied to Southern Water. Southern Water has a forecast deficit in water resources in the Hampshire area which has been created by the reduction of its abstraction licences on the internationally designated River Itchen imposed by the Environment Agency. Southern Water has an agreement under Section 20 of the Water Resources Act 1991 that requires them to use all best endeavours to remove this forecast deficit. Additional water made available by the Scheme will form at least 14% of the resources required to meet the forecast deficit.

The reservoir was included in Water Resources in the South East Group's regional strategy and Portsmouth Water and Southern Water's 25-year and 50-year Water Resources Management Plans, which gained approval from the Secretary of State for the Environment, and then Ofwat, in 2019. The Scheme will provide

over 35% of water supply need over the next 25 years, and will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers in order 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.

Alternatives considered

The Havant Thicket site has been identified as the preferred location for a reservoir following numerous studies undertaken over the past 53 years. Detailed ground investigations were commissioned by the Southern Water Authority in the 1960's and 1970's to identify potential reservoir sites with suitable geological conditions. The Havant Thicket Site Alternatives Assessment (April 2020) summarises the site selection work that had been undertaken previously. The assessment methodology utilises a three-stage appraisal process in order to identify specifically the optimal location and design of a reservoir. Seventy two potential sites were assessed across the Portsmouth Water and south Hampshire area in stage one. Sixty seven of the 72 sites were rejected at this stage, primarily because the proposed source of abstraction was protected under an Abstraction Licensing Strategy and/or the Habitat Directive. Only sites that could be supplied by the Havant and Bedhampton Springs were feasible. Five sites were taken forward to stage two and Havant Thicket was assessed as providing the best option as it has the largest capacity, allows for the development of areas for recreational activity that will benefit the local community, together with the potential for nature and biodiversity enhancement, requires the shortest pipeline and would result in the least impact on the protected Chichester and Langstone Harbour.

At stage three, eight conceptual reservoir designs on the Havant Thicket site were developed, assessed and discussed with stakeholders. This led to the development of two further refined options which contained a combination of the best features of the favoured appraised options. These were subject to public consultation in 2008 and refined further to form the 2009 Outline Masterplan. The Scheme, the subject of the current planning applications, is a refinement of the 2009 scheme, further reducing impacts on ancient woodland and the RPG, increasing the area of retained wetland, minimising potential traffic impacts, enhancing landscaping and optimising opportunities for recreation and biodiversity.

Public consultation

Extensive community engagement has been carried out since 2004. The work undertaken to prepare the Outline Plan in 2009 was informed by a series of public exhibitions in 2008. In 2020, due to Covid-19 situation, it wasn't possible to hold face-to-face exhibitions, therefore Portsmouth Water ran a series of public webinars that included interviews with scheme experts as well as a live Q&A, which was very well received. A large promotional campaign was launched to reach as many people as possible, including 50,000 leaflets posted to local households with details on how to get involved and find out more. Both consultations included on and offline materials and methods to reach as wide an audience as possible.

Feedback received throughout has consistently demonstrated a high level of support for the reservoir proposals, most recently with 80 per cent of people completing the consultation feedback forms during the 2020 public consultation period either strongly agreeing or agreeing with the proposals, and 90 per cent support from young people. The most commonly raised concerns related to the loss of ancient woodland and the impacts of construction and operational traffic.

The Woodland Trust opposed the location of the reservoir. They understand the need for the scheme to secure future water supplies for the region and are not opposed to the construction of the new reservoir in principle, while recognising it would be difficult for Portsmouth Water to redesign the reservoir to avoid the loss of ancient woodland. They commenced a campaign that generated 1,375 template emails to Portsmouth Water, objecting to the location of the reservoir and urging an alternative site to be found if the Scheme couldn't be redesigned to avoid the loss of ancient woodland.

The outline designs developed in 2019 and 2020 took on board many of the stakeholder and community concerns and included measures to reduce impacts on ancient woodland and on Staunton Country Park, including realignment of the embankment, relocating the visitor car park, retaining an area of woodland within the wetland and redesigning the pipeline route to avoid Great Copse. In response to the 2020 consultation, a new approach was developed to vehicular access combining both access options which will 'dilute' the construction and visitor traffic that will use either route, and reduce the loss of ancient woodland by 45 per cent by halving the width of the proposed northern access route into the Site.

Planning Policy Assessment

The safeguarding and allocation of a reservoir at Havant Thicket in the Local Plans recognises that the supply of water needed from the reservoir is critical to meet future population and housing demands. The

Scheme meets the requirements set out by the site allocation policies, providing significant environmental and community benefits. The design of the reservoir has been environmentally-led and, wherever possible, measures have been taken to avoid impacts on environmental assets and designated sites.

The Scheme will result in the loss of 12.45 ha of irreplaceable ancient woodland, 7.18 ha priority lowland mixed deciduous woodland habitat, 1.21 ha of purple moor-grass and rush pasture priority habitat and 3.7 km of watercourses. It will result in the creation of significant new areas of habitat of ecological value, particularly the wetland along the northern edge of the reservoir. It is considered likely that habitats of at least County value will establish.

The Outline Biodiversity Mitigation and Compensation Strategy includes a commitment to a minimum of 110 ha of compensatory measures relating to the loss of ancient woodland. Compensation for the loss of purple moor grass rush pasture will comprise bespoke on-site habitat creation. For all other habitats affected by the Scheme, losses will be minimised and opportunities for compensation on the reservoir site would be taken as far as practicable, and the priorities for targeting offsite capital funding will take account of the habitat types to be lost. The Strategy also includes a commitment to significant improvements to watercourses in the Hermitage Stream waterbody (to be agreed with the Environment Agency) to compensate for the loss of watercourses within the Site.

While the effect on the RPG and Conservation Area is significant, it does not reach the level of 'substantial harm' as the significance of the assets would remain substantially intact and readily discernible. Measures to offset the harm that is incurred include opportunities for enhancement and interpretation in the design of public realm and amenities installed once the reservoir is in operation.

Overall, the Scheme would also result in substantial reductions in nutrients loads (particularly nitrates) to the internationally protected Chichester and Langstone harbour from the Hermitage Stream catchment (including the flows from the Bedhampton and Havant Springs).

This Planning Statement demonstrates that there is an overriding public need for the Scheme and a lack of suitable alternative sites, or design solutions within the preferred site, which avoids loss of ancient woodland or harm to the Grade II* RGP and Sir George Staunton Conservation Area. Furthermore, a 'suitable compensation strategy' comprising extensive mitigation and compensation measures has been developed in discussion with Natural England, the Environment Agency, the local planning authorities and Hampshire County Council. This provides the 'wholly exceptional reasons' and 'clear and convincing justification' for allowing planning permission in line with the National Planning Policy Framework.

In addition, this Scheme is required to help meet the deficit resulting from the restriction on abstraction from the internationally designated River Itchen and the nationally designated River Test and will help to conserve and enhance the biodiversity of these rivers.

1. Introduction

The Submitted Application

- 1.1. This Planning Statement has been prepared to support outline planning applications, submitted by Portsmouth Water, for a new reservoir at Havant Thicket and a pipeline between the reservoir and Bedhampton pumping station ('The Scheme'). The reservoir site is split along a north south alignment between the two local planning authorities of Havant Borough Council (HBC) and East Hampshire District Council (EHDC), both within Hampshire County Council (HCC). The pipeline corridor is located in HBC.
- 1.2. An outline planning application is being submitted for development of a reservoir and a separate outline planning application for the pipeline. As the reservoir site and pipeline corridor are a 'single project' (i.e. inextricably linked) it is supported by one Environmental Statement (ES) which assesses both the reservoir and pipeline as one scheme. One set of supporting documents has been provided to cover both elements of the Scheme. Both applications will be determined together.
- 1.3. The application for the reservoir site will include vehicular and pedestrian accesses, an operational control house and visitor facilities - a visitor centre, bird hide, car park and recreational walking and cycling network. The level of detail required for different elements of the Scheme has been discussed and agreed with the local planning authorities.
- 1.4. The works at Bedhampton pumping station do not require planning permission and can be implemented under Portsmouth Water's Permitted Development Rights.

Overview of the Scheme

- 1.5. The reservoir, when constructed, will be filled with surplus water drawn from the springs at the Bedhampton works when flows are at their highest in winter via a new 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 to Portsmouth Water on completion of the Scheme will enable additional water to be supplied to Southern Water. Southern Water has a forecast deficit in water resources in the Hampshire area which has been created by the reduction of its abstraction licences on the River Itchen imposed by the Environment Agency. Southern Water has an agreement under Section 20 of the Water Resources Act 1991 that requires them to use all best endeavours to remove this forecast deficit. Additional water made available by the Scheme will form at least 14% of the resources required to meet the forecast deficit.
- 1.6. Complementary to its infrastructure resilience function, the reservoir will provide a new recreational facility/resource adjacent to one of the more deprived areas in south east Hampshire, 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. More than 29,500 people live within reasonable walking distance of the site (1.5km) and 120,000 people live within reasonable cycling distance of the site (4.5km).
- 1.7. The Scheme will provide a new wetland habitat and associated area for nature conservation. The proximity of the reservoir to the internationally important Chichester and 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)).
- 1.8. The proposed pipeline will also be used as an emergency draw down pipeline if the reservoir needs to be drained down in emergency conditions.

Planning History

- 1.9. Outline planning permission was granted by Hampshire County Council on 20/01/1964 for the construction of a 1,500-million-gallon reservoir on a land area of 424 acres at Havant Thicket (HCC Plan No. PRD.3622). A further application for outline planning permission was granted by Havant & Waterloo Urban District Council on 16/10/1966 for the reservoir (now part of HBC). Portsmouth Water formally appealed against a new condition which was removed and a new outline consent without the condition was issued in December 1966 (HWUDC Plan no. 15413/1).

- 1.10. Portsmouth Water applied again for outline planning permission for the reservoir in 1980. The local planning authorities agreed 'in principle' to the reservoir but deferred granting formal permission so that further discussions could take place on the proposed means of access. In 1985, Portsmouth Water withdrew the application as water resource forecasts indicated that the need for the reservoir was not pressing at that time.
- 1.11. An Outline Plan for the reservoir was developed after extensive consultation with HBC and EHDC, the public and other stakeholders in 2008/09. This 2009 Outline Plan was not taken forward for planning permission at the time, but it has formed the baseline design and the latest design work has sought to optimise this 2009 design taking into account further optioneering and assessment work and stakeholder feedback.

Planning Policy Context

- 1.12. The Scheme lies within two local planning authorities, HBC and EHDC, and adjacent to the South Downs National Park (SDNP) authority. Work commenced on the HBC Local Plan 2036 in 2016 and its pre-submission draft, approved by Full Council on the 30 January 2019, was subject to consultation up to March 2019 (Regulation 19), the Local Plan 2036 examination was due to start in Autumn 2019, however, this has been delayed.
- 1.13. The EHDC Local Plan was adopted in 2016. It is also being updated and the Draft Local Plan 2017 - 2036 was subject to consultation between 5 February and 19 March 2019 (Regulation 18). A second consultation focused on 10 large development sites and ran from Tuesday 3 September to Tuesday 15 October 2019. The Large Development Sites Consultation local plan 2017-2036 (Regulation 18) and responses are currently being reviewed. Portsmouth Water has made representations as part of the consultations.
- 1.14. HBC and EHDC have policies or allocations relating to the Scheme and are supportive of the principle of the development of a reservoir and a pipeline route between the reservoir and Bedhampton subject to certain requirements. These requirements have been reviewed and have been integral to the design of the Scheme to ensure conformity with local plan policy.
- 1.15. Chapters 4 and 5 of this Planning Statement provide an assessment of the Scheme against national and local planning policies.

Public Consultation

- 1.16. Extensive community engagement has been carried out since 2004. Portsmouth Water has given over 60 presentations to local groups, set up a key stakeholder group comprising local community and environmental group representatives, and held extensive formal public consultation events and school engagement programmes in the period between 2008 and 2020, as well as a drop-in public exhibition in November 2019.
- 1.17. In 2008, and again in 2020, dedicated websites were set up and several newsletters have been sent out, along with regular updates via email, post, media and social media.
- 1.18. The consultation in 2008 included 11 public exhibitions. Feedback demonstrated a high level of support for the reservoir proposals and, where concerns were expressed, people accepted that some impacts were an inevitable consequence of a project of this scale and nature. In Spring 2020, due to the Covid-19 situation, it wasn't possible to have face-to-face engagement, therefore Portsmouth Water ran a series of public webinars that included interviews with the project team as well as a live Q&A, which was very well received. A large promotional campaign was launched to reach as many people as possible, including posting 50,000 leaflets to local households with details on how to get involved and find out more. Both consultations included on and offline materials and methods to reach as wide an audience as possible. The consultation was a great success, with good levels of feedback received and overwhelming support for the approach and the proposals.
- 1.19. As well as the formal consultation periods and ongoing engagement activities, Portsmouth Water carried out both qualitative and quantitative customer insight research to understand the attitudes and views of customers in the vicinity of the reservoir as well as further afield. In May 2019 Portsmouth Water undertook qualitative research, specifically focus groups, and this was followed by 100 quantitative telephone interviews carried out in January 2020. An online survey with young people aged 12-18 was undertaken in June and July 2020.
- 1.20. Feedback received since 2004 has consistently demonstrated a high level of support for the reservoir proposals, most recently with 80 per cent of people completing the consultation feedback

forms during the 2020 public consultation period either strongly agreeing or agreeing with the proposals, and 90 per cent support from young people.

- 1.21. Alongside the data extracted from the 2020 consultation feedback forms, there were a large number of comments which came in from the various channels used, which has been analysed. Portsmouth Water has responded to each theme and a Spring Consultation Report was published in August 2020 which included a 'you said, we did' section.
- 1.22. The most frequent concerns with the Scheme surrounded the loss of ancient woodland; the impacts of either access road option on local roads, residents and ancient woodland; and the disruption caused by construction. The Woodland Trust opposed the location of the reservoir. They understand the need for the scheme to secure future water supplies for the region and are not opposed to the construction of the new reservoir in principle, while recognising it would be difficult for Portsmouth Water to redesign the reservoir avoid the loss of ancient woodland. They commenced a campaign that generated 1,375 template emails to Portsmouth Water, objecting to the location of the reservoir and urging an alternative site to be found if the Scheme couldn't be redesigned to avoid the loss of ancient woodland.
- 1.23. The outline designs developed in 2019 and 2020 took on board many of the stakeholder and community concerns and included measures to reduce impacts on ancient woodland and Staunton Country Park, including realignment of the embankment, relocating the visitor car park, retaining an area of woodland within the wetland and redesigning the pipeline route to avoid Great Copse. In response to the 2020 consultation, a new approach was developed to vehicular access combining both access options which will 'dilute' the construction and visitor traffic that will use either route, and reduce the loss of ancient woodland by 45 per cent by halving the width of the proposed northern access route into the reservoir site.
- 1.24. More detailed information on the consultation that has taken place since 2004, and the feedback received, is included within the Statement of Community Involvement (SCI) which accompanies the planning applications. The Spring Consultation Report is appended to the SCI.

Summary of Planning Application Documentation

- 1.25. The application proposals are described and assessed in further detail in a series of supporting documents as follows:
 - Engineering and Design Report;
 - Planning Statement (this document);
 - 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)
 - Design and Access Statement;
 - Statement of Community Involvement;
 - Outline Biodiversity Mitigation and Compensation Strategy; and
 - Article 4.7 Statement.
- 1.26. The following drawings are submitted for formal approval:

Reservoir Application

- HTR-ATK-ZZ-ZZ-GS-Z-0140 Site Location Plan
- HTR-ATK-ZZ-ZZ-GS-Z-0141 Site Boundary Plan
- HTR-ATK-ZZ-ZZ-GS-Z-0142 Site Survey Plan

- 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 Southern Access Route off Swanmore Road
- HTR-ATK-AR-RE-DR-D-0006 - 0005 Southern Access Junction off Swanmore Road

Pipeline Application

- HTR-ATK-ZZ-ZZ-GS-Z-0140 Site Location Plan
- HTR-ATK-PI-BR-DR-C-0009 Overall Plan and Route
- HTR-ATK-PI-BR-DR-C-0021 Red Line Boundary Drawing (Ch0-1600)
- HTR-ATK-PI-BR-DR-C-0022 Red Line Boundary Drawing (Ch1600-3200)
- HTR-ATK-PI-BR-DR-C-0023 Red Line Boundary Drawing (Ch3200-4500)
- HTR-ATK-PI-BR-DR-C-0014 Site Plan (Ch0-800)
- HTR-ATK-PI-BR-DR-C-0015 Site Plan (Ch800-1600)
- HTR-ATK-PI-BR-DR-C-0016 Site Plan (Ch1600-2400)
- HTR-ATK-PI-BR-DR-C-0017 Site Plan (Ch2400-3200)
- HTR-ATK-PI-BR-DR-C-0018 Site Plan (Ch3200-4000)
- HTR-ATK-PI-BR-DR-C-0019 Site Plan (Ch4000-4564)
- HTR-ATK-PI-BR-DR-C-0010 Typical Stream Crossing Detail
- HTR-ATK-PI-BR-DR-C-0011 Typical Pipeline Construction Detail
- HTR-ATK-PI-BR-DR-C-0012 Typical Under Track Crossing Detail
- HTR-ATK-PI-BR-DR-C-0013 Hermitage Discharge Structure Detail
- HTR-ATK-PI-BR-DR-C-0020 Typical Culvert Detail

Structure of this document

1.27. This Planning Statement is structured as follows:

- Section 2 sets out the application sites and surroundings;
- Section 3 provides a description of the various components of the Scheme;
- Section 4 sets out the need case for the Scheme and the alternatives considered;
- Section 5 provides the assessment of the Scheme against planning policies;
- Section 6 summarises the Case for the Scheme; and
- Appendix A lists the relevant planning policies.

2. Scheme Context and Description

Scheme Location

- 2.1. The 'Scheme' includes the reservoir at Havant Thicket and the pipeline connecting to Bedhampton Springs. The 'reservoir site' refers to the Havant Thicket Reservoir site itself including Forestry England land to the north which will accommodate the northern access route, habitat mitigation and footpaths. The reservoir 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 the two local planning authorities of HBC and EHDC. The pipeline component of the Scheme, 'pipeline corridor' lies within HBC. The boundary of the South Downs National Park (SDNP) lies to the east. The location of the Scheme and the surroundings described below are shown in the site locations plans (Figure 2.1 and 2.2).

Existing Reservoir Site and Access

- 2.2. Portsmouth Water purchased the Site from the Forestry Commission (now Forestry England) in 1965 and Portsmouth City Council in 1966. The area which will accommodate the reservoir and visitor facilities measures one mile (1.6km) in length from east to west and half a mile (0.8km) from north to south. 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 reservoir site is also used by the local community for walking, horse riding and cycling.
- 2.3. The reservoir site was chosen as suitable for a reservoir because it sits in a valley on clay, which provides a natural seal for water.
- 2.4. The reservoir site is easily accessible by pedestrians from all directions. There are several cycle routes and the reservoir site is crossed by a bridleway, which provides a right of way for equestrians. Car parking, including two spaces for horse boxes, is available off Manor Lodge Road within land managed by Forestry England. The car park is informal and an estimated 16 spaces are available.
- 2.5. The nearest bus stops to the main eastern reservoir site entrance are located on Redhill Road, close to the junction with Manor Lodge Road. There are also bus stops to the south close to the entrance of Staunton Country Park, Middle Park Way and on Swanmore Road, to the west. The nearest train station is Rowlands Castle Station, which is around a 25-minute walk to the east.

Site and Surrounding Environmental Designations

The reservoir site

- 2.6. The site lies within a shallow valley located between the residential settlements of Leigh Park and Rowlands Castle. It has an area of approximately 160 hectares and comprises predominantly open grassland with some woodland, vegetation and ditches.
- 2.7. 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. The woodland contains habitats for birds, insects, bats and dormice. A Public Right of Way (bridleway) extends across from east to west.
- 2.8. 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.
- 2.9. The residential areas of Warren Park and Leigh Park lie to the west and south-west of the reservoir site. The settlements of Rowlands Castle and Stansted are around 200m east.
- 2.10. The woodland directly north of the reservoir site is owned and managed by Forestry England (FE) for timber production and is also classified as ancient / ancient replanted woodland.

- 2.11. 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.
- 2.12. Land to the south and south-west of the reservoir site comprises the residential areas of Warren Park and Leigh Park, the nearest of which are present on Swanmore Road approximately 20m from the reservoir site.

Staunton Country Park

- 2.13. Part of the reservoir site is classed as a designated Country Park, namely Staunton Country Park. The area of Staunton Country Park within the reservoir site is mainly open grasslands. It has three walking trails including: Easy Access, 2.6 km, Medium Walking Trail, 2.2 km and Long Walking Trail, 5.1km. There are also two cycling trails: Havant Thicket Boundary Trail and Green Mountain Bike Trail.

Flood risk

- 2.14. The majority of the reservoir site is located in a low probably flood risk area, Flood Zone 1. One section of the Site (south-west corner), is categorised as being in Flood Zone 2 and 3. Flood Zone 3 is the area of highest risk of flooding, defined as 'Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.'

Historic environment

- 2.15. The historic environment within the reservoir site includes portions of the Grade II* Registered Park and Garden (RPG) at Leigh Park (Staunton Country Park) and the Sir George Staunton Conservation Area. In addition, 42 designated heritage assets have been identified within 2 km of the reservoir site. These include three Scheduled Monuments, two additional Grade II* Registered Parks and Gardens, one Grade II* listed building, and 36 Grade II listed buildings. The pipeline corridor terminates near the Old Bedhampton Conservation Area.
- 2.16. The Scheme would remove a portion of the Grade II* RPG at Leigh Park, specifically a designed "ride" called the Avenue, which was cut from existing woodland during the late 19th century. This land is also included in the Sir George Staunton Conservation Area. An additional portion of the Conservation Area (outside of the boundary of the RPG) would also be removed to allow for the construction of the reservoir embankment.

Ecology

- 2.17. Within the reservoir site, The Avenue, Middle Clearing and Round Wood are classified as Ancient Semi-Natural Woodland (ASNW). The Corsican Pine Plantation is classified as Plantation on Ancient Woodland Sites (PAWS). A significant part of Havant Thicket woodland to the north is listed as PAWS. Bells Copse, located to the west, also located within the wider reservoir site is also listed as partly ASNW and partly PAWS. These woodland blocks are also designated as Sites of Importance for Nature Conservation (SINC). In addition, four Priority Habitats are present within the reservoir site namely purple moor grass and rush pasture; lowland dry acid grassland; wet woodland; and lowland mixed deciduous woodland.
- 2.18. Thirteen species of bats were recorded within the reservoir site including Bechstein's bat. The reservoir site also supports a population of hazel dormouse, a range of priority bird species, reptiles and a small population of great crested newt is likely to be present within ponds in Havant Thicket woodland in the north, outside the reservoir site footprint. Badgers are known to forage within the reservoir site, but there are no active setts.

Watercourses

- 2.19. There are three watercourses which enter the north of the reservoir site, named Headwater Streams 1-3, and converge into a single watercourse towards the southern boundary. There are also two shorter watercourses within the reservoir site (Headwater Stream 4 and 5). The watercourses are all very narrow, typically around 1m in width, and are generally dry from May to October. Most of the watercourses are shaded by willow scrub. As a result, there is limited riparian vegetation along most of the watercourse channels. In small more open sections of the watercourses there is some more localised species-rich marsh and rush pasture vegetation.

- 2.20. An ecological survey undertaken in March 2020 found that some of the Headwater Streams, notably Headwater Streams 1 and 2, supported a range of specialist taxa indicative of groundwater supply and ephemeral flow conditions, including some nationally notable and scarce species.
- 2.21. Upper Lake is the only area of standing water within the reservoir site, comprising a man-made shallow pond with willow scrub and a small area of rush pasture and wetland vegetation.
- 2.22. More information on the ecological habitats within the reservoir site are included within the Environmental Statement (Chapter 9).

Landscape

- 2.23. The reservoir site has undergone change post world war II, with much of the once woodland and forest covering being cleared and converted to pasture grassland. Although the area has changed since the time when the 19th century Parkland was created, it still retains features and elements in the landscape which are in keeping with both the parkland and lowland areas adjacent the South Downs.
- 2.24. The reservoir site is generally similar to the surrounding landscape character of assarted (cleared) woodland, which provides enclosure to the open areas of field pattern. The character although similar differs a little from those found further north in the South Downs being lower lying and devoid of the field hedgerows that subdivide the areas in between the surrounding assarted woodland. Instead of hedgerows on the reservoir site, there is vegetation that follows streams and ditches which fulfils a similar role. Instead of agricultural open land there is an open grassland with scattered trees more typical of parkland landscape, however this is less distinctive than the more formally designed parkland in Leigh Park Gardens beyond the southern boundary. The Avenue with its surrounding belt of woodland provides a distinctive feature that cuts through the centre of the reservoir site. Although there are some differences in character and some distinctive features, the overall character is broadly similar to the surrounding landscape character and type and is not considered to be rare.
- 2.25. The quality of the landscape reduces a little towards the urban edges of Warren Park and Leigh Park, where the rural character starts to be lost. Residential properties and apartment buildings become visible at these edges and boundary vegetation becomes unmanaged scattered scrub, full of rubbish and other detritus typical of an urban edge.
- 2.26. Large pylons and overhead powerlines are highly visible across the skyline when getting distant views across the landscape from open areas of the reservoir site. This coupled with the continual noise heard from the A3 (M) is a constant reminder that major urban areas are close by.
- 2.27. Overall, the reservoir site has a mixture of character that represents both the wider surrounding landscape character and a relationship to the 19th century historic parkland adjacent. It has a number of distinctive landscape features in relation to the historic parkland estate and the former Forest of Bere as well as providing important opportunities for recreation and wildlife conservation.

Public Rights of Way

- 2.28. A bridleway (Havant: 120, Rowlands Castle: 29) extends across the reservoir site from east to west offering open views of the surrounding landscape. The bridleway runs from Manor Lodge Road in the east to Park Lane in the west linking Rowlands Castle with Cowplain. Local horse riders say the current bridleway exit onto B2149 Manor Lodge Road is on a blind corner and is therefore hazardous. As a result, current users use either permissive access through Forestry England land or an entrance opposite Castle Road into Havant Thicket.
- 2.29. Staunton Way, which connects the Queen Elizabeth Country Park to the north with Staunton Country Park, is a long-distance path which runs along and just inside the south eastern boundary of the reservoir site, following the site boundary running north east before turning 90 degrees to follow the site boundary in the north east corner and connecting onto Manor Lodge Road.
- 2.30. In addition to the public rights of way mentioned above, there are further access points into the reservoir site from the public highway. These are as follows: a path off the corner of Swanmore Road; a path from Bitterne Close via the Country Park, Whichers Gate at the Manor Lodge Road/Whichers Gate Road junction; a path from Manor Lodge Road park via the Forestry England car park and a logging track also off Manor Lodge Park Road.
- 2.31. Land in Staunton Country Park is designated Open Access land so there are also permissive paths within and adjoining the reservoir site including along the Avenue. Within the Havant Thicket

woodland to the north there is a mixture of gravel logging routes and grassed routes. A number of footpaths run adjacent to and in the proximity of the reservoir site to the south and east in Rowlands Castle and the country park.

- 2.32. A cycleway runs along Swanmore Road immediately to the west of the reservoir site. To the east, National Cycle Route 22 runs from north to south and passes close by the farm at SCP. More than 29,500 people live within a reasonable walking distance of the Site (1.5 km) and 120,000 people live within a reasonable cycling distance of the Site (4.5 km)

Pipeline Corridor

- 2.33. The pipeline corridor extends from the Portsmouth Water pumping station at Bedhampton, northwards through the town of Havant, to the proposed control house within the reservoir site.
- 2.34. The southernmost point of the pipeline corridor is located approximately 1 km north of three European / internationally designated sites: Chichester and Langstone Harbours (Special Protection Area) SPA and Ramsar site and Solent Maritime Special Area for Conservation (SAC).
- 2.35. Most of the corridor passes through the Leigh Park Estate and passes along and crosses local roads, areas of hardstanding and amenity grassland of low ecological value and typical of an urban setting.
- 2.36. The pipeline corridor runs north along the Hermitage Stream before turning north-east and broadly following the Riders Lane Stream towards the reservoir site. Large areas of public open space are provided along the sides of Hermitage and Riders Lane streams, with mature vegetation consisting of trees and scrub that align the stream sides and edges to the residential areas. Recreational opportunities are provided within the open grass areas, which feature public footpaths with associated benches, play areas and informal sports facilities. Some small areas of woodland can be found within the residential areas, the most notable being The Great Copse, an ancient woodland located adjacent the northern end of the pipeline corridor.
- 2.37. At the northern end of the corridor, before entering the reservoir site, the pipeline intersects the Sir George Staunton Conservation Area, and Leigh Park RPG and species rich grassland within Staunton Country Park, designated Thicket Lawn Site of Importance for Nature Conservation (SINC) and High Lawn SINC.
- 2.38. Areas close to Hermitage Stream and that cross Riders Lane Stream are high probability flood risk, Flood Zone 3.

3. Description of the Scheme

Project Description

- 3.1. The outline application for the Reservoir will include vehicular and pedestrian accesses, an operational control house and visitor facilities - a visitor centre, bird hide, car park and recreational walking and cycling network. The outline application for the Pipeline will include the pipe, an emergency discharge structure on the Hermitage Stream and upgrades to existing culverts. The level of detail required for different elements of the Scheme has been discussed and agreed with the HBC and EHDC, the host Local Planning Authorities (LPA).
- 3.2. More detail is required in some areas of the reservoir application to allow the LPA and other stakeholders to understand the impact of the Scheme on its sensitive ecological, landscape and heritage setting. This is set out in more detail in the Development Specification which accompanies the planning applications.
- 3.3. The key components of the Scheme are set out below.

Reservoir Application

- 3.4. 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".
- 3.5. The components of the application for the reservoir site 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.
 - 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 which terminate at 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;
 - 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.
- 3.6. An outline application is being submitted for the reservoir site with some details reserved for approval at a later stage. These will take the form of reserved matters applications. Detail which is covered within this application (and is not reserved for a later stage) includes:
 - Appearance;
 - Means of Access;
 - Layout;
 - Scale; and
 - Strategic landscaping.

- 3.7. Following approval of this outline planning application, reserved matters applications would be prepared and submitted for approval in relation to the areas we are providing less detail on at this stage, notably:
- The buildings - reserved matters applications will address the detailed appearance of the visitor centre and bird hide and control house.
 - Wetland retaining structure and islands - permission is sought within this application for the approximate alignment of the wetland retention structure, its form, functionality, size and extent. The alignment will be reviewed and updated once the location of the borrow pits have been confirmed by further site investigation. The exact positioning of the islands is subject to reserved matters.
 - Viewing Area (on western boundary) - permission is sought in this application for the approximate location and outline design.
 - The land use layout for the corner to the north west of the reservoir (visitor centre, car park and bird hide) - an outline layout of these facilities is provided in this application to demonstrate how the uses could be accommodated within this area but this will be subject to detailed design;
 - Embankment profile/toe (apart from interface with Staunton Country Park which is fixed).
 - The children's play areas and operational boat slipway are shown in this application as indicative in location only.
- 3.8. The Design and Access Statement provides more detail on the location, scale, accessibility, layout and appearance of the different elements of the Scheme at the reservoir site and illustrates how the Scheme has evolved since 2009 to reduce impacts on ancient woodland, the setting of the Grade II Historic Park and Garden, the Conservation Area and the local highway network.

Pipeline Application

Planning permission is being sought for:

- 3.9. *"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".*
- 3.10. The components of the application for the pipeline comprise:
- 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; and
 - Washout and air valve chambers (typically below ground).
- 3.11. The new inlet / outlet pipeline will typically be installed in an open trench, typically 3.5m deep depending on location. The pipe will have a varying diameter (1.2m to 0.7m) depending on location. The crossing of the pipeline under the railway line will be installed using trenchless techniques.
- 3.12. The length of the pipeline is approximately 4.8km of which 210m is within the reservoir site (and included in that application).
- 3.13. The outline application for the pipeline is being submitted with some details reserved for approval at a later stage. These will take the form of reserved matters applications.
- 3.14. Detail which is covered in the Pipeline planning application includes general location, appearance and scale of the pipe and associated structures. Details which will be reserved for approval at a later stage include confirmation of the pipeline route (within the red line boundary) and detailed design of the associated structures. Detailed traffic and construction management will be the subject of planning conditions.

Pipeline Route Optioneering

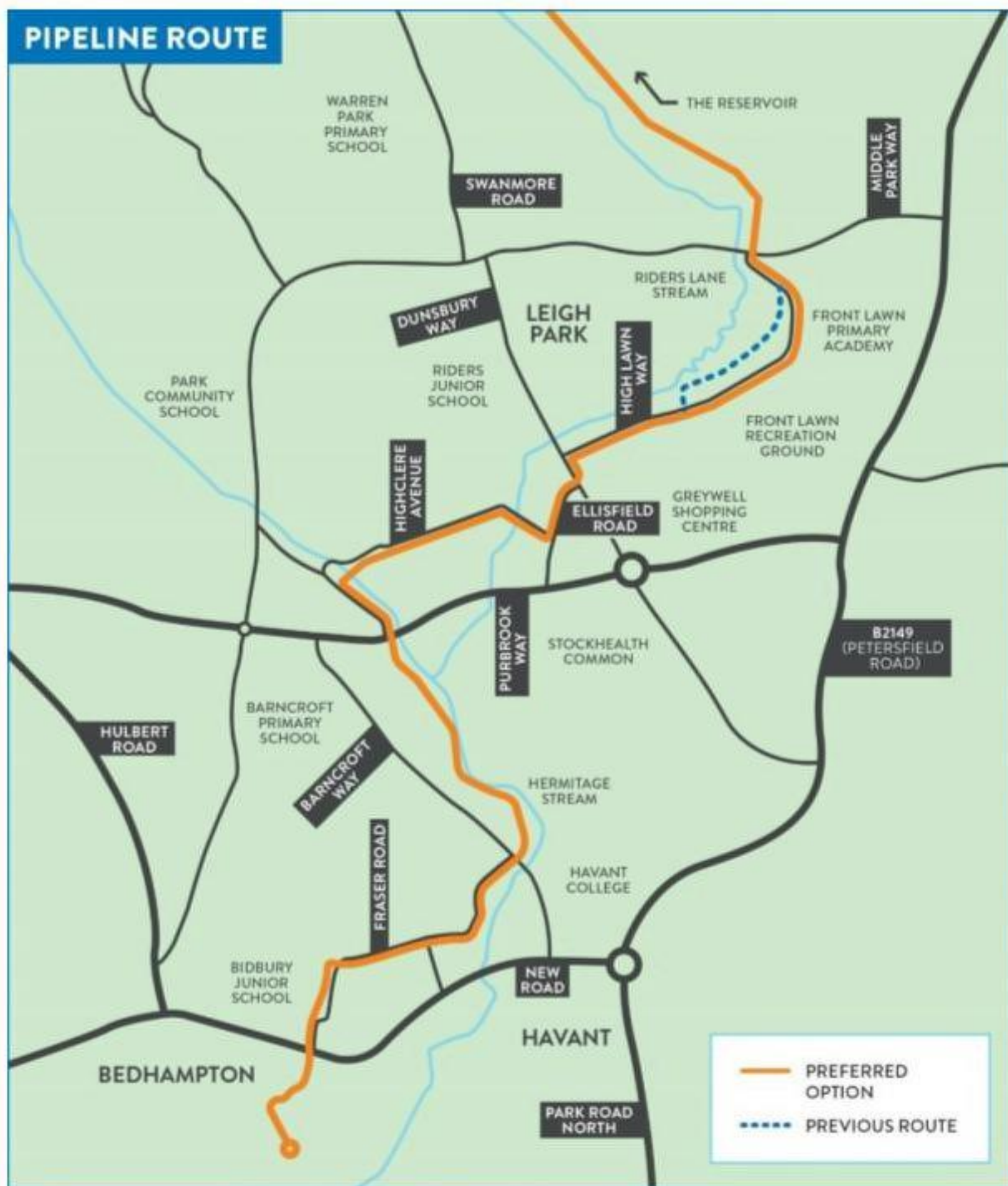
- 3.15. During the 2008 consultation, there was support for a pipeline route that followed the Riders Lane and Hermitage Stream corridors. Since then Portsmouth Water has been looking in more detail at how to build along this route and the disruption that might be caused while doing it.

- 3.16. The opportunity was also taken to consider new construction techniques that were not in common use in 2008.
- 3.17. The optioneering included different routes and construction techniques and carefully considering each one in relation to:
- The engineering and how difficult it would be to build;
 - Disruption to the local community and traffic;
 - The health, safety and wellbeing of people;
 - building the pipeline and maintaining it in the future;
 - Environmental effects and sustainability; and
 - Overall cost.
- 3.18. The preferred route is illustrated in Figure 3.1. The pipeline planning application drawings provide more detail. Portsmouth Water has chosen this route to minimise the impact on communities and avoid environmentally sensitive areas, notably Great Copse (north of High Lawn Way), which is a Site of Nature Conservation Importance and an area of ancient woodland. The work would also be planned so it could be carried out as quickly as possible and cause as little disruption to as few people as possible.
- 3.19. Most of the pipe would be installed using an 'open cut' method, digging down from the road or land, laying the pipe and then filling in the ground above it. Some places would involve tunnelling underground using a 'pipejacking' method to push the pipe into place underground from one open-cut hole, for example, under the railway line. Where the Riders Lane and Hermitage Streams are crossed, the opportunity has been taken to improve these watercourses.

Timeframe

- 3.20. Design parameters ('maximum envelopes'), visualisations and key design principles are provided within the supporting documentation to help inform the assessment of the planning applications and to guide future reserved matters applications.
- 3.21. It has been agreed with the LPA that the time limit for submission of the reserved matters applications can be five rather than three years to give adequate time for consideration and design of the visitor facilities and operational requirements. The details of the reserved matters applications must be in accordance with the outline approval, including any conditions attached to the outline permission.
- 3.22. The outline planning approvals will be subject to detailed Traffic Management and Construction Environmental Management Plans which will include measures to reduce disruption, such as:
- Scheduling HGV deliveries for when the roads are less busy.
 - Bussing workers to the pipeline site each day, to reduce the number of vehicles.
 - Carefully planning the movement of workers and materials to minimise trips.
 - Limiting the size of the construction areas in to reduce disruption to footpaths, residents and local roads.
 - Considering different construction techniques to reduce the amount of disruption.
 - Proposing alternating routes for construction traffic to relieve congestion.
 - Routing construction vehicles along main roads such as the A3(M) to divert construction traffic away from residential areas for most of their journeys.
 - Using other areas for parking for the construction teams and to store materials away from the working sites to reduce the number of construction vehicles travelling there.
 - Staggering site activities to reduce traffic.
 - Restricting when work can be carried out i.e. not overnight, except where all impacts can be fully mitigated.
 - Considering noise insulation measures.
- 3.23. An Outline Construction Environmental Management Plan, including a Record of Environmental Actions and Commitments, is included within the Environmental Statement.

Figure 3.1 Indicative pipeline route



Construction

- 3.24. The construction of the reservoir will be spread over several phases over approximately 10 years to take account of detailed design, environmental mitigation, preparatory operations, seasonal clay working limitations and time taken to fill the reservoir with water. The construction compound will be located within the north west corner of the reservoir site. Reservoir construction traffic will access the site via the northern access off the B2149.
- 3.25. The key elements of the proposed construction sequence are indicated in Table 3.1:

Table 3.1 Indicative construction programme

Dates	Key activity / milestone
Spring 2021	Planning permission expected
Spring 2021 – November 2022	Commencement of works. Species relocation, tree felling, preparatory work on habitats avoiding breeding / nesting seasons, enabling works including access road construction.
March 2023 – September 2026	Construction of culvert structure, embankment and reservoir control house
Autumn 2026 – Spring 2029	Construction of visitor facilities. Filling of reservoir in stages with pumped water from Bedhampton Springs. Testing and commissioning.

- 3.26. The reservoir and pipeline will be constructed in phases, to reduce the amount of traffic travelling to and from the reservoir site at any one time. It is likely that the pipeline will be broken down into sections to allow multiple teams to operate at the same time.
- 3.27. As the pipeline will be routed through residential areas, there is insufficient space for a dedicated construction compound and laydown area to support these activities. Therefore, the main construction support site and laydown areas at the reservoir site will be used throughout the construction of the pipeline.
- 3.28. Whilst it is expected that both the northern and southern access points will be available, HGV construction traffic will be required to use the northern access as the main access point, with the southern access only being used for construction of the top third of the pipeline. Construction traffic for the lower two thirds of the pipeline will access the pipeline corridor directly from junctions 2 and 3 of the A3(M). School term times will be avoided where the pipeline runs close to schools. The traffic impact is discussed in more detail in the Transport Assessment which accompanies the planning applications.
- 3.29. Small scale, portable welfare facilities will be provided for the pipeline workforce along the pipeline corridor at appropriate locations.
- 3.30. Each section of the pipeline that is being worked on will require fencing to secure the site and protect the public.
- 3.31. Land incorporated in the pipeline corridor for the temporary works of the pipe installation will be returned to its pre-existing condition and use on completion.
- 3.32. The outline planning approval will be subject to detailed Traffic Management and Construction Environmental Management Plans which will include measures to reduce disruption from construction activities.
- 3.33. The traffic impact is discussed in more detail in the Transport Assessment which accompanies the planning applications.

4. Overriding Public Need

- 4.1. This section provides an assessment of the overriding public need for the Scheme and the lack of suitable alternative sites, or design solutions.

National Planning Policy Framework

- 4.2. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It is also a material consideration in planning decisions.
- 4.3. NPPF (paragraph 20 (b)) requires local authorities to make sufficient provision for water supply infrastructure and states that water supply and quality is a cross-boundary issue where there is a duty to cooperate.
- 4.4. Paragraph 175 provides guidance to Local Planning Authorities in determining applications which have impacts on habitats and biodiversity. Parts (a), (c) and (d) of the paragraph are relevant to this Scheme:
- (a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*
- (c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. The footnote to (c) states: For example, infrastructure projects ... where the public benefit would clearly outweigh the loss or deterioration of habitat.*
- (d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*
- 4.5. NPPF (paragraph 194) advises that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." Paragraph 195 states that: "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".
- 4.6. The Scheme will result in the loss of ancient woodland and has been assessed as causing less than substantial harm to the significance of the Grade II* Leigh Park (Staunton Country Park) Registered Park and Garden and Sir George Staunton Conservation Area. In response to paragraph 175 (a) and (c) and paragraphs 194 and 195, this Section provides a case for exceptional reasons based on the need for the Scheme and the lack of a suitable alternative site or design solutions within the preferred Havant Thicket site. It also demonstrates that a suitable biodiversity mitigation and compensation strategy exists.
- 4.7. In response to paragraph 175 (d), Southern Water faces significant water resources deficits in the west of its region after tight limits were imposed by the Environment Agency (EA) on the amount of water it can take from environmentally sensitive rivers in Hampshire; namely the River Itchen, designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) and the River Test (SSSI). Southern Water has an agreement under Section 20 of the Water Resources Act 1991 that requires them to use all best endeavours to remove this forecast deficit. Additional water made available by the Scheme will form at least 14% of the resources required to meet the forecast deficit and help to conserve and enhance the biodiversity of these rivers thereby adhering to the objective of paragraph 175 (d).

Need for the Scheme

Water resource planning

- 4.8. The case for increased investment to build resilience to drought across the UK was made in Water UK's Water Resources Long -Term Planning Framework, published in 2016, and the 2018 National Infrastructure Commission report - Preparing for a Drier Future. The reports identified that new water supply infrastructure is likely to be required to ensure water security, including provision of reservoirs.
- 4.9. Within the draft National Policy Statement for Water Resources Infrastructure (2018), the government recognises the immediate need to increase resilience in the water sector to address pressure on water supplies. This pressure is increasing due to population growth, the impacts of climate change and the need to maintain sufficient water in watercourses, lakes and wetlands to protect the environment. To achieve this vision, a twin track approach to securing resilient supplies is required which includes both demand management, for example leakage reduction and increased water efficiency measures and new water supplies, such as reservoirs and water transfers.
- 4.10. All water companies are required to prepare Water Resources Management Plans (WRMPs) which show how they will secure resilient water supplies for their customers over a period of 25 years. Resilience is the ability to cope with and recover from extreme weather, such as droughts and floods, with as little impact as possible on customers, the environment and wildlife. In developing WRMPs, water companies consider how much water is available today, how much is needed to supply in the future and then develop options to make up any difference in supply. These plans are updated every five years. The Portsmouth Water and Southern Water WRMPs were published in 2019.
- 4.11. When preparing a WRMP water companies typically forecast the following:
 - How many new houses will be built during the plan period;
 - How the population will grow during the plan period;
 - How climate change could increase demand for water and reduce the amount of water available; and
 - How much water we need to leave in rivers and the ground to support the environment and wildlife.
- 4.12. Portsmouth Water and Southern Water are part of the Water Resources in the South East (WRSE) Group, along with four other water companies (Affinity Water, South East Water, SES Water, and Thames Water), the Environment Agency, Ofwat, Defra, the Consumer Council for Water and Natural England. Together this Group has developed a joined-up water strategy for the whole of the South East. The aim of WRSE Group is to identify how best to share the water resources at a regional level. It looks at opportunities of working with neighbouring regions of the UK and water companies to explore inter-regional water transfers. It focuses on exploring opportunities across the region for existing and new water resources to be shared in the most efficient and effective way, to provide reliable, sustainable supplies at best value to customers while also protecting the environment. This is because there is an expected pressure on water supplies in South East England which is set to increase in the future due climate change, population growth and the need to further protect the environment.
- 4.13. The reservoir was included in WRSE's most recent regional strategy and Portsmouth Water and Southern Water's 25-year and 50-year Water Resources Management Plans, which gained approval from the Secretary of State for the Environment in 2019. Its modelling work for the region in 2017-18 identified the development of Havant Thicket reservoir as a 'prevalent' strategic option to help meet future demand from population growth and as such, housing growth. It was then included in both water companies' five-year investment plans for 2020-25, also approved by Ofwat in late 2019. Portsmouth Water already provides up to 30 million litres of water every day to Southern Water. By 2029, this will double to 60 million litres per day - through an additional 9 million litres per day (Ml/d) from existing sources and up to at least 21 million litres per day (Ml/d) enabled by the reservoir, in extreme 1:200 year drought conditions.

Water resource deficits

- 4.14. The majority of the South East, apart from the Portsmouth Water area, is classed as 'seriously water-stressed' by the Environment Agency. On an average day, Portsmouth Water supplies 174 million litres of water, enough to fill 70 Olympic size swimming pools, for approximately 726,000 people, although in the summer supply is increased due to the many tourists who visit the coast, cities and the South Downs National Park. By 2045 it is expected to supply a similar amount of water but to more people, 833,000 people in 382,000 homes and businesses due to the predicted growth in population.
- 4.15. Southern Water supplies water to an area that is officially identified as an area of significant population and economic growth. Forecasts outlined in their WRMP, indicate that population within the Southern Water supply area is expected to grow to over 3 million people by 2045; representing a 22% increase and a 27% increase in new water supply connections. Southern Water identifies strategies to balance the demand for water with the supply of water over the period of 2020 to 2070.
- 4.16. In response to the restriction the EA has imposed on abstraction from the internationally designated River Itchen and nationally designated River Test (see para 4.7 above), Southern Water has taken steps to improve water efficiency, reduce leakage and invest in new water sources to maintain secure water supplies for its customers. Southern Water forecasts that 190 million litres will be needed daily over the next 10 years in its Hampshire catchment, where the deficit is the most prominent and need for new water resource is critical. Southern Water predicts a further 56 million litres of water will be needed each day to meet future population growth and due to climate change.

Options to meet the deficit

- 4.17. Portsmouth Water benefits from having a modest seasonal water resource surplus and has been working collaboratively with Southern Water to increase water transfers across the south east catchment areas as part of the WRSE Group. Portsmouth Water has proposals to adopt supply-side and demand-side solutions to increase the amount of surplus water that it can provide to Southern Water, including proposals to build the reservoir to generate at least an additional 21MI/d of available water to be transferred to Southern Water. Overall, Portsmouth Water intends to increase its water transfers to 60MI/d which will make a significant contribution to Southern Water meeting the water needs for its region in the future.

Portsmouth Water

- 4.18. When Portsmouth Water forecast how much water may be needed, it considered the different ways of making better use of the existing water supply and also identified when new sources of water would be required. To inform its WRMP, Portsmouth Water started off with a list of 183 options ranging from new reservoirs, to compulsory metering, desalination plants (creating drinking water from seawater) and recycling cleaned wastewater. For each of these options Portsmouth Water considered:
- How much water it could supply, even in an extreme drought;
 - How reliable it would be;
 - How difficult it would be to build and operate successfully;
 - How much it would cost to build and run;
 - The impact on the environment and society; and
 - Its carbon footprint.
- 4.19. By doing this Portsmouth Water reduced the list to 25 options, from which six options were chosen to meet the water supply need over the next 25 years:
- Reduce leakage 7 MI/d by 2025;
 - Water efficiency (metering) 3 MI/d by 2025;
 - Havant Thicket Reservoir (the Scheme) 21 MI/d by 2029;
 - Groundwater improvements 7.8 MI/d by 2025;
 - Enhanced groundwater source 12.5 MI/d by 2025; and
 - Drought permit (only in severe droughts) 8.5 MI/d by 2025.

4.20. The Scheme is the most significant option to secure water, equating to over 35% of the water supply, and will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers. This is fundamental for Southern Water to meet its water supply needs to meet predicted population growth following the restriction imposed on abstraction from the River Itchen and River Test.

4.21. The reservoir will be able to hold approximately 8,700 million litres of water when full and supply an average of 21 million litres of water each day, enough to supply approximately 160,000 people during an average year across the catchment areas of Portsmouth Water and Southern Water or support a transfer of at least 21 Ml/d in a severe (1:200) drought.

Southern Water

4.22. Southern Water, in planning to provide resilient supplies for customers, is facing a number of challenges and opportunities; the greatest challenge is the sustainability reductions to the abstraction licences to protect and improve the environment as outlined above.

4.23. Southern Water also need to plan for future climate change uncertainty and increasing levels of households and population within their area. Southern Water has set a robust plan to meet the challenges using complex models to help in planning for a series of potential futures, based on different assumptions about the future, in particular relating to abstraction licence changes, growth and climate change.

4.24. Southern Water's WRMP identifies a broad range of interventions including leakage reductions, significant demand management and new resource developments, and water trading across its Eastern, Central and Western areas of supply.

4.25. In its western catchment area, Southern Water developed their preferred strategy in collaboration with Portsmouth Water, to meet water supply need over the next 25 years, and it included the following schemes:

- Work with customers to save more water and undertake extension of the universal metering programme;
- Continue catchment management schemes to protect against nitrates and pesticides at six water sources in Hampshire and the Isle of Wight;
- Build a desalination plant to clean seawater for drinking water;
- Receive an extra 21 million litres of water each day from Portsmouth Water through a new pipeline from 2029 (relying on the development of a new reservoir at Havant Thicket);
- Apply for drought permits and orders on the Rivers Test and Itchen and a Candover groundwater source to continue abstracting water in dry weather;
- Recycle water from wastewater treatment works at Sandown to increase flows in the Eastern Yar river, to then abstract and clean for drinking water;
- Reduce leakage by 50% by 2050; and
- Receive an extra 20 million litres of water each day from South West Water through a new pipeline by 2027.

4.26. Southern Water aims to work with Portsmouth Water to secure additional bulk supplies in a phased manner – 9Ml/d by 2024 and a further 21Ml/d by 2029 via an existing pipeline, through the development of Havant Thicket reservoir. The increased transfer of water facilitated by the reservoir, is a key component of the options Southern Water put forward in their WRMP to meet the demand for water in the future. Additional water made available by the Scheme will form at least 14% of the resources required to meet the forecast deficit.

Alternative Sites

4.27. The Havant Thicket site has been identified as the preferred location for a new reservoir within the Portsmouth Water supply area following numerous studies undertaken over the past 50 years. Detailed investigations were commissioned by the Southern Water Authority in the 1960's and 1970's to identify potential reservoir sites. At the time, the criteria for identifying sites focused predominantly around engineering concerns such as suitable geological conditions including ground investigations at potentially feasible sites. It is considered that these conditions will not have materially changed over a timescale of around 50 years. In addition to this, the region was less

developed and environmental concerns will have played a less prominent role and therefore the site identification process will have been broader than if such an investigation was commissioned in the present.

- 4.28. A comprehensive assessment of the alternative sites considered was undertaken by Portsmouth Water (Havant Thicket Reservoir, Site Alternatives Assessment, April 2020) to summarise the site selection work that had been undertaken and summarise the development scenarios considered for the preferred Havant Thicket site (ES, Volume 4, Appendix 4.1).
- 4.29. The assessment methodology utilised a three-stage appraisal process in order to identify the optimal location and design of a reservoir within the Portsmouth Water area.
 - Stage One identified all potential reservoir sites and assessed these sites against pass/fail criteria to identify which sites are feasible locations for a reservoir.
 - Stage Two assessed these feasible sites against more detailed criteria in order to identify the preferred location for a reservoir.
 - Stage Three assessed potential alternative designs for a reservoir at the preferred location in order to identify the optimal design for the reservoir.
- 4.30. Seventy two potential sites were assessed across the Portsmouth Water and south Hampshire area in stage one. Sixty seven of the 72 sites were rejected at this stage, primarily due to the fact that the proposed source of abstraction was protected under an Abstraction Licensing Strategy (2013) under the Water Framework Directive (formerly the Catchment Abstraction Management Strategy (CAMS)) and/or Habitat Directive which did not allow for additional abstraction beyond that currently undertaken. Only sites that can be supplied by the Havant and Bedhampton Springs were considered to be feasible. In other cases, previously identified sites had been developed or designated as a protection area and therefore not available.
- 4.31. The five sites that were progressed to Stage 2 were:
 - Site 57: Lumley Farm;
 - Site 58: Havant Thicket;
 - Site 59: Southleigh Forest;
 - Site 60: Southleigh Farm; and
 - Site 61: Loveders Farm.
- 4.32. The sites were assessed against a variety of criteria including: potential reservoir capacity for water; land use and site allocations; impact on environmental assets including biodiversity and ancient woodland; archaeological and historic environment; recreational impact and benefits; construction and operational criterion, included impact of construction traffic, length required for the discharge pipeline and discharge measures. There were no sites that had no significant environmental and social impacts and the process was to select the site that had the least impact overall, whilst also providing the most potential positive benefits to all stakeholders and the environment.
- 4.33. The impacts of developing the preferred site should also be balanced against the do-nothing scenario where if nothing is done water supply demand in the south east would not be met.
- 4.34. Stage Two, scored the sites based on a clear system of Green = 1, Amber = 2 and Red = 3
- 4.35. As a result of the scoring system used, Havant Thicket had the lowest score by far and consequently it provided the best option from the feasible reservoir sites with the largest capacity.

Summary of key issues

- 4.36. The minimum required storage capacity for a reservoir is 8,700MI, to support the planned 21MI/d drought yield in 1:200 bulk supply transfer to Southern Water in 2029.
- 4.37. Out of the five sites assessed, Havant Thicket is the largest site (160 ha) with the largest potential reservoir capacity of c9,000 MI. Due to the size and topography (bowl shape) of the site, it is possible to construct the reservoir without the need for steep embankments on all sides. Only one large embankment is needed to contain the required volume resulting in limited visual impact on the surrounding area. The scheme would result in the loss of 4 blocks of ancient woodland (approximately 12ha), also designated as Sites of Nature Conservation Importance (SINC), one of which is within the boundary of Leigh Park (Staunton Country Park), Grade II* listed in the Register of Parks and Gardens. A small area of the scheme would also be within a conservation area.

- 4.38. Due to the flat topography to create a reservoir (7,800 MI capacity) on the 64 ha of land at Lumley Farm (site 57), a fully bunded reservoir with steep embankments would be required. This would result in significant visual impact on the surrounding areas. Whilst the site is not visible from the A27 to the north, the railway line and residential housing to the south, as well as Bourne Community College to the East, would have clear view of the site.
- 4.39. Southleigh Forest (Site 59) is a 60 ha site which is predominantly covered in woodland, with 87% (52 ha) classified as ancient woodland. It is also partly (a third) within South Downs National Park and around two thirds of the site is designated as a SINC. The smaller available area at this site means a fully bunded reservoir with steep embankments would be required resulting in undesirable views from the South Downs National Park and a national trail, which would have to be re-routed. The location and need for bunding also limits access and opportunities for recreation and biodiversity enhancement. Even with steep embankments the maximum potential capacity would only be 2,800MI. In addition, Site 59 has a large variation in topographical levels with part of the site residing on a hill which is likely to require the removal of significant excess material which would increase construction traffic.
- 4.40. Southleigh Farm (60 ha area and 8,100 MI capacity) would not have the space for the minimum required volume of water available to support the need in the wider region. To create a reservoir to support 8,100 MI capacity would require steep and armoured embankments which would have significant visual impact on residential housing to the east and west of site. The constrained size of the site, restricted by the A27 and a railway line to the south, along with the need for steep embankments would also significantly reduce the opportunity to provide recreational activities or biodiversity enhancements as the slopes would have to be armoured.
- 4.41. The volume of water available at Site 61, Loveders Farm (65ha and 7,500 MI capacity), is unlikely to be sufficient to support the need in the wider region. The smaller area available and flat topography means the steep embankments required would result in undesirable views from surrounding areas. This is a working farm with Grade II listed buildings which would be impacted visually or may need to be demolished. There are no other designations although a small area of ancient woodland to the north is likely to be affected by any development.
- 4.42. All sites, apart from Havant Thicket, would fail to meet the minimum volume required to support the planned 21MI/d drought yield in 1:200 bulk supply transfer to Southern Water from 2029.
- 4.43. In addition, Southleigh Farm has been allocated for the development of 2,100 dwellings as part of HBC's 2036 Local Plan (Policy KP5) which would make it difficult to acquire and also would result in a shortfall of housing planned for the future. The emerging local plan paragraph 3.100 identifies Southleigh Farm as the most significant site allocated in the Local Plan 2036. It states that in terms of delivery, HBC *"is committed to the delivery of a comprehensive sustainable development on this key site.....The Council will use all powers available to achieve a comprehensive development of this strategic site, including Compulsory Purchase if necessary"*.
- 4.44. Havant Thicket (Site 58) has been allocated in the adopted and emerging local plans for both HBC and EHDC and therefore the principle of a reservoir on this site to meet the water infrastructure demands for the wider region has been established.
- 4.45. Another development requirement considered within the assessment was emergency discharge. At Havant Thicket (Site 58), emergency discharge water can be directed into the Riders Lane and Hermitage stream, which then flows naturally into Langstone Harbour area, replicating a storm event without the risk of flooding dwellings. Water quality monitoring has indicated that there will be substantial reductions in nutrients loads entering Chichester and Langstone Harbour (SAC, SPA, RAMSAR) and overall, there will be a benefit to stream water quality, including moderating peaks in iron and manganese that are currently experienced. There is also the opportunity to provide a regular compensation discharge from the reservoir (if supported by the EA) which could improve flows and water quality in the Riders Lane Stream and the Hermitage Stream. In the event of an embankment breach, the natural drainage would be towards the existing streams reducing the risk.
- 4.46. For all four other sites (57, 59, 60 and 61), the surrounding streams would be unable to cope with emergency discharge and would require the construction of an emergency drawdown pipe which would discharge into Chichester and Langstone Harbour which is an EU protected, SPA, SAC, RAMSAR and is also designated a SSSI site, at a national level.
- 4.47. Havant Thicket (Site 58) was identified as the preferred site for a new reservoir as it would meet the required minimum volume of water to meet the needs of the wider south east region and would not require an emergency drawdown pipe into the internationally designated Chichester and Langstone

Harbour. Areas of ancient woodland would need to be removed, however, the natural topography of land will allow for a reservoir which will sit within the landscape with limited visual impact and allow for the development of areas for recreational activities and a wetland habitat that will benefit the wider local community and wildlife. Water quality monitoring at this site has also indicated that there will be some benefit in reducing nitrate concentrations entering Chichester and Langstone Harbour.

- 4.48. The Site Alternatives Assessment (April 2020) also identified that the Havant Thicket site would need the shortest pipeline route to Bedhampton, minimising impact on residential amenity from construction. In addition, this site has the largest population within both 1.5 and 4.5 km of the five sites maximising the potential recreational and educational use. It also has good transport links and there are opportunities to enhance bridleway and footpath links in the area.
- 4.49. It is considered there has been a comprehensive assessment of alternative sites undertaken by Portsmouth Water to identify a site for the new reservoir.

Alternative designs

- 4.50. The third stage of the assessment process considered eight conceptual design options for a reservoir at the preferred Havant Thicket site, taking into account the likely significant impact of a reservoir on the landscape, heritage and ecology of the site. The options varied in size and scope from large designs maximising yield, wetland and recreational area to smaller and separated areas that sought to preserve areas of ancient woodland, in particular, the Avenue.
- 4.51. These options varied in size and scope from large designs maximising yield, wetland creation and recreational opportunities to smaller separated reservoirs that attempted to preserve areas of ancient woodland, in particular, the Avenue.
- 4.52. The detailed appraisal of these eight design options is provided in the full Site Alternatives Assessment (April 2020) provided as Appendix A4.1 to the ES Volume 4. All the options were assumed to have the same support facilities such as car parking, access routes and recreational facilities, including a visitor centre.
- 4.53. Retention of the Avenue was a key consideration in the process as it is a feature of the Grade II* Registered Park and Garden (RPG) and Sir George Staunton Conservation Area; it is also classified as ancient woodland. The Avenue is mature woodland of higher ecological value than the other three plantation woodland blocks present on the site.
- 4.54. One of the reasons why the Havant Thicket site was originally identified as a potential reservoir site in 1960's was because it formed a natural bowl underlain by clay which could be used to construct the embankments reducing the costs and environmental impact of construction as material could be sourced and retained on site. In 2006/07 Entec completed an assessment of material availability, based on a review of the site investigation data available and engineering requirements of the options. This concluded that there was insufficient material available on site for a number of the options.
- 4.55. Key operational considerations included the potential capacity of the reservoir and availability of suitable material to construct the embankment. Selecting smaller reservoir options would adversely affect the options that Southern Water have to reduce abstraction from the internationally designated River Itchen and nationally designated River Test. Investigations identified an area of suitable clay which extends below the Avenue woodland. If the Avenue was retained, this would sterilise significant quantities of the clay needed for the construction of the embankments.
- 4.56. Following an appraisal against environmental and operational criteria, two options were set out in a report sent to stakeholders in June 2006 for discussion at a stakeholder workshop on 30 June 2006. The meeting was attended by councillors and officers from EHDC, HBC, Hampshire County Council (including the manager of Staunton Country Park), Forestry England, Environment Agency, Hampshire and Isle of Wight Wildlife Trust and Consumer Council for Water.
- 4.57. Following feedback from stakeholders, a refinement of the options was undertaken to maximise the storage volume of the reservoir, while minimising the environmental impact, including the visual impact on the historic landscape, as well as impacts on residential amenity and overall costs. Refined options A and B were developed comprising a combination of the preferred features of the appraised options.

- 4.58. Options A and B both have embankment slopes of 1:7, thus ensuring both engineering stability and to reflect the existing natural slopes of the site and would help the reservoir blend into the historic landscape. Both options have comparable construction costs.
- 4.59. In 2008 Portsmouth Water undertook a comprehensive public consultation exercise, which asked for feedback on a number of aspects of the reservoir design, including whether the public preferred Option A or B, and sought feedback on various access and pipeline routes.
- 4.60. Results of the public consultation showed that people were marginally in favour of Option B (58%), which lessens the impact on wildlife in the neighbouring woodland but has a reduced volume. As there wasn't a clear preference from the public consultation on the distance of the embankment toe from the existing woodland to the south, Portsmouth Water commissioned consultants to review the potential ecological benefits of a larger distance. Their assessment indicated that a 15 m 'buffer zone' was adequate to protect the woodland and associated tree roots from construction, and that a 25 m buffer would ensure that the southern embankment was not in the shadow zone of the existing woodland. This would maximise the potential wildlife value of the slope by creating a sunny, well drained environment which gave the best opportunity to create a wildflower meadow and maximise the habitat for use by reptiles.
- 4.61. On the basis of this evaluation it was agreed that the toe of the southern embankment would be located 25 m north of the existing woodland to optimise the biodiversity opportunities for creation of good quality grassland, reptile and invertebrate habitat.
- 4.62. The design has since been refined, further reducing impacts on ancient woodland and the RPG, increasing the area of retained wetland, enhancing landscaping and optimising opportunities for recreation and biodiversity to produce the Scheme which is the subject of the current planning applications.

Suitable Compensation Strategy

- 4.63. NPPF requires that where there is a wholly exceptional case, which has been demonstrated above, then there must be a suitable compensation strategy. A comprehensive strategy for compensation and mitigation has been prepared by Portsmouth Water in conjunction with Natural England and the Environment Agency.
- 4.64. Portsmouth Water is fully committed to the long-term mitigation and compensation measures, and the approach to securing their management over a minimum 25-year period is set out in an Outline Mitigation and Compensation Strategy which accompanies the planning applications. The Strategy is based on six core elements:
- An environmentally-led design based on the mitigation hierarchy approach of Avoid, Mitigate and then Compensate;
 - Creation of a mosaic of new and high-quality habitats on the site, including a new open waterbody with a retained wetland offering variable water depths, a variety of vegetation types and islands for added habitat complexity and to act as for roosting and nesting sites for birds. New woodland/parkland planting has also been undertaken as advance works;
 - Enhanced land and environment management for biodiversity on the wider site through collaboration with Forestry England and Hampshire County Council land including a long-term site management plan;
 - Support for others to create new high biodiversity value habitats off-site, such as through provision of long-term capital grants;
 - Ensure appropriate mitigation and compensation is implemented for protected and notable species. European Protected Species licences will be obtained where required; and
 - Allow significantly greater protection of nationally and internationally important chalk stream habitat by reducing water abstraction from the Rivers Test and Itchen.
- 4.65. Portsmouth Water is committed to a minimum of 110ha of compensatory measures relating to the loss of ancient woodland. This includes on-site woodland /wood pasture creation and on-site ancient woodland enhancement. It also includes off-site creation and / or enhancement to deliver the minimum of 110ha of new woodland and grassland habitats. Compensation for the loss of purple moor grass rush pasture will comprise bespoke on-site habitat creation. For all other habitats affected by the Scheme, losses will be minimised and opportunities for compensation on

the reservoir site would be taken as far as practicable, and the priorities for targeting offsite capital funding will take account of the habitat types to be lost.

- 4.66. The loss of watercourses, ditches and Upper Lake within the reservoir site will be compensated for through improvements to the Hermitage Stream waterbody.
- 4.67. The ES (Chapter 9), which accompanies the planning applications, provides more information on the ecological impacts of the Scheme and the Outline Biodiversity Mitigation and Compensation Strategy is included as a standalone supporting document.

Conclusion

- 4.68. The majority of the South East is classed as 'seriously water-stressed' with Portsmouth Water currently sharing supplies with Southern Water in West Sussex and Hampshire of up to 30 million litres of water each day. Southern Water supplies water to an area that is officially identified as an area of significant population and economic growth. Following the restriction imposed by the Environment Agency on abstraction from the internationally designated River Itchen and nationally designated River Test, options for making up the subsequent water resources deficit were considered by the WRSE Group. The reservoir was included in WRSE's regional strategy and Portsmouth Water and Southern Water's 25-year and 50-year WRMP's, which gained approval from the Secretary of State for the Environment, and then Ofwat, in 2019. The Scheme will provide over 35% of water supply need over the next 25 years, and will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers in order 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.
- 4.69. This section demonstrates that there is an overriding public need for the Scheme and a lack of suitable alternative sites or design solutions within the preferred site which avoids loss of ancient woodland or harm to the RPG and Sir George Staunton Conservation Area. This provides the 'wholly exceptional reasons' and 'clear and convincing justification' in line with the NPPF (paragraphs 175 (a) and (c) and 194). In response to paragraph 175 (c), a 'suitable compensation strategy' comprising extensive mitigation and compensation measures has been developed in discussion with Natural England, Environment Agency, HBC, EHDC and HCC.
- 4.70. In addition, the Scheme is required to help meet the deficit resulting from the Environment Agency restriction on abstraction from the internationally designated River Itchen and the nationally designated River Test and will help to conserve and enhance the biodiversity of these rivers in line with NPPF paragraph 175 (d).
- 4.71. The safeguarding and allocation of a reservoir at Havant Thicket in the HBC and EHDC Local Plans, as discussed in the next section, recognises that the supply of water needed from the reservoir is critical to meet future population and housing demands.

5. Planning policy assessment

Introduction

- 5.1. Many of the issues covered in this section are addressed in detail in the Environmental Statement (ES) and summarised in the Non-Technical Summary to the ES (Volume 1). Each ES chapter provides a summary of the existing environmental baseline and a detailed assessment of the impact of the Scheme taking into account mitigation and compensation measures. This section provides a high-level summary of the ES as it is relevant to planning policy, but the ES should be referred to for detailed information.
- 5.2. The key policies for the Scheme are HBC Adopted Policies CS18 and AL6, HBC draft Policy KP9 and EHDC Adopted Policy CP26 and draft Policy S31. This section will go through the requirements of these policies to assess the extent of compliance grouped under policy themes.

Planning Policy Framework

- 5.3. The framework for guiding and assessing the Scheme is established in a cascading set of policies from national to local level. At the heart of the NPPF (2019) is a presumption in favour of sustainable development based upon a number of core principles and themes. Those most relevant to the Scheme relate to:
- Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieving well-designed places
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Facilitating the sustainable use of minerals.
- 5.4. The Scheme falls within the two Local Planning Authorities of HBC and EHDC:
- The reservoir and access routes are in HBC and EHDC; and
 - The inlet/outlet pipeline between reservoir and Bedhampton Pumping Station is in HBC.
- 5.5. Section 4 provides an assessment of the Scheme against paragraphs 175 and 194 of the NPPF which seek 'wholly exceptional reasons' for any loss of ancient woodland and 'clear and convincing justification' for a scheme which results in harm to, or loss of, the significance of a designated heritage asset. This section provides an assessment of the Scheme against other parts of the NPPF, national policy and local planning policies. Appendix A includes the national, regional and local policies relevant to the Scheme.

Local planning policy

- 5.6. The Development Framework Plan comprises:
- Havant Borough Council Local Plan, made up of the Core Strategy adopted in 2011 and the Site Allocations Plan adopted in 2014; and
 - Adopted Local Plan for East Hampshire District Council is the Joint Core Strategy (JCS) adopted by EHDC on 8 May 2014 and by the South Downs National Park Authority (SDNP) on 26 June 2014. It has now been superseded in the SDNP by the South Downs Local Plan, which was adopted on 2 July 2019.
- 5.7. These will remain in place until the respective Local Plans 2036 for HBC and EHDC are adopted.
- 5.8. Planning applications should be determined in accordance with those plans, unless material considerations indicate otherwise. Examples of material considerations include policies in the National Planning Policy Framework (NPPF), flood risk, contaminated land, heritage considerations, design and scale. Paragraph 48 of the NPPF confirms that LPAs may take account of policies in emerging local plans. The weight to be attached to emerging policies depends on the stage of

preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the NPPF.

- 5.9. HBC has commenced work on its replacement Local Plan 2036 in 2016. The HBC Local Plan: Pre-Submission version with changes was subject to consultation in 2019. The Local Plan 2036 examination was due to start in Autumn 2019; however, HBC has advised that there needs to be further changes to the Pre-Submission Local Plan which have arisen from responses received during the consultation relating to the issue of nutrient neutrality and additional evidence work on transport. Overall, the changes to the Local Plan could be significant enough to justify further consultation. These changes will be considered in due course and if required, there will be further consultation undertaken by HBC.
- 5.10. EHDC is also updating its Local Plan, the Draft Local Plan 2017 - 2036 was subject to consultation between February and March 2019. A second consultation focused on 10 large development sites and ran from September to October 2019. The Council is currently analysing the responses to the two periods of consultation.
- 5.11. It is considered that the policies in the HBC Pre-Submission Local Plan (2019) and the EHDC Draft Local Plan (2019) carry considerable weight as they have been subject to public consultation and there are no unresolved objections to policies relevant to this Scheme.

Site allocations

- 5.12. The Havant Thicket reservoir site and pipeline route is safeguarded in the HBC Local Plan 2011 under Policy CS18 and Policy AL6 and in the EHDC Local Plan 2014 under Policy CP26, these policies provide support for the principle of the Scheme:
- 5.13. HBC Adopted Policy CS18 - Strategic Site Delivery, includes Havant Thicket Reservoir as one of four strategic sites that are critical to achieving the Core Strategy vision and HBC Adopted Policy CS19 - Effective Provision of Infrastructure, protects the reservoir site for the use as a reservoir.
- 5.14. The site identified for the Havant Thicket reservoir is safeguarded from development within EHDC Adopted Policy CP26 - Water Resources and Quality, and paragraph 7.50 recognises the reservoir will not only provide further water resources but will provide a real opportunity to create a natural and sustainable recreational attraction.
- 5.15. The Scheme is also safeguarded in the emerging HBC and EHDC Local Plans.
 - HBC draft Policy KP9 - Havant Thicket Reservoir, states that planning permission will be granted at Havant Thicket for a winter storage reservoir comprising recreational provision including a visitor centre subject to certain criteria.
 - EHDC draft Policy S31 - Havant Thicket Reservoir, states that planning will be granted at Havant Thicket for a winter storage reservoir comprising recreational provision including visitor centre and discusses the requirements for the delivery of the Scheme.
- 5.16. The draft HBC and EHDC policies for the reservoir site are very similar.

Environmental assets

- 5.17. The reservoir site and pipeline corridor are subject to a number of land use, heritage and environmental designations and policies, notably:
 - Leigh Park (Staunton Country Park) Grade II* Registered Park and Garden;
 - Sir George Staunton Conservation Area;
 - Areas of ancient and semi-natural woodland;
 - Sites of Importance Nature Conservation (SINC); and
 - Public Rights of Way.

Assessment of the Scheme

Principle of development - a Strategic Site

- 5.18. The reservoir and pipeline route are safeguarded in the adopted local plans through HBC Policy CS18, CS19 and AL6 and EHDC Policy CP26, and in the emerging Local Plans through HBC draft Policy KP9 and EHDC draft Policy S31. As such, the principle of a new reservoir at Havant Thicket

and a pipeline route from the reservoir to Bedhampton Springs has been established and accepted, subject to certain requirements.

- 5.19. HBC Policy CS18 - Strategic Site Delivery identifies Havant Thicket Reservoir as a Strategic Site. The Scheme will ensure water supply in South Hampshire and therefore embedded in local policy as strategic infrastructure required for the plan period.

Water supply

- 5.20. The draft National Policy Statement (NPS) for Water Resources Infrastructure (2018) provides national policy support for a new reservoir to support long term resilience, where identified in a statutory water undertaker's Water Resource Management Plan (WRMP).
- 5.21. Paragraph 2.6.4 of the draft NPS recognises the advantage of reservoirs in providing greater flexibility to meet peak demands, as there is the potential for water to be abstracted from reservoirs for short periods at high rates without environmental impact, whilst reducing the need for increased abstraction from rivers or groundwater during drought periods. Therefore, reducing the potentially negative impact on the environment and supporting the government's ambition to enhance the environment.
- 5.22. The draft NPS also acknowledges how reservoirs can enhance the environment and the wildlife that exist in them by providing new habitats and nesting and breeding grounds for birds. In addition, it highlights the positive recreational, educational, health and wellbeing benefits that can also be achieved through reservoir developments.
- 5.23. EHDC Policy CP26 - Water Resources and Quality, recognises the need for water infrastructure to protect the quality and quantity of water and make efficient use of water. Paragraph 7.50 states that the reservoir at Havant Thicket will provide further water resources to meet future population growth as well as an opportunity to create a natural and sustainable recreational attraction.
- 5.24. The safeguarding and allocation of a reservoir at Havant Thicket in HBC Policies CS18 and CS19, HBC draft Policy KP9 and EHDC draft Policy S31, recognises that the supply of water needed from the reservoir is critical to meet future population and housing demands in the wider south east region covered by Portsmouth Water and Southern Water catchment areas.

Biodiversity

- 5.25. NPPF paragraph 175 states that if significant harm to biodiversity resulting from a development cannot be avoided through locating on an alternative site with less harmful impacts, then it should be refused. In terms of ancient woodland, "*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exist*". This need for the Scheme and lack of alternative sites is addressed in Section 4.
- 5.26. At a local level, biodiversity protection and enhancement is embedded in HBC Policy CS11, Policy DM8 and draft policy E14, E15 and E18, EHDC Policy CP21 and CP22 and draft policy S19, DM25, EM26 and S31.
- 5.27. HBC adopted Policy CS18, draft policy KP9 and EHDC draft Policy S31, which relate to the site allocation at Havant Thicket, have specific ecological requirements for the Scheme including:
- Limiting impacts on biodiversity including the creation of additional habitats;
 - Compensating for the loss of, and effects on, Sites of Importance for Nature Conservation, the registered park and the conservation area;
 - Ensuring that the pipeline avoids Great Copse, which should be protected during construction;
 - Integrating the reservoir into the existing landscape of the area;
 - Minimising the loss of ancient woodland and trees;
 - Appropriate mitigation measures, including buffers, are put in place for Bechstein's bat; and
 - Enhancing adjacent sites of importance for nature conservation.
- 5.28. In addition, the potential impacts on the Langstone and Chichester Harbours as well as the Hermitage Stream should be minimised in terms of ecology, water quality and flow effects. Opportunities for biodiversity enhancements associated with the reservoir and the Hermitage Stream should be realised wherever possible.

- 5.29. Potentially adverse impacts on important biodiversity receptors have been avoided and minimised as far as practicable through the design of the Scheme and where adverse impacts been identified, these have been mitigated, and as a last resort, compensated for to reduce the significance of any residual effects.
- 5.30. The design of the reservoir has been environmentally-led and, wherever possible, measures have been taken to avoid impacts on environmental assets and designated sites, this has included the following changes to the 2009 Outline Masterplan:
- Realignment of the embankment to minimise the loss of ancient woodland at the Avenue and Round Wood;
 - Realignment of the embankment to avoid ancient woodland on the western site boundary through the inclusion of a 15m no-dig zone and avoidance of root protection zones;
 - Re-locating the car park within the north west corner of the reservoir site avoiding Bells Copse ancient woodland;
 - Retaining an area of ancient woodland within the wetland area along the northern shore of the reservoir as 'wet woodland';
 - Including two access points (from the north and south) in the Scheme to enable a reduction in footprint of the northern access route minimising loss of ancient woodland and use of ancient woodland soil arising from loss elsewhere to form the access road embankment slopes. Further measures to minimise impacts on ancient woodland along this route will be investigated at the detailed design stage; and
 - Re-routing the pipeline to avoid Great Copse.
- 5.31. The Scheme also includes a new wetland along the northern edge of the reservoir which will provide a new wildlife conservation area.
- 5.32. Early planting has already been undertaken within the south west (Gipsies Plain) and south east corners of the reservoir site. This planting will allow habitats to become established before the removal of trees commences, making them more valuable to the species potentially affected.
- 5.33. The significant residual effects of the Scheme relate to the reservoir site. The Scheme will result in the loss of 12.45 ha of irreplaceable ancient woodland, which includes loss of 17 veteran trees, resulting in an Adverse Effect at the Regional Level. While suitable compensation will be undertaken, this still constitutes loss of irreplaceable habitat.
- 5.34. The Scheme will also result in the loss of 13.55 ha SINCC (of which 12.45ha is the ancient woodland), 7.18 ha priority lowland mixed deciduous woodland habitat, 1.21 ha of purple moor-grass and rush pasture priority habitat and 3.7 km of watercourses.
- 5.35. Protected species mitigation licensing will secure the measures required to maintain the favourable conservation status of Bechstein's bat and dormice in relation to the Scheme.
- 5.36. The reservoir will result in the creation of new habitats of ecological value, particularly the wetland along the northern edge of the reservoir. It is considered likely that habitats of at least County value will establish. A number of reservoirs have been recognised for their national or even international ornithological interest so greater value is possible.
- 5.37. HBC draft Policy E15 states that *"in line with national policy, the Council expects substantial development proposals to achieve a net gain in biodiversity on the site and the surrounding area"*. The Outline Biodiversity Mitigation and Compensation Strategy includes a commitment to a minimum of 110ha of compensatory measures relating to the loss of ancient woodland. This compensation includes on-site woodland / wood pasture creation and on-site ancient woodland enhancement and also off-site woodland and wood pasture creation and / or enhancement. Compensation for the loss of purple moor grass rush pasture will comprise bespoke on-site habitat creation. For all other habitats affected by the Scheme, losses will be minimised and opportunities for compensation on the reservoir site would be taken as far as practicable, and the priorities for targeting offsite capital funding will take account of the habitat types to be lost. The loss of watercourses within the reservoir site will be compensated for through improvements to the Hermitage Stream.
- 5.38. The effects from the pipeline are considered temporary during the construction phase and do not result in significant adverse effects on ecology.

- 5.39. Section 4 demonstrates that there are 'wholly exceptional reasons' for the loss of ancient woodland and there is a suitable compensation strategy. The design of the reservoir and pipeline route has evolved to avoid areas of ancient woodland and SINCs as far as practicable and there is a comprehensive approach to mitigation, compensation, management, maintenance and monitoring. The Scheme, therefore, complies with the local biodiversity policies.

Historic Environment

- 5.40. NPPF (paragraph 194) advises that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."* Paragraph 195 states that: *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- 5.41. The Scheme has been assessed as causing less than substantial harm to the significance of the Grade II* Leigh Park (Staunton Country Park) Registered Park and Garden (RPG) and Sir George Staunton Conservation Area. In response to paragraphs 194 and 195, section 4 demonstrates the overriding public need for the Scheme and the lack of a suitable alternative site or design solution within the preferred Havant Thicket site.
- 5.42. This is translated into local plan policies in HBC Policies CS11 and DM25 and EHDC Policy CP30. Requirements relating to the historic environment are outlined in site allocation Policy CS18 of the HBC local plan, HBC draft Policy KP9 (j) and EHDC draft Policy S31 which state that the Scheme should compensate for the loss of, and effects on, the RPG and the conservation area.
- 5.43. The Scheme would remove part of the Grade II* RPG as well as a portion of the Sir George Staunton Conservation Area which would experience moderate adverse effects during construction and through operation of the Scheme. The removal of a portion of the Avenue landscape feature is required for the construction of the embankment and reservoir. Part of the Conservation Area (an area of open space near High Thicket Lawn) is required for the construction of the embankment and the control house would be located within the embankment in the Conservation Area.
- 5.44. The design for the reservoir has evolved to minimise impacts on the RPG and Conservation Area as far as practicable including steepening areas of embankment to reduce the amount of land needed to build the embankment and reducing the number of trees to be removed. The variation in slope gradient and planting proposed will also give the embankment a more natural appearance in keeping with Staunton Country Park RPG. The design has sought to minimise the visual impact of the control house on the setting of these historic assets, by embedding it within the embankment, proposing large areas of living roof and a natural palette for the material finishes. The outline design for the control house is in line with the guidance in the Sir George Staunton Conservation Area Character Appraisal and aims to ensure the building is in keeping with the character and appearance of the Conservation Area.
- 5.45. The design also reflects the history of the landscape and pays tribute to the 'lost' part of the Avenue. The staircase leading from the RPG to the top of the embankment celebrates the interface between the reservoir and the RPG. Visually the steps also provide a focal point at the end of the Avenue and can be used to interpret the changes to the historic landscape through time. There will be views across the water to the visitor centre and wetlands as well as looking back above the tree line of the Avenue towards the RPG and its features and follies.
- 5.46. While the effect on the historic environment is significant, it does not reach the level of substantial harm as the significance of the assets would remain substantially intact and readily discernible. Measures to offset the harm that is incurred include opportunities for enhancement and interpretation in the design of public realm and amenities installed once the reservoir is in operation.
- 5.47. Overall, the Scheme would have limited impacts to the historic landscape. The historically significant views within the RPG and conservation area would be preserved and where there are impacts, sensitive design and opportunities for interpretation and enhancement will maintain the significant connection between the historic and current landscapes.
- 5.48. There is the potential for archaeological remains relating to the prehistoric (particularly Mesolithic) and Romano-British periods, as well as post-Medieval remains. The outline planning permission will be subject to a condition requiring an Archaeological Management Plan which would outline the potential for buried remains and providing an outline scheme of investigation for recording any that may be impacted by the construction of the Scheme.

- 5.49. The effects from the pipeline are considered temporary during the construction phase and do not result in significant adverse effects on the historic environment.
- 5.50. The heritage assets, important landmarks and historic buildings including the RPG, Sir George Staunton Conservation Area and existing woodland; and the South Downs National Park, have been preserved so far as is consistent with the primary duty of the reservoir i.e. providing a sufficient supply of water at to meet future demand.

Landscape

- 5.51. The NPPF Chapter 15 paragraph 170 seeks to protect and enhance valued landscapes in a manner proportional to their status in the development plan. Landscape is also factored into NPPF policies relating to design where paragraph 127 clause c states that decisions should ensure that developments *"are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change"*. Development in local landscape areas should not be used to justify refusal although evidence should be provided to demonstrate that the development has mitigated any adverse landscape effects.
- 5.52. At a local level, relevant landscape policy is HBC Policy CS11, draft Policy E3, EHDC Policy CP20 and draft Policy S18. HBC Policy CS18 and draft Policy KP9 state that the reservoir should integrate into the existing landscape of the area and assess the potential impact on the setting of the South Downs National Park. These requirements are mirrored in EHDC draft Policy S31.
- 5.53. The design has sought to integrate operational and visitor facilities within the landscape to provide an attractive setting for the Scheme, minimise its visual impact and maintain the rural character of the site. The Design and Access Statement provides more information on the design of these facilities.
- 5.54. Phase 1 of tree planting has been undertaken and includes the planting of 3000 trees within the south east and south west corners of the reservoir site so that these trees will add benefits to the environment as they grow and mature when the project is completed. The Scheme seeks incorporate as much green infrastructure using natural material around the reservoir site as is possible, in keeping with the rural character of the landscape.
- 5.55. During construction of the reservoir there would be significant adverse effects on landscape and visual amenity on views from Sir George Staunton Conservation Area and Leigh Park Registered Park and Garden, from adjacent Public Rights of Way and from residential areas adjacent to the Site, including Warren Park, Leigh Park and Durrants. This is due to the removal of landscape features such as the open grassland and wooded features such as the Avenue and the large construction site and scale of earthworks required, and the loss or alteration of existing landscape features in existing views.
- 5.56. Following construction likely adverse significant effects on the landscape and visual amenity would reduce to 'not significant' once the open grassland areas, wetland and new planting establish.
- 5.57. During construction of the pipeline there would be some effects on landscape character and views from residential properties, from roads, from Public Rights of Way and public open space close to the pipeline corridor. These effects are considered 'not significant', affecting only a very localised area and being temporary in nature. During operation there would be very little trace of construction works and any effects remaining would not be significant once the pipeline corridor is restored, and planting established.
- 5.58. The Scheme has followed national and local policy guidance, it has been designed to integrate into the existing landscape of the area with no adverse effects on views from South Downs National Park. The Scheme will result in permanent changes to the landscape and affect local views until proposed mitigation planting has matured, screening and filtering views into and over the reservoir site from residential properties, local roads, Public Rights of Way, and from Leigh Park Registered Park and garden.

Water environment and flood risk

- 5.59. The NPPF advises the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, in line with the objectives of the Climate Change Act 2008 (paragraph 149). At a local level, policy on flood risk is outlined in HBC Policy CS15, draft Policy E19, EHDC Policy CP25 and draft Policy S25. In addition, HBC

Policy CS18, draft Policy KP9 and EHDC draft Policy S31 seek a flood risk assessment of the Scheme and mitigation put in place to minimise risks.

- 5.60. With regards to water quality, EHDC Policy CP26 seeks to protect the quality and quantity of water. EHDC draft Policy DM29 states *"New development will be required to incorporate well designed mitigation measures to ensure the water environment does not deteriorate, both during construction and during the lifetime of the development to ensure the Water Framework objectives are not compromised and any development meets the requirements of the Habitats Directive"*.
- 5.61. The assessment of the Scheme on the water environment is provided in Chapter 15 of the ES. In context of the water environment, the whole purpose of the Scheme is to reduce abstraction from the nearby River Itchen, designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) and the River Test (SSSI) whilst maintaining a resilient water supply to the area. The reservoir will result in the creation of new habitats of ecological value, particularly the wetland along the northern edge of the reservoir as well as approximately 100m additional stream length to the east of the reservoir.
- 5.62. Upon successful implementation of the Outline Biodiversity Mitigation and Compensation Plan, there will be further benefits to the flow regime and productivity in the downstream Riders Lane Stream and Hermitage Stream as a result of a more consistent flow regime and more consistent water quality inputs. There is also a major benefit to the downstream Chichester and Langstone Harbour SAC SPA SSSI Ramsar in terms of nitrogen load. The reservoir will also have benefits to downstream flood risk by reducing the volume and frequency of peak flows.
- 5.63. Water quality changes predicted for the Riders Lane Stream and Hermitage Stream are likely to result in an improvement in primary and secondary productivity (which is considered positive), with no negative effects on ecological functioning of watercourse or WFD status anticipated.
- 5.64. The Scheme will result in the loss of 3.7 km of headwater stream habitats and result in a permanent effect on aquatic habitat connectivity and geomorphology in the river system, which will affect the downstream Riders Lane Stream.
- 5.65. The assessment concludes that no deterioration is considered likely for the majority of WFD water bodies screened into the assessment. However, in relation to Hermitage Stream there is potential for deterioration at a water body scale for invertebrates, hydromorphology, macrophytes and phytobenthos. This cannot be readily mitigated or compensated for. WFD precludes the authorisation of individual projects which may cause the deterioration of the status of a body of water, unless a derogation under Article 4.7 of the WFD is justified. Four tests must be satisfied:
- Test (a): All practicable steps are to be taken to mitigate the adverse impacts on the water body concerned;
 - Test (b): The reasons for modifications or alterations are specifically set out and explained in the RBMP (River Basin Management Plan);
 - Test (c)(1): There is an overriding public interest in the Proposed Development; and/or
 - Test (c)(2): Its benefits outweigh the benefits of the WFD objectives;
 - Test (d): The benefits of the project cannot be achieved by a significantly better environmental option.
- 5.66. A framework approach demonstrating how the Scheme will meet the four tests has been discussed with the Environment Agency and accompanies the planning applications.
- 5.67. The loss of watercourses, ditches and Upper Lake within the reservoir site will be compensated for through improvements to the Hermitage Stream waterbody. There are no deterioration risks for other surface water, transitional or groundwater WFD waterbodies.
- 5.68. The pipeline impacts are predicted to be temporary during the construction phase and, upon successful implementation of mitigation measures identified in the OEMP (Appendix 2.1 of the ES), will not result in significant adverse effects on the water environment.

Leisure and recreation

- 5.69. Leisure and recreation provision and its links to health and well-being is supported at a local level, echoing NPPF Paragraph 91 which supports the achievement of healthy, inclusive and safe places which enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.

- 5.70. HBC Policy CS18 and draft Policy KP9 outline the Scheme's development requirements in terms of leisure and recreation. HBC draft Policy KP9 and EHDC draft Policy S31 seek:
- Recreational provision appropriate to the countryside location and no motorised activities acknowledging the site's primary use as a reservoir.
 - Enhancement of Green infrastructure links between the rest of Leigh Park and Dunsbury Park;
 - A network of paths for walking, cycling and horse-riding; and links with the Riders Lane and Hermitage Stream corridors are realised wherever possible. Connections to existing public and permissive path network in the neighbouring area.
 - Access and the surfacing of paths to take account of the needs of all and provides seating.
- 5.71. A Visitor Study¹ (ES Appendix A18.3) was undertaken to identify the appropriate level of recreational intensity, taking into account the environmental capacity of the reservoir site, and this informed potential numbers of visitors and the scale of visitor facilities which should be provided. Stakeholders confirmed preference for a medium level of activity where the quiet and rural nature of the site was maintained, and facilities complimented those provided at Staunton Country Park.
- 5.72. The Scheme has been designed to be accessible to all users. A visitor centre, car park, play and picnic areas and bird hide will be grouped together within the north west corner of the reservoir site to create an attractive and accessible hub for local communities. The visitor centre will have a café, shop, and education and community space and will be open to everyone.
- 5.73. The improvement in open space provision will support health and outdoor recreation, help instil a sense of place and enhance nature. All facilities proposed have been designed to engage families, schools and community groups in education. This is expected to result in significant beneficial effects for the local population and visitors from further afield. New recreational facilities for all ages, abilities and groups would be provided adjacent to a relatively deprived area. This will bring significant physical and mental health benefits by encouraging activity and connecting people to nature.
- 5.74. The Scheme comprises of a variety of terrain, landscapes and route lengths for walkers, cyclists and horse riders which will be well connected to existing routes beyond the site and will provide safe access into the site. This improved provision is expected to have significant beneficial effect physical activity and social connectivity.
- 5.75. The existing bridleway will be diverted to the south of the embankment, along the proposed operational maintenance track, a temporary diversion will be required to the north through Forestry England land during construction. This temporary diversion will revert back to a permissive route, following the opening of the permanent diversion. A new bridleway route along Cedar Drive will provide a safe entrance and exit for local horse riders and pedestrians.
- 5.76. Advanced mitigation planting in the south west and south east corners of the reservoir site and habitat enhancement within the existing woodlands will enhance green infrastructure links.
- 5.77. More information on the design of the leisure and recreational facilities are included within the Design and Access Statement.
- 5.78. The increase in visitors to the reservoir site would also benefit local businesses and potentially create jobs.
- 5.79. The design of the Scheme has been environmentally-led and meets the requirements outlined in Policy CS18 and draft policies KP9 and S31. The Scheme promotes the use of the reservoir for leisure and recreation and provides an attraction for local communities. The improvement in open space provision in an area accessible to local users will support health and outdoor recreation and enhance nature.

Traffic and transport including access

- 5.80. NPPF paragraph 102 (d) states that the environmental impacts of traffic and transport infrastructure should be identified, assessed and mitigated. NPPF Paragraph 108 seeks to ensure that with development, appropriate opportunities to promote sustainable transport modes have been considered, safe and suitable access to the site can be achieved for all users; and any significant

¹ Havant Thicket Winter Storage Reservoir: Visitor number and recreational amenity facilities review, July 2019

impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 5.81. HBC Policy CS18, draft Policy KP9 and EHDC draft Policy S31 outlines the Scheme's requirements in terms of traffic. They require construction traffic to be minimised in Leigh Park, Horndean, Rowlands Castle and other residential areas, seek to restrict public vehicular traffic within the site and confined to the vicinity of the main access and require appropriate vehicular access. In addition, draft Policy S31(g) also states that: *"an existing forestry track off the B2149 could be enhanced to provide access to the reservoir perimeter"*.
- 5.82. The preferred strategy for accessing the reservoir site is to have two access points, one from the north off the B2149 and along the route of the existing Forestry England track and one from the south, off Swanmore Road.
- 5.83. Design of the proposed northern access route was undertaken with the aim of minimising loss of ancient woodland. Further measures to minimise impacts on ancient woodland along this route will be investigated at the detailed design stage.
- 5.84. The northern access will be sign-posted as the main access, particularly for the longer distance and 'regional' trips, with the southern access providing a route for local trips. It is anticipated that visitor traffic will largely avoid local roads, and this will be encouraged through marketing and information on the website, and a signage strategy.
- 5.85. A comprehensive Transport Assessment has been undertaken, to consider the potential impacts and effects of the reservoir site and access routes, and pipeline in traffic and transport terms, during both construction and operation. The assessment has been informed by a programme of traffic surveys, and discussion with the relevant highway. An assessment of Traffic and Transportation is also included in Chapter 13 of the ES.
- 5.86. Consideration has been given to the future operation of the highway network, and the impact of the development assessed at key local junctions within the vicinity of the reservoir. The assessment has demonstrated that the access strategy developed for the reservoir site, with two access points, will dilute visitor traffic to the extent where the highway network is not materially impacted.
- 5.87. The OEMP will inform construction activities (Appendix 2.1 of the ES). Measures will include: using alternating routes for construction traffic to relieve congestion; routing construction vehicles along main roads such as the A3(M) to divert construction traffic away from residential areas; using other areas for parking for the construction teams and to store materials away from the working sites to reduce the number of construction vehicles travelling there; staggering site activities to reduce traffic and restricting when work can be carried out i.e. not overnight except where impacts can be mitigated.
- 5.88. The Scheme is located where there is good access to the principal road network and the development will help promote Hampshire's active transport ambitions. The proposed facilities will provide local people with an education and leisure destination as well as enhanced leisure facilities.
- 5.89. The assessments undertaken demonstrate that the development proposal will not have any significant adverse impacts in highway terms. The residual cumulative impacts of the development are not considered severe and as a consequence the development proposal should be considered acceptable in transport planning terms.

Minerals

- 5.90. NPPF Paragraph 206 states that local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas (MSA) if it might constrain potential future use for mineral working.
- 5.91. Policy 15 of the HCC Minerals and Waste Plan 2013 aims to safeguard Hampshire's mineral resources, including brick-clay resource, against sterilisation by non-minerals development, unless 'prior extraction' takes place. The reservoir site contains an area of brick clay resource its and is designated as an MSA. Policy 15 states that development without the prior extraction of mineral resources in the MSAs may be permitted if:
 - a) *it can be demonstrated that the sterilisation of mineral resources will not occur; or*
 - b) *it would be inappropriate to extract mineral resources at that location, with regards to the other policies in the Plan; or*

- c) *the development would not pose a serious hindrance to mineral development in the vicinity;*
or
- d) *the merits of the development outweigh the safeguarding of the mineral".*

5.92. In HBC Policy CS18, there is no specific reference to requirements for minerals. However, in the draft Policy KP9 it states that planning permission will be permitted *"If possible, opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council"*. There are no such requirements in the EHDC adopted or emerging local plan.

5.93. The clay resource with the Scheme is the safeguarded mineral. Approximately 1.7 million m³ of clay is being excavated for re-use within the reservoir site. It is considered, therefore, that the Scheme adheres to minerals policy of seeking opportunities for prior extraction as stated in draft Policy KP9. In relation to Policy 15 (b) and (d) of the HCC Minerals and Waste Plan, the site is allocated for a reservoir and there is an overriding public need for the Scheme, as outlined in section 4 of this Planning Statement, which outweighs the necessary safeguarding of the clay mineral.

Material Resources and Waste

5.94. NPPF paragraph 204 sets out an objective to contribute to protecting and enhancing the natural environment including the minimisation of waste and pollution. It also encourages sustainable use of minerals through use of secondary and recycled materials and minerals waste in preference to primary materials.

5.95. At a local level, HCC Minerals and Waste Plan sets out 34 policies relating minerals and waste, these include ensuring an adequate supply of aggregate, maximising recycled and secondary aggregate production and the sustainable management of waste. In addition, the Plan states that a key objective is to maximise the reuse, recycling and recovery of construction, demolition and excavation (CDE) wastes. For non-hazardous waste, it sets targets for 60% to be recycled and 95% to be diverted from landfill by 2020.

5.96. The Scheme has used an environmentally led approach to avoid or mitigate adverse impacts and effects to the environment. For materials and waste this means applying the waste hierarchy and proximity principle and implementing the principles of a circular economy—including 'designing out' waste and keeping products and materials in use.

5.97. Following public consultation and value engineering, several measures have been developed through design progression, which when implemented, will avoid or mitigate the effects of material use and waste generation during construction

5.98. The Scheme will aim to achieve a neutral cut and fill balance and recover 95% by weight of non-hazardous construction and demolition waste in accordance with the HCC Minerals and Waste Plan. The management of materials and wastes will be monitored during construction to determine the Scheme's environmental performance. A Materials Management Strategy in Appendix 14.1 of the ES sets out further measures for the management of materials.

5.99. There are no significant effects from the Scheme in relation to materials and waste.

Amenity - noise and air pollution

5.100. The NPPF refers to air quality in paragraph 181 and emphasises contribution towards compliance with EU limits value or national objectives for pollutants across local policy and developments. NPPF confirms the material nature of air quality matters in development decisions and the potential exacerbation of air quality problems in AQMA. NPPF paragraph 180 sets out national policy in relation to noise. Minimising the effects of pollution (noise and air quality) on residential amenity is provided at a local level in HBC Policy DM10, EHDC Policy CP27 and HBC draft policy E22.

5.101. The assessment of the Scheme on air quality is provided in Chapter 7 of the ES. Air quality in the area of the Scheme can be considered relatively good, with measured pollutant concentrations below relevant air quality criteria. There are no Air Quality Management Areas (AQMAs) within the HBC or EHDC administrative boundaries. The assessment of the Scheme on noise and vibration is provided in Chapter 12 of the ES.

5.102. An important element of the proactive approach to limiting the potential significance of effects is to ensure that the public and residents are kept fully informed over the scale and nature of the works, when they are to take place, and who to contact if disturbed by the construction activities. To

ensure good community consultation for the project, a letter drop will take place in the locality advising residents of the programmed works and when they will take place.

- 5.103. There would be no adverse significant effects on receptors with the implementation of suitable noise and air quality mitigation measures during the construction and operation of the reservoir and pipeline. The OEMP, Appendix 2.1 of the ES, provides a record of environmental actions and commitments which aim to minimise effects during construction. With suitable mitigation measures in place, it is considered the Scheme would comply with local policies relating to noise and air pollution.

Climate change

- 5.104. The UK Climate Change Act set a legal reduction target of 80% against 1990 levels by 2050. It also introduced a series of carbon 'budgets' for five-year periods, to act as stepping-stones to the overall reduction. There are budgets currently set up to 2032. In response to the ambitions of the Paris Agreement, in June 2019 the Climate Change Act was amended to set the overall reduction target by 2050 to at least a 100% reduction in net emissions against 1990 levels, i.e. 'net zero carbon'.
- 5.105. The UK has so far outperformed its budgets, but progress is slowing, and the country is not on track to meet its future budgets or the overall reduction target, according to the most Recent Progress to Parliament by the Committee on Climate Change. At a local level, HBC Local Plan provides a 'Vision for Havant Borough in 2026', which includes a reduction in CO₂ emissions. Both HCC and EHDC declared a Climate Emergency in 2019, agreeing to match the Government's target of net zero carbon by 2050. HBC draft Policy E12 promotes low carbon design and EHDC draft Policies S24: planning for climate change and DM27 promotes renewable and local carbon energy in new development.
- 5.106. The assessment of the effects of the Scheme on climate change is provided in Chapter 16 of the ES. Greenhouse gas emissions for the construction and operation of the Scheme have been calculated, based on current design and construction information, and have been considered in the context of the UK's national carbon budgets and overall net zero carbon ambition.
- 5.107. The Scheme seeks to promote renewable energy and low carbon design in the buildings. It is considered achievable for the reservoir to be carbon neutral by 2050.
- 5.108. The Scheme design considers the effects of climate change and applies the appropriate climate change factors particularly to flood risk levels to ensure that the infrastructure is resilient to expected climate change and extreme weather events. The reservoir design assesses and incorporates the effects of larger flood events (1 in 10,000 considered) will include the climate effects of wind.
- 5.109. Due to its small contribution to overall emissions, the potential for carbon neutral operation by 2050, and the proposed design factors, it is considered the Scheme is compliant with climate change planning policies at a national and local scale.

Sustainable design

- 5.110. The principle of sustainable development is embedded in NPPF. At a local level HBC Policy CS16 requires high quality design as is relevant to the buildings proposed as part of the Scheme, in particular the visitor centre. This is mirrored in HBC draft Policy E6 on high quality design. EHDC Policy CP29 - Design, sets out the requirements for good design in development, mirrored by draft Policy S27 - Design and local character.
- 5.111. HBC Policy CS18, draft Policy KP9 and EHDC draft Policy S31 state planning permission at Havant Thicket will be permitted if:
- The development is sustainable, fully maintained, cost-effective and delivers environmental and community benefits
 - The proposal realises the potential for renewable energy while taking into account nature conservation and other site constraints
 - Opportunities arising from the new pipe works are taken to enhance the habitats, recreation provision and cycle and pedestrian accessibility along the stream corridors.
- 5.112. A Sustainability Statement is included as section 9 of the Design and Access Statement. The reservoir's primary sustainability purposes are to ensure:

- Protection of the nationally designated River Test and Internationally designated River Itchen by providing alternative supplies and enabling reduction in the amount of water taken from these rivers for domestic and business use;
- Continued viability of communities in West Sussex and Hampshire that already suffer from 'serious water stress' by providing secure reliable drinking water for the future; and
- Low-impact, water resilience across the whole south east region by creating a naturally maintained, new bulk supply.

5.113. Additional to these primary purposes, the aim of this project is to achieve high sustainability performance by delivering project design solutions developed through good integration with all stakeholders and their requirements.

5.114. This project is fundamentally sustainable for the following reasons:

- The excess clean spring water that would otherwise flow out into the sea can now be captured and stored in the reservoir until it is required to supply Portsmouth Water's customers and the surplus can be shared with Southern Water's customers in West Hampshire;
- The clay required for the construction of the embankment and development of a wetland is already available on-site, hence most of the embankment material will not incur transport emissions and costs;
- The reservoir inherently reduces flood risk in the region through capture and storage of rainwater and surface water runoff;
- Loss of ancient woodland and veteran trees is minimised as far as practicable, and habitat and biodiversity (terrestrial and water bodies) enhancements will be delivered as part of the project;
- Scheme proposes a wetland habitat to support threatened bird species and provide areas for endangered bat species to forage for food;
- The heritage assets, important landmarks and historic buildings including: Leigh Park Registered Park and Garden; the Sir George Staunton Conservation Area and existing woodland; and the South Downs National Park, have been preserved so far as is consistent with the primary duty of the reservoir i.e. providing a sufficient supply of wholesome water at reasonable cost.
- The reservoir design assesses and incorporates the effects of larger flood events (1 in 10,000 considered) will include the climate effects of wind;
- The design proposes use of energy efficient lighting to reduce energy requirements of the new developments (visitor centre, car parks), alongside the use of natural material in the visitor centre to improve insulation and thereby the building energy performance;
- Sustainable material procurement and use through the re-use of excavated materials and re-use of timber on site as much as possible;
- Further development during detailed design would explore the use of SuDS (Sustainable Urban Drainage Systems) to provide more green spaces;
- The Scheme maximises provision of recreational spaces and activities to improve overall health and well-being of the local community;
- The Scheme design will ensure that there are no adverse effects to the air quality (including dust emissions) and noise on-site due to the construction and operation of the scheme;
- The original route of the pipeline from Havant to Bedhampton has been improved by avoiding construction across the ancient woodland at Great Copse;
- The development of the reservoir and the visitor centre is expected to improve sustainable tourism in the local area; and
- Extensive stakeholder engagement and public consultation has been undertaken to identify the requirements of the local community for the reservoir.

5.115. Sustainability has been considered and embedded throughout the Scheme design and is further detailed in the Design and Access Statement. As such, it is considered that the Scheme accords with the requirements set out in the adopted and draft site allocations policies. Planning permission approval for the reservoir will be subject to a condition seeking a renewable energy strategy.

6. Case for the Scheme

- 6.1. Planning law requires that planning applications should be determined in accordance in the 'Development Plan' unless material considerations dictate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). The National Planning Policy Framework (NPPF) was published in 2019 and sets out the Government's planning policies for England with a presumption in favour of sustainable development and is a material consideration in the determination of planning applications. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2. The Scheme is key infrastructure to ensure water supply in South Hampshire and therefore embedded in local policy as strategic infrastructure required for the plan period. The reservoir site and pipeline route is safeguarded in the adopted local plans through HBC Policy CS18, CS19 and AL6 and EHDC Policy CP26, and in the emerging Local Plans through HBC draft Policy KP9 and EHDC draft Policy S31, which should be given significant weight due to their status. As such, the principle of a new reservoir at Havant Thicket and a pipeline route from the reservoir to Bedhampton Springs has been established and accepted, subject to certain requirements. The planning applications seek to deliver on the objectives of the adopted and draft Local Plan policies.
- 6.3. There are three key policy areas where the NPPF, and local planning policies, set out tests for evaluating the suitability of the Scheme and its compliance namely relating to:
- Loss of ancient woodland (including veteran trees), an irreplaceable habitat;
 - Impact on the Grade II* Registered Park and Garden (RPG) and Sir George Staunton Conservation Area; and
 - Potential deterioration of the status of a Water Framework Directive (WFD) water body.
- 6.4. NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons that outweigh the loss or deterioration of habitat, and a suitable compensation strategy exists. NPPF and local planning policy also states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.5. The Scheme will result in the loss of 12.45 ha of irreplaceable ancient woodland, which includes loss of 17 veteran trees. It will also remove part of the RPG as well as a portion of the Conservation Area which is significant but does not reach the level of 'substantial harm' as the significance of the assets would remain substantially intact and readily discernible.
- 6.6. Section 4 of this Planning Statement provides the 'wholly exceptional reasons' by demonstrating the overriding public need for the Scheme in providing a secure and resilient water supply for the wider south east region, and a lack of suitable alternative sites or design solutions within the Havant Thicket site which avoids loss of ancient woodland or harm to the RPG and Conservation Area. The reservoir was included in Water Resources in the South East Group's regional strategy and Portsmouth Water and Southern Water's 25-year and 50-year WRMP's, which gained approval from the Secretary of State for the Environment, and then Ofwat, in 2019. It will provide over 35% of water supply need over the next 25 years in order to meet the region's challenges in the future, in particular relating to abstraction licence changes, predicted population growth and climate change which will place pressure on meeting future water supply demand.
- 6.7. A 'suitable' Outline Biodiversity Mitigation and Compensation Strategy has been developed in consultation with Natural England and includes a commitment to a minimum of 110ha of compensatory measures relating to the loss of ancient woodland. Compensation for the loss of purple moor grass rush pasture will comprise bespoke on-site habitat creation. For all other habitats affected by the Scheme, losses will be minimised and opportunities for compensation on the reservoir site would be taken as far as practicable, and the priorities for targeting offsite capital funding will take account of the habitat types to be lost. The loss of watercourses within the reservoir site will be compensated for through improvements to the Hermitage Stream.
- 6.8. The WFD precludes the authorisation of individual projects which may cause the deterioration of the status of a body of water, unless a derogation under Article 4.7 of the WFD is justified. A framework approach demonstrating how the Scheme will meet the Article 4.7 tests, and a commitment by

Portsmouth Water to the reasonable and necessary river habitat mitigation, has been discussed with the Environment Agency and accompanies the planning applications.

- 6.9. The design of the reservoir has been environmentally led. It has sought to integrate operational and visitor facilities within the landscape to provide an attractive setting for the Scheme, minimise its visual and environmental impact and maintain the rural character of the site. Loss of ancient woodland has been minimised as far as practicable through re-aligning and steepening areas of embankments, retaining an area of ancient woodland within the wetland area, reducing the footprint of the northern access route through ancient woodland, relocating the car park and re-routing the pipeline (to avoid Great Copse).
- 6.10. The variation in slope gradient and planting proposed will give the embankment a more natural appearance in keeping with the RPG. The design has also sought to minimise the visual impact of the control house on the setting of the historic assets, by embedding it within the embankment, proposing large areas of living roof and a natural palette for the material finishes. The design also reflects the history of the landscape and pays tribute to the 'lost' part of the Avenue.
- 6.11. The Transport Assessment has demonstrated that the access strategy developed for the reservoir site, with two access points, will 'dilute' visitor traffic to the extent where the highway network is not materially impacted.
- 6.12. The Scheme will also provide significant environmental and community benefits in line with the site allocations policies, including:
 - A new leisure and recreational facility adjacent to one of the more deprived areas in south east Hampshire;
 - A visitor centre, including a café and facilities for communities and schools, and an educational bird hide;
 - An improvement in open space provision and a network of trails and paths for walking, cycling and horse riding, linking to others in the wider area, which is expected to lead overall improvement in health and well-being for the local community;
 - The creation of a permanent wetland on the northern edge of the reservoir which will provide a new wildlife conservation area;
 - Landscaped viewpoints;
 - Substantial reductions in nutrients loads to the internationally protected Chichester and Langstone harbour from the Hermitage Stream catchment; and
 - Protection of the nationally designated River Test and Internationally designated River Itchen by providing alternative supplies and enabling reduction in the amount of water taken from these rivers for domestic and business use.
- 6.13. The Outline Construction and Environmental Management Plan will include measures to minimise construction activities including construction traffic.
- 6.14. It is considered that the planning applications for the Scheme comply with the Development Plan and with national planning policy and outline planning permission should, therefore, be granted.

Appendices



Appendix A. Planning Policy Review

National Planning Policy

National Planning Policy Framework

- A.1. The National Planning Policy Framework (NPPF) 2019, sets out the Government's planning policies for England and how these should be applied within Local Planning Authorities to enable the delivery of sustainable development. The Framework advocates a presumption in favour of sustainable development, this means approving development proposals that accord with an up-to-date development plan without delay (para 11(c)).
- A.2. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development based upon a number of core principles and themes. Those most relevant to the Scheme relate to:
- Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieving well-designed places
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Facilitating the sustainable use of minerals
- A.3. NPPF paragraph 20 requires local authorities to have strategic policies setting out an overall strategy for the pattern, scale and quality of development and make sufficient provision for inter alia, infrastructure for water supply. Broad locations for infrastructure required should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities.
- A.4. The NPPF advises Local Authorities to have strategic policies for infrastructure in their Local Plans, which would include a reservoir, to ensure the strategic needs of the area are discussed. To identify what is required in terms of the area's infrastructure needs, Local Authorities must have an effective dialogue with the relevant bodies. The NPPF states a strategic approach to maintaining and enhancing networks of habitats and green infrastructure is needed. The NPPF states that water supply and quality is a cross-boundary issue and that there is a duty to cooperate.
- Meeting the challenge of climate change, flooding and coastal change.**
- A.5. Regarding meeting the challenge of climate change the NPPF advises the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, in line with the objectives of the Climate Change Act 2008. NPPF Paragraph 149 states *"Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure"*.
- A.6. The NPPF provides advice in terms of flood risk. It states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere, and the development is safe for its lifetime. In Flood Zone 1, a site-specific flood risk assessment should accompany all proposals involving sites of 1 hectare or more. Due to climate change, increases in flood risk need to be assessed to understand the long-term implications of flood risk. Paragraph 149 encourages infrastructure to be resilient. For flood risk sites a sequential test to identify other sites should be used. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding.

Conserving and enhancing the natural environment

- A.7. Paragraph 170 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity value, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- A.8. Paragraph 172 considers great weight should be given to conserving and enhancing landscape and scenic beauty in for example, National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
 - b) *the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
 - c) *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*
- A.9. Paragraph 175 requires the following principles to apply when determining planning applications:
- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), permission should be refused.*
 - b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
 - c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
 - d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*
- A.10. A footnote to Paragraph 175 (c) states infrastructure projects...." where *the public benefit would clearly outweigh the loss or deterioration of habitat*".
- A.11. Paragraph 176 states that SPAs, SACs and Ramsar sites should be given the same protection as habitats sites and Para 177 states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Conserving and enhancing the historic environment

- A.12. Paragraph 189 requires proposals affecting heritage assets to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- A.13. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 193 states that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- A.14. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II registered parks or gardens should

be exceptional, assets of the highest significance including grade I and II* registered parks should be wholly exceptional.

- A.15. Paragraph 195 continues and states where a proposed development will lead to substantial harm to (or total loss of significance of) consent should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- A.16. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- A.17. Paragraph 197 states that *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- A.18. Paragraph 198 states that *"Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred."*

Making efficient use of land

- A.19. NPPF Paragraph 118 encourages multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside. It recognises that some undeveloped land can perform many functions, such as for wildlife and recreation (paragraph 118b).
- A.20. NPPF paragraph 122 supports support development that makes efficient use of land, taking into account availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.

Achieving well design places

- A.21. Paragraph 124 promotes good design as is a key aspect of sustainable development, which creates better places in which to live and work and helps make development acceptable to communities. Being clear about design. Paragraph 127 should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change and creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Promoting healthy and safe communities

- A.22. Paragraph 91 supports the achievement of healthy, inclusive and safe places which enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.
- A.23. Paragraph 92 supports the provision of recreational facilities and services the community that plan positively for the provision and use of shared spaces and community facilities to enhance the sustainability of communities and residential environments and that support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- A.24. Paragraph 96 supports access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and paragraph 98 seeks to protect and enhance public rights of way and access, including taking opportunities to

provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Facilitating the sustainable use of minerals

- A.25. Paragraph 206 states that local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.

Draft Water NPS

- A.26. The draft National Policy Statement for Water Resources Infrastructure (NPS) sets out the need and government's policies for the development of nationally significant infrastructure projects (NSIPs) relevant to water resources in England. It will help to ensure that where nationally significant water resources infrastructure is needed, it can be delivered in a timely manner to a high standard. Consultation on the draft National Policy Statement for Water Resources Infrastructure published by DEFRA commenced on 29 November 2018 and ended on 31 Jan 2019. Whilst the Scheme is not an NSIP, and therefore does not need to adhere explicitly to the NPS, it remains a material consideration.
- A.27. Section 3 of the draft NPS sets out the general criteria for the assessment of NSIPs principles namely relating to the design, environmental, health, safety and security aspects of a scheme. Section 4 focuses on the potential construction and operational impacts of water resources infrastructure, the assessments that an applicant will need to carry out, and the specific planning requirements that the applicant will need to meet, in order to gain development consent. Of relevance to the Scheme, the following should be considered:
- Environmental net gain - Water resource infrastructure projects have the potential to deliver significant benefits and enhancements, resulting in environmental net gains.
 - Criteria for 'good design' for water resources infrastructure - good design is a key aspect of sustainable development, creates better places and helps make infrastructure projects acceptable to communities. Applicants should provide sufficient information in its application to demonstrate how the design process was conducted (including stakeholder engagement) and how the proposed design evolved.
 - Climate change adaption – regard should be had to the desirability of mitigating, and adapting to, climate change. New water resources infrastructure will typically be a long-term investment which will need to remain operational over many decades. Consequently, the applicant must consider the impacts of climate change at design, build and operational stages.
 - Health - The construction and use of water resources infrastructure has the potential to affect people's health, wellbeing and quality of life. New or enhanced water resources infrastructure may also have indirect health impacts through improvements in access, opportunities for cycling and walking, or the use of open space for recreation and physical activity.
- A.28. Paragraph 2.6.5 highlights that Reservoirs can have benefits other than helping to secure a more resilient water supply and protect the environment. They can enhance the environment and the wildlife that exist in it by providing new habitats and nesting and breeding grounds for birds. Recreational and wellbeing benefits can also be achieved and in some cases, they can also provide resilience to downstream flood events and can play a potential role in water trading by supporting water transfer schemes.

The Development Plan

- A.29. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".
- A.30. The Scheme lies across the two Local Planning Authority boundaries of HBC and EHDC:
- The reservoir and access route are partially in EHDC.
 - The reservoir, inlet/outlet pipeline to Bedhampton is in HBC.
- A.31. In terms of this planning application, the current Development Plan comprises of:
- Havant Local Plan Core Strategy, March 2011

- Havant Local Plan Allocations, July 2014
- East Hampshire District Joint Core Strategy (JCS) adopted 8 May 2014
- Hampshire Minerals and Waste Plan October 2013
- Hampshire County Council Minerals and Waste Safeguarding SPD
- Hampshire County Council Local Transport Plan, 2011-2031

6.15. The current adopted local plan documents referred in this section are Havant Local Plan Core Strategy, Havant Local Plan Allocations and East Hampshire District Local Plan: Second Review as well as the emerging local plans for HBC and EHDC.

Local Planning Policy

Havant Borough Council Adopted Local Plan Core Strategy

- A.1. The HBC Local Plan Core Strategy was adopted March 2011. The Core Strategy sets out the planning framework for the area until 2026 and provides strategic core policies and development management policies.
- A.2. The 2026 vision for Havant Borough notes the Havant Thicket Reservoir is a major development in the Leigh Park area, which is important for both water supply and leisure, with regeneration opportunities to be explored. Key policies from the HBC Core Strategy relevant to the Scheme include:
- CS1 Health and Wellbeing
 - CS5 Tourism
 - CS6 Regeneration of the Borough
 - CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
 - CS13 Green Infrastructure
 - CS15 Flood and erosion risk
 - CS16 High Quality design
 - CS18 Strategic Site Delivery
 - CS19 Effective Provision of Infrastructure
 - CS20 Transport and Access Strategy
 - DM8 Conservation, Protection and Enhancement of Existing Natural Features
 - DM10: Pollution
 - DM12 Mitigation the Impacts of Travel
 - DM14 Car and Cycle Parking on Development (excluding residential)
- A.3. Policy CS1 seeks to safeguard open spaces and planning permission will be granted for green infrastructure and recreation benefits such as water-based recreation, walking and cycling including the creation and improvement of existing linkages within the Borough.
- A.4. Paragraph 2.28 states that improvements to cycle and pedestrian routes along the stream corridors are important for strengthening the strategic links with the Solent, Staunton Country Park and Havant Thicket. A route could be considered along Riders Lane Stream to connect the Hermitage Stream with the proposed Havant Thicket Reservoir Strategic Site. The route along the Hermitage Stream also
- A.5. Specific to the development of a reservoir at Havant Thicket, paragraph 2.29 suggests that *"in the longer term the development of a reservoir at Havant Thicket adjoining Staunton Country Park will enable the extension of a network of paths for cycling (and walking) to be provided" and that "the Havant Thicket proposal can contribute to reducing pressure on sensitive landscapes and areas of nature conservation importance along the coast"*.
- A.6. Policy CS5 Tourism notes in paragraph 3.58 that *"the inclusion of leisure and recreation facilities at Havant Thicket, in conjunction with the new reservoir, is a major opportunity which will be given policy support. Its development as a sustainable alternative natural greenspace would help reduce pressure on the protected harbours"*.

- A.7. Within Policy CS6 Regeneration of the Borough, paragraph 4.10 notes that *"Havant Thicket Reservoir will provide a range of benefits including recreation, learning and a new location adjacent to Leigh Park, offering opportunities for an improved quality of life and links through the area along improved stream corridor paths"*.
- A.8. Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough seeks to protect and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest, including Sites of Importance for Nature Conservation (SINC) and Historic Parks and Gardens. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures and the creation of new habitats, water bodies/courses planting of new trees and woodland. Policy CS11 also seeks to protect and where possible enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
- A.9. Policy CS13 Green Infrastructure seeks to encourage development that maintains and enhances green infrastructure.
- A.10. Policy CS15 Flood and Coastal Erosion Risk seeks to ensure that development is permitted only where it meets the sequential and exception test (where required) in relation to PPS25, a site specific FRA demonstrates that the development will be safe without increasing flood risk elsewhere and where possible, reduced flood risk overall. All development will be required to ensure that there is no net increase in surface water run off and consideration should be given to incorporating Sustainable Drainage Systems (SuDS)
- A.11. Policy CS16 High Quality Design is relevant to the buildings proposed in the Scheme, in particular the visitor centre. Policy CS16 requires high standard design, which helps to create places where people want to live, work and relax, that responds to and draws inspiration from and respects local context, that mitigates negative environmental impacts through sustainable design and construction methods and adapts to the changing needs of the users and the changing climate over the lifespan of the building.
- A.12. Policy CS18 Strategic Site Delivery notes the Havant Thicket Reservoir as a Strategic Site. The Scheme is key infrastructure to ensure water supply in South Hampshire and will require a code of construction practice to mitigate its impacts as part of a formal planning application. The policy notes there is major leisure and recreation potential that will complement Staunton Country Park and have health and well-being benefits. The policy includes construction of a new junction on the B2149 to provide the main access and parking for 125 cars plus cycle and pedestrian paths and renewable energy infrastructure. The Scheme's development requirements from this policy are:
- The development must be sustainable, fully-maintained and cost-effective and deliver environmental and community benefits*
 - The use of the reservoir for recreation should complement existing provision in the borough and become an attraction for local communities*
 - The use of the water should be limited to supervised, water-based activities such as canoeing and kayaking*
 - The reservoir should provide additional leisure opportunities which complement existing provision in the borough and help attract more day visitors to Staunton Country Park*
 - Recreational provision should be appropriate to the countryside location and should not include any motorised activities*
 - Green infrastructure links between the rest of Leigh Park and Dunsbury Hill Farm will be enhanced*
 - Construction traffic should be minimised in Leigh Park, Rowlands Castle and other residential areas*
 - Public vehicular traffic should be restricted within the site and confined to the vicinity of the main access*
 - Vehicular access is expected from the B2149 outside the borough*
 - Recreation provision should include a network of paths for walking, cycling and horse-riding and the potential for links with the Riders Lane and Hermitage Stream Corridors should be considered*
 - Access and the surfacing of paths should take account of the needs of all*
 - Natural and rural character should be conserved in particular by limiting impacts on biodiversity including the creation of additional habitats; compensating for the loss of, and*

effects on, sites of importance for nature conservation, the listed park and conservation area; enhancing adjacent sites of importance for nature conservation; ensuring that the pipeline avoids Great Copse, which should be protected during construction; integrating the reservoir and the new landscape with the historic landscape of the Sir George Staunton Conservation Area and existing woodland; minimising the loss of ancient woodland and trees

- m) The potential impacts on the Langstone and Chichester Harbours as well as the Hermitage Stream should be minimised in terms of ecology, water quality and flow effects
- n) Opportunities for biodiversity enhancements associated with the reservoir and the Hermitage Stream should be realised wherever possible
- o) The risk of flooding during storm events should be fully assessed in a flood risk assessment and mitigation put in place to minimise all risks
- p) The proposal should realise the potential for renewable energy dependent on nature conservation and other site constraints
- q) Regeneration opportunities arising from the new pipe works between the reservoir and the water works must enhance the habitats, recreation opportunities and cycle and pedestrian accessibility along the stream corridors.

A.13. Policy CS19 Effective Provision of Infrastructure protects the Havant Thicket site for the use as a reservoir, as such the principle of the development is acceptable, subject to its details. Policy CS19 Effective Provision of Infrastructure states that development will be permitted where:

- a) It ensures that it makes the most effective use of existing infrastructure, including opportunities for co-location of facilities.
- b) It ensures that if there is a proven need for additional infrastructure, a programme of delivery has been agreed with the relevant infrastructure provider that coordinates contributions from the development with other investment streams before development begins.
- c) A programme of delivery of improved or new infrastructure needs to be agreed; the nature, scale and phasing of any infrastructure will be commensurate with the form of the development and its potential impact upon the surrounding area.
- d) A programme of delivery of improved or new infrastructure is agreed so that the facilities being provided are accessible by a range of transport modes and meet the needs of the borough's community.
- e) It promotes the creative multifunctional use of existing and proposed facilities.
- f) It ensures that new infrastructure supports the local economy.
- g) It ensures that decisions on the provision of infrastructure are taken on the basis of whole-life costing.
- h) It safeguards the requirements of infrastructure providers, in particular relating to bus corridor enhancements, telecommunications equipment (particularly high speed broadband), electricity power lines, high pressure gas mains, educational facilities, particularly those due for improvement under Building Schools for the Future, health facilities at Oak Park*, flood protection measures, aquifer protection areas, a winter storage reservoir at Havant Thicket*, additional water treatment infrastructure at Kingscroft Farm* and Bedhampton Springs* in Bedhampton and waste water treatment works at Budds Farm*.
- i) It does not result in the loss of flood protection, education, health, social and other publicly-provided community buildings, structures or services, except where it is part of a service provider's plans to provide improved local services in equally accessible locations.
- j) * as shown on the Proposals Map

A.14. Policy CS20 Transport and Access Strategy states that development will be permitted that does not increase congestion and promotes better use of existing transport networks and maintains or improves the range of transport modes accessible to the users of the development site with specific emphasis on public transport, especially high quality/frequency buses and includes walking and cycling where appropriate. Improvements in highway, cycling and pedestrian links between the western built up area of the borough (Waterlooville) and the eastern area of the borough (centred on Havant) to create a strong east/west communication axis that passes through Dunsbury Hill Farm/Leigh Park is supported.

- A.15. Policy DM28 Conservation, Protection and Enhancement of Existing Natural Features states *"that development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:*
- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.*
 - 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.*
 - 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.*
 - 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough".*
- A.16. In relation to air quality, Policy DM10 Pollution states:
- "Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:*
- a) The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.*
 - b) National air quality standards or objectives would not be breached.*
 - c) The water environment would not be detrimentally affected.*
 - d) It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.*
 - e) External lighting is of the minimum level of illumination and duration required for security and operational purposes.*
 - f) External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations".*
- A.17. Policy DM12 requires new developments to mitigate their travel impact, including the environmental impacts of travel (such as noise, air and visual pollution) and impacts on amenity, health and climate change.
- A.18. Policy DM14 Car and Cycle Parking on Development (excluding residential) states that *"development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use".*

HBC Adopted Local Plan Allocations

- A.19. The Havant Borough Council Local Plan Allocations adopted July 2014. The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy).
- A.20. Together these plans provide the Borough with up-to-date policies to encourage investment in new jobs, provide enough land for new homes and protect its special environment. The Key policies pertinent to the Scheme are:
- AL6 Havant Thicket Reservoir Pipeline Route
 - AL7: Hermitage Stream
 - DM20 Historic Assets
- A.21. Policy AL6 Havant Thicket Reservoir Pipeline supports the inclusion of a new pipeline in association with the Scheme, plus states that *"Development proposals will not be permitted in the pipeline route buffer zone, where it could prevent the future delivery of the pipeline".*
- A.22. Policy AL7 refers specifically to Hermitage Stream which is in the boundary of the Scheme. It states that planning permission will be granted for development proposals that positively contribute to the improvement of the Hermitage Stream.
- A.23. Policy DM20 Historic Assets seeks to conserve and enhance the historic assets of Havant Borough and requires a Heritage Statement to be submitted.

HBC Draft Local Plan Pre-Submission Version 2036

- A.24. The Havant Borough Council Draft Local Plan 2036 was started on 2016 and its pre-submission was approved by Full Council on the 30th January 2019 and consulted on up to March 2019. The Council has analysed the consultation responses received and produced a summary of the main issues: Havant Borough Local Plan: Pre-Submission version with changes. As a result of the issues raised, there needs to be changes to the Pre-Submission Local Plan. These changes have arisen from responses received during the consultation, the ongoing issue of nutrient neutrality and additional evidence work on transport. Overall, the changes to the local plan may be significant enough to justify further consultation.
- A.25. These changes will be considered in due course and notification of further consultation will be announced. It is not clear when the examination into the new local plan will commence or timetable for its adoption.
- A.26. The key policies in the Local Plan 2036 Pre-Submission pertinent to the Scheme include:
- E1 High quality design
 - E2 Health and well being
 - E3 Landscape and settlement boundaries
 - E7 Hermitage Stream
 - E11 Sports and recreation
 - E12 Low carbon design
 - E13 Historic environment and heritage assets
 - E14 The local ecological network
 - E15 Protected species
 - E18: Trees, hedgerows and woodland
 - E19 Managing flood risk in new development
 - E20 Drainage infrastructure in new development
 - E22 Amenity and pollution
 - IN3 Transport and parking in new development
 - KP9 Havant Thicket Reservoir
- A.27. Draft Policy E1 promotes high quality design which is relevance to the buildings in the Scheme, in particular the Visitor Centre and ensure new development is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy, that responds to, and draws inspiration from its local context and where appropriate, forges a new sense of place through design. It seeks to ensure development integrates with existing local landscape and biodiversity features and characteristics of the area, by using high quality landscaping and is well connected to and fully integrated with the local area by linking existing pedestrian and cycle routes and encourage people to use public transport where possible.
- A.28. Draft Policy E2 promotes health and well being and of relevance to the Scheme, aims to
- Promote and facilitates active and healthy lifestyles through good urban design and co-location of community facilities to ensure easy access and encourage linked trips to local services, facilities and the Borough's environment;
 - Enhance existing and facilitate new opportunities for active travel (walking and cycling), informal play and social interaction by:
 - i. Creating and improving pedestrian and cycle route linkages within the Borough and to surrounding areas, particularly along stream corridors, along the coast, into woodland and into the countryside;
 - ii. Enhancing the public realm with high-quality surface treatments, landscaping, signage and street furniture (such as seating) that is accessible to all; and
 - iii. Improving the Borough's network of good quality, accessible and safe open spaces with multi-functional recreation value.
- A.29. Draft Policy E3 Landscape and settlement boundaries ensures the protection of the local landscape by allowing development that:

- a. Contributes positively to local identity and distinctiveness of landscapes and settlements;
 - b. Respects, complements and integrates successfully with the local landscape surrounding the site;
 - c. Incorporates any key landmarks and natural features on the site into the design of the scheme and protects them from destruction or deterioration;
 - d. Protects key views of important landmarks and landscapes; and
 - e. Integrates successfully with the local landscape surrounding the site.
- A.30. Draft Policy E7 relates specifically to Hermitage Stream and seeks to ensure development contributes to the improvement of the Hermitage Stream, preserving and enhancing its landscape setting and future restoration and improvement is not impeded.
- A.31. Draft Policy E11 Sports and recreation seeks development that promotes healthy lifestyles and encourages physical activity by protecting existing sports and recreation facilities from loss; or enhancing existing sports and recreation facilities through improving their quality, accessibility and/or management. Draft Policy E11 (c) requires that sport provision and associated facilities which take advantage of the area's natural environment and heritage.
- A.32. Draft Policy E12 relates to low carbon design and expects new development to address climate change through low carbon design. Development proposals which are intended to improve the energy efficiency of existing buildings or provide low or zero carbon energy will be supported in principle. Proposals for non-residential development are expected to achieve standards of the Building Research Establishment's Environmental Assessment Method (BREEAM):
- Gross floorspace 0-499 sqm – achieving at least pass under BREEAM is encouraged
 - Gross floorspace 500-999 sqm – Very good BREEM level is to be achieved.
 - Gross floorspace + 1000 sqm – excellent BREEM level is to be achieved.
- A.33. Draft Policy E15 provides guidance on protected species and development proposals which are likely to affect protected species, and/or their supporting habitats, must undertake appropriate surveys to establish their presence/likely absence. In using the findings of such surveys, proposals should, in the first instance, avoid an impact on a protected species. If this is not possible, planning permission will only be granted where:
- a. *A Mitigation Plan, or if this is not possible a Compensation Plan, is provided to the satisfaction of the Council; and*
 - b. *A Monitoring and Review Plan is put in place*
- A.34. Draft Policy E13 Historic environment and heritage assets, supports proposals that protect, conserve and enhance designated and non-designated heritage assets and their settings, or mitigate the harm if the harm cannot be avoided. With specific regard to Registered historic parks and gardens, development must not detract from the significance of the heritage asset, nor prejudice the potential for future restoration. Applications that affect, or have the potential to affect, designated and non-designated heritage assets and their setting, including sites with archaeological potential, are expected to be supported by a Heritage Statement.
- A.35. Draft Policy E14 provide advice on the protection and enhancement of the local ecological network and designated sites of ecological value across all levels. With regard to SINC's, planning permission will only be permitted on or adjacent to a local nature conservation designation where:
- a. *The value of the designation is retained and, where possible, enhanced in line with its original criteria for designation through avoidance and/or mitigation measures; or*
 - b. *The benefit of the development can be shown to clearly outweigh the substantive nature conservation value of the site, and where the impact cannot be avoided nor mitigated, compensation is provided.*
- A.36. In addition to the above, priority habitats in the Borough are afforded protection by specific nature conservation designations. Development proposals which could affect a designated site will need to consider the impact and respond appropriately. Paragraph 5.160 states that "in line with national policy, the Council expects substantial development proposals to achieve a net gain in biodiversity on the site and the surrounding area". Paragraph 5.168 continues to say "there will be a presumption against any development involving the net loss of biodiversity or the loss of any natural features, unless there are wider public benefits that outweigh the harm of this loss. The Council expects applicants to approach considering an impact on biodiversity in the following order: Avoid, Mitigate, Compensate".

- A.37. Draft policy E15 provides specific advice where Bechstein's bats are present and planning permission will only be granted where:
- Impacts on Bechstein's bat breeding habitat (i.e. net loss of/excessive disturbance to woodland or trees containing roosts) are avoided;
 - Proposals include appropriate buffers to woodlands, trees, hedgerows and other flight corridors, considering the location of roosts and foraging/commuting habitats; and
 - Review and monitoring plans are put in place.
- A.38. Where the above measures cannot be met planning permission will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the population of the relevant protected species.
- A.39. Draft Policy E18 Trees, hedgerows and woodland states development affecting trees, hedgerows and woodlands will only be permitted where it:
- a. *Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity;*
 - c. *Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process; and*
 - d. *Will not result in the loss or deterioration of ancient woodland and ancient or veteran trees.*
- A.40. The proposal needs to demonstrate benefits of development in that location clearly outweigh the impact of the proposal if there is a loss of trees or hedgerows. Additional trees are expected with new developments under this policy. Paragraph 5.251 states *'the loss of trees, hedgerows and woodland will only be permissible in exceptional circumstances and any proposed loss will be considered on a site by site basis. The applicant must provide a clear and robust reasoning for any proposed loss, setting out why any loss is unavoidable and justified'*.
- A.41. Draft Policy E19 Managing flood risk in new development states *'Planning permission will only be granted where:*
- a. *The proposal meets the sequential and exception tests as set out in the NPPF;*
 - b. *The development will be safe over its lifetime without increasing flood risk elsewhere;*
 - c. *Any proposed flood protection, resilience and resistance measures address the specific requirements of the site, and are appropriate to the character and biodiversity of the area;*
 - d. *Opportunities have been explored to reduce flood risk;*
 - e. *Where necessary, appropriate flood warning and evacuation plans are in place; and*
 - f. *Where necessary, a contribution has been made towards any identified flood alleviation scheme(s)'*
- A.42. Draft Policy E20 Drainage infrastructure in new development states *'Planning permission will only be granted where:*
- a. *Run-off rates have been reduced to below the pre-development rate, or, if this is not possible, there is no net increase in surface water run-off compared with the pre-development rate;*
 - b. *Drainage systems meet the drainage needs of the development in full over the lifetime of the development and do not increase flood risk elsewhere;*
 - c. *The drainage strategy incorporates SuDS, unless there is clear evidence that this would be inappropriate;*
 - d. *Adequate foul water infrastructure is provided which makes connection to the sewerage system at the nearest point of adequate capacity; and*
 - e. *Any existing sewerage infrastructure is taken into account in site layout, to safeguard future access for maintenance and upsizing purposes.*
- A.43. Draft policy EN22 relates to amenity and pollution and aims to control the adverse effects which could occur as a result of new development on existing occupiers, as well as through the inappropriate location of new development close to sources of pollution or other threats to amenity.
- A.44. Draft Policy IN3 Transport and parking in new development states that development proposals should ensure safe and suitable access to the site is provided for all people and modes of transport, pedestrian and cycle routes are provided which conveniently reach all parts of the site, and link with the wider network beyond the site, providing a high level of permeability. Any existing public rights of way should be safeguarded and where appropriate improved, and new routes provided where appropriate. In addition, adequate provision is required for varying sizes of vehicles, including

refuse and emergency vehicles and provision is made for the parking of cars, motor cycles and cycles in line with Council standards;

A.45. Draft Policy KP9 Havant Thicket Reservoir states:

Planning permission will be granted at Havant Thicket for a winter storage reservoir comprising recreational provision including a visitor centre where:

- a. *The development is sustainable, fully maintained, cost-effective and delivers environmental and community benefits;*
- b. *The reservoir provides additional leisure opportunities which complement existing provision in the borough and will become an attraction for local communities;*
- c. *Any recreational provision is appropriate to the countryside location and does not include any motorised activities acknowledging the site's primary use as a reservoir;*
- d. *Green infrastructure links between the rest of Leigh Park and Dunsbury Park are enhanced;*
- e. *Construction traffic is minimised through Leigh Park, Rowlands Castle and other residential areas;*
- f. *Public vehicular traffic is restricted within the site and confined to the vicinity of the main access;*
- g. *An appropriate means of access is established to the satisfaction of the Highway Authority;*
- h. *Recreation provision includes a network of paths for walking, cycling and horse-riding; and links with the Riders Lane and Hermitage Stream corridors are realised wherever possible. Footpaths, bridleways, and cycle paths should connect to existing public and permissive path network in the neighbouring area;*
- i. *Access and the surfacing of paths take account of the needs of all and provides seating;*
- j. *Natural, rural, and historic character is conserved in particular by:*
 - i. *Limiting impacts on biodiversity including the creation of additional habitats;*
 - ii. *Compensating for the loss of, and effects on, Sites of Importance for Nature Conservation (SINCs), the registered park and the conservation area;*
 - iii. *Ensuring that the pipeline avoids Great Copse, which should be protected during construction;*
 - iv. *Integrating the reservoir into the existing landscape of the area;*
 - v. *Minimising the loss of ancient woodland and trees;*
 - vi. *Appropriate mitigation measures, including buffers, are put in place for Bechstein's bat in line with Policy E15.*
- k. *The potential impacts on the Langstone and Chichester Harbours as well as the Hermitage Stream have been assessed under the appropriate regulations and any necessary avoidance and mitigation measures included in the scheme design;*
- l. *Opportunities for biodiversity enhancements associated with the reservoir and the Hermitage Stream are realised wherever possible;*
- m. *If possible, opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council;*
- n. *The potential impact of the development on the setting of the South Downs National Park has been assessed and any necessary avoidance and mitigation measures included in the scheme design;*
- o. *The risk of flooding has been fully assessed in a flood risk assessment and mitigation put in place to minimise all risks;*
- p. *The proposal realises the potential for renewable energy while taking into account nature conservation and other site constraints; and*
- q. *Opportunities arising from the new pipe works are taken to enhance the habitats, recreation provision and cycle and pedestrian accessibility along the stream corridors.*

Development proposals will not be permitted in the pipeline route buffer zone (as shown on the Policies Map), where they could prejudice the future delivery of the pipeline.

EHDC Joint Core Strategy

A.46. The East Hampshire District Council and the South Downs National Park Authority Joint Core Strategy (Part 1 Local Plan) was Adopted May 2014. This policy framework that plans for new development to deliver the vision that has been developed alongside the Sustainable Community Strategy. Relevant planning policies for the Scheme include:

- CP9 Tourism
- CP16 Protection and provision of social infrastructure
- CP17 Protection of Open Space, Sport and Recreation and Built Facilities
- CP18 Provision of open space, sport and recreation and built facilities
- CP19 Development in the Countryside
- CP20 Landscape
- CP21 Biodiversity
- CP23 Gaps between settlements
- CP25 Flood Risk
- CP26 Water Resources and Quality
- CP27 Pollution
- CP28 Green Infrastructure
- CP29 Design
- CP30 Historic Environment
- CP31 Transport

- A.47. Policy CP9 Tourism seeks to encourage new tourism facilities and visitor attractions in towns, villages and in the countryside particularly where these would also benefit local communities and support the local economy. Paragraph 5.55 states that tourism development in the countryside should be small scale and reflect the sensitivity of the location. Within the National Park it must conserve and enhance the natural beauty, wildlife and cultural heritage of the area and, should conflict emerge between recreational tourism and conservation, the Sandford Principle² will apply.
- A.48. Policy CP16 supports proposals for new and improved community facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the district. Such facilities will be required to be easily accessible to all sectors of the community and, in rural areas where public transport may be poor, support will be given to innovative schemes that seek to improve local delivery of services.
- A.49. Policy CP17 Protection of Open Space, Sport and Recreation and Built Facilities requires where there is a loss of sport, recreation or play facilities only where there is surplus provision, or a better or equal quality of facilities can be provided. Policy CP18 promotes improvements to enhance recreation, play, sports and built facilities within communities and throughout the district. It states that *"opportunities to improve physical fitness and well being will be enhanced by the provision of accessible green spaces in towns and villages and encouraging opportunities for walking and cycling wherever possible"*.
- A.50. Policy CP19 sets out the approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location and within the South Downs National Park the pursuit of National Park purposes will be paramount.
- A.51. Policy CP20 Landscape seeks to conserve and enhance the special characteristics of the district's natural environment, including the South Downs National Park, plus promote opportunities for understanding and enjoyment. In addition, new development will be required to protect and enhance local distinctiveness, sense of place and tranquillity, protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands and hedgerows, incorporate appropriate new planting to enhance the landscape setting and biodiversity and to maintain, manage and enhance the green infrastructure networks.
- A.52. Policy CP21 Biodiversity seeks to maintain, enhance and protect the District's biodiversity and its surrounding environment, including Sites of Importance for Natural Conservation (SINC). The policy seeks net gains in biodiversity and adverse impacts are avoided or mitigated for. Of relevance to the Scheme, Policy CP21 requires new development to:

² Sandford Principle - *"Where irreconcilable conflicts exist between conservation and public enjoyment, then conservation interest should take priority"*

- maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations including SINC.
- extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees and hedgerows, which are not included in designated sites.
- contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration.
- ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort (i.e. avoid, mitigation, compensate)
- protect and, where appropriate, strengthen populations of protected species

A.53. Policy CP23 'Gaps between Settlements' states the *"The generally open and undeveloped nature of the following gaps between settlements will be protected to help prevent coalescence and retain their separate identity.....Rowlands Castle/Havant..."*

A.54. Development will only be permitted within gaps if:

- a) it would not undermine the physical and/or visual separation of settlements;
- b) it would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and
- c) it cannot be located elsewhere.'

A.55. Paragraph 7.30 states that *"Small scale developments, such as agricultural buildings and stables that are in keeping with the rural nature of the gaps, are not ruled out, providing they are appropriately sited and designed to minimise impact on the openness of the gap and subject to other planning policies. Gaps have another positive aspect - the open land adjacent to urban areas can be used for recreation and other green infrastructure purposes"*.

A.56. Policy CP25 Flood Risk seeks that a specific flood risk assessment demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, and where possible, will reduce flood risk overall plus includes flood prevention measures.

A.57. Policy CP26 Water Resources and Quality states that development will be required to protect the quality and quantity of water and make efficient use of water. The site identified for the Havant Thicket reservoir is safeguarded from development and paragraph 7.50 recognises the reservoir will not only provide further water resources but will provide a real opportunity to create a natural and sustainable recreational attraction.

A.58. Policy CP27 Pollution states development must not result in pollution which prejudices the health and safety of communities and their environments.

A.59. Policy CP28 Green Infrastructure seeks on site new green infrastructure and the amount must be linked to the scale to the proposal. Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure.

A.60. Policy CP29 Design seeks to ensure all development respects the character, identity and local context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. Of relevance to the Scheme, its design is required to:

- seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics
- take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected
- reflect national policies in respect of design, landscape, townscape and historic heritage
- ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features

- ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability
- provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.

A.61. Policy CP30 Historic Environment seeks to conserve, enhance, maintain and manage the district's heritage assets and their setting including listed buildings, conservation areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens. *"Development proposals must conserve and, where possible, enhance the District's historic environment. All new development will be required to:*

- conserve and enhance the cultural heritage of the South Downs National Park if in the National Park and take account of this cultural heritage where the National Park's setting is affected;*
- reflect national policies in respect of design, landscape, townscape and historic heritage;*
- conserve, enhance, maintain and manage the district's heritage assets and their setting including listed buildings, conservation areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens;*
- ensure that the development makes a positive contribution to the overall appearance of the local area including the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;*
- take account of local conservation area appraisals and town and village design statements where they exist"*

A.62. Policy CP31 Transport seeks to encourage sustainable travel choices and reduce dependence on private cars. The policy encourages improved cycle and pedestrian links that integrate with wider routes and seeks to ensure traffic generated from a proposal will not be harmful.

EHDC Draft Local Plan

A.63. The Draft Local Plan 2017-2036 was consulted on the 5th February-19th March 2019, the feedback is currently unknown. Draft Core Objective C: Enabling infrastructure in the Local Planning Authority's area to improve and support growth, states the Council will:

2. Enable energy, communications, emergency services, water and waste organisations to improve their infrastructure and services so that they can meet people's current and future needs, keep pace with changes in technology, protect the environment, and contribute towards dealing with the causes and mitigating effects of climate change.

6. Enable and encourage timely delivery of services and infrastructure to support strong communities

A.64. The relevant draft policies are:

- S4 Health and Wellbeing
- DM1: Provision and Enhancement of open space, sport and recreation
- DM14: Provision and enhancement of tourism use
- S18: Landscape
- S19: Biodiversity, geodiversity and nature conservation
- DM24 Gaps between settlements
- DM25: The local ecological network
- DM26: Trees, hedgerows and woodland
- S25: Managing flood risk
- DM29 Water quality and water supply
- S23 Green Infrastructure
- S24 Planning for Climate Change
- S27 Design and local character

- S28 Heritage assets and the historic environment
- DM33: Conservation Areas
- DM35 Listed Buildings
- DM40: Historic landscapes, parks and gardens
- S31 Havant Thicket Reservoir

- A.65. Draft Policy S4 Health and Wellbeing requires development proposals to identify and demonstrate how the proposal will address this. *'Contributing to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and cycle'* is an aim of the policy, as is improving green infrastructure.
- A.66. Draft Policy DM1.2 relates to the provision of open space, sports and recreation provision and requires new provision should seek a holistic approach to the design of new open space considering the contribution to place making, the green network and protecting and enhancing nature conservation and the water environment. DM1.4 states that new provision should also aim to protect, enhance and manage integrated paths for active travel and/or recreation, including new and existing links to the wider countryside.
- A.67. Draft Policy DM14: Provision and enhancement of tourism use states the Council will 'support developments which contribute positively to the growth of local tourism in a sustainable manner and realise opportunities that arise from the landscape, heritage and built environment'. The policy encourages new tourism developments to provide opportunities for communities and residents, plus make good connections with green infrastructure networks, local services and sustainable travel.
- A.68. Draft Policy DM14.4 concludes that any adverse impact of new tourism facilities on the natural and historic environment should be avoided wherever possible and where an adverse impact is unavoidable, the proposal should clearly indicate how the adverse impacts will be effectively mitigated to the satisfaction of the Local Planning Authority and relevant statutory agencies. Where tourism proposals are in the vicinity of the South Downs National Park, the promotion of sustainable tourism to conserve and enhance the natural beauty, wildlife and cultural heritage of the area will be paramount.
- A.69. Draft Policy S18: Landscape seeks to conserve and enhance special characteristics, value and amenity of the area's landscapes, including Historic Parks and Gardens and South Downs National park, and ensure any adverse impacts are mitigated against. Proposals should have landscaping schemes to ensure they are integrated with the landscape and surroundings (Policy S18.3) and proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings (Policy S18.4).
- A.70. Draft Policy S19.1 Biodiversity, geodiversity and nature conservation states that development will only be permitted if it can be clearly demonstrated that:
- a. *it will not have an adverse effect on the integrity of an international, national or locally designated site. The level of protection afforded to these sites is commensurate with their status within this hierarchy;*
 - b. *it does not result in the loss of irreplaceable habitats and/or deterioration in geodiversity, for example important trees, woodlands, hedgerows, rivers and river corridors;*
 - c. *the development results in a net gain in biodiversity wherever possible;*
 - d. *development avoids the fragmentation and isolation of habitats and wildlife corridors within or close to the development site;*
 - e. *opportunities to conserve, protect and enhance biodiversity and contribute to wildlife and habitats connectivity are taken where possible, including the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations.*
- A.71. Draft Policy S19.2 states that "where development proposals do not comply with the above, they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain".
- A.72. Draft Policy DM25 is designed to ensure that ecological connectivity is a key consideration in achieving sustainable development. Draft Policy DM26.2 states that planning permission will be

refused for proposals that threaten the retention of trees, hedgerows, and woodland or adversely affects the importance to the site's character, an area's amenity or the movement of wildlife, unless:

- a. *the need for, and benefits of, the development in that location clearly (following due process) out-weigh the loss; and,*
- b. *adequate mitigation and compensation measures can be agreed with the Local Planning Authority.*

- A.73. Draft Policy S25: Managing flood risk requires proposals to address any flood risks and ensure the proposal is safe for its lifetime. Developments should not increase off site flood risk. Policy S25.2 requires that for development, as a minimum, there is no net increase in surface water run-off. Priority will be given to the use of sustainable drainage systems (SUDS) to manage surface water drainage.
- A.74. Draft Policy DM24 Gaps between settlements states that *"New development in the countryside (other than land allocations in the Local Plan) must avoid reducing further the open land that contributes to the form and character of existing settlements and maintains their separate identities"*.
- A.75. DM24.2 states that *"planning permission will be granted for development which maintains the open character and appearance of the countryside between settlements and the individual identity of towns and villages"*.
- A.76. Draft Policy DM29 Water quality and water supply states *'New development will be required to incorporate well designed mitigation measures to ensure the water environment does not deteriorate, both during construction and during the lifetime of the development to ensure the Water Framework objectives are not compromised and any development meets the requirements of the Habitats Directive'*.
- A.77. Draft Policy S23 Green Infrastructure seeks to protect and enhance the integrity, quality, connectivity and multi-functionality of the existing green infrastructure network and individual sites. The policy seeks to ensure any adverse impacts on the green infrastructure network are fully mitigated through the provision of green infrastructure on site where possible.
- A.78. Draft Policy S24: Planning for climate change requires development to be resilient to climate change adopting appropriate climate change adaption measures such as protecting existing green spaces and promoting the use of multi-functional green infrastructure, minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures such as Sustainable Drainage Systems (SUDS), maximising the use of sustainable modes of transport; incorporating resource efficient design in accordance and the preparation of as a Sustainability Statement.
- A.79. In relation to the Visitor Centre, Draft Policy DM28 Resource efficient design expects new development to contribute to addressing climate change through low carbon design.
- A.80. Draft Policy S26.1 seeks to ensure that the area's natural resources remain safe, protected, and prudently used. Of relevance to the Scheme, development proposals are expected to demonstrate that they:
 - do not result in a reduction in the quality or quantity of groundwater resources; this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the southern part of the district.
 - do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place.
 - where appropriate, identify how the proposals will contribute to the EU Water Framework Directive or its equivalent, and the relevant River Basin Management Plan(s), which require the restoration and enhancements of water bodies to prevent deterioration and promote recovery of waterbodies.
- A.81. Policy S27 Design and local character seeks to establish a strong sense of place, by reinforcing or enhancing local character, and ensure proposals function well and are integrated with their surroundings.
- A.82. Draft Policies S28, DM33, DM35, DM38 and DM40 relate to the historic environment. Draft Policy S28 states that development that would affect, or has the potential to affect, a heritage asset will be required to submit a Heritage Statement. Proposals likely to cause substantial harm to a heritage

asset will not be granted unless the development is necessary to achieve substantial public benefit, that cannot be achieved otherwise, and which would outweigh the harm or loss. Where a development is likely to cause less than substantial harm to the significance of a heritage asset or its setting, the following will apply:

- a. *for a designated heritage asset, this harm should be weighed against the public benefits of the development, including whether these benefits could be secured in some other way without harm to the asset and securing its optimum viable use*
- b. *for a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset*

A.83. Draft Policy DM38 relates archaeological heritage assets and of relevance to the Scheme, planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset (DM38.2). Where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications (DM38.3).

A.84. Policy DM40: Historic landscapes, parks and gardens seeks to preserve and enhance historic landscapes, ancient woodlands, parks and gardens.

A.85. Policy S31 Havant Thicket Reservoir discusses the requirements for the delivery of the Scheme. The policy states:

S31.1 Planning permission will be granted at Havant Thicket for a winter storage reservoir comprising recreational provision including visitor centre where:

- a. *the development is sustainable, fully maintained, cost-effective and delivers environmental and community benefits;*
- b. *the use of the reservoir complements existing recreational provision in the District and will become an attraction for local communities;*
- c. *the reservoir provides additional leisure opportunities which complement existing provision in the Area;*
- d. *any recreational provision is appropriate to the countryside location and does not include any motorised activities acknowledging the site's primary use as a reservoir;*
- e. *construction traffic is minimised through Horndean, Rowlands Castle and other residential areas;*
- f. *public vehicular traffic is restricted within the site and confined to the vicinity of the main access;*
- g. *an appropriate means of access is established to the satisfaction of the Highway Authority;*
- h. *an existing forestry track off the B2149 could be enhanced to provide access to the reservoir perimeter;*
- i. *recreation provision includes a network of paths for walking, cycling and horse riding. Footpaths and cycle paths should connect to existing public and permissive paths in the neighbouring area;*
- j. *access and the surfacing of the main paths take account of the needs of all;*
- k. *natural and rural character is conserved in particular by:*
 - i. *limiting impacts on biodiversity including the creation of additional habitats;*
 - ii. *compensating for the loss of, and effects on, sites of importance for nature conservation (SINCs), the listed park and conservation area;*
 - iii. *enhancing adjacent sites of importance for nature conservation;*
 - iv. *integrating the reservoir and the new landscape with the historic landscape of the Sir George Staunton Conservation Area and existing woodland; and*
 - v. *minimising the loss of ancient woodland and trees.*
- l. *opportunities for biodiversity enhancements associated with the reservoir are realised wherever possible;*
- m. *the risk of flooding during storm events has been fully assessed in a flood risk assessment and mitigation put in place to minimise all risks;*
- n. *the potential impact of the development on the setting of the South Downs National Park has been assessed and any necessary avoidance and mitigation measures included in the scheme design;*
- o. *the proposal realises the potential for renewable energy dependant on nature conservation and other site constraints.*

- A.86. This policy identifies the key leisure and recreation gains that could be made from the Scheme, as well as mitigation types required. The policy seeks to have one vehicle access to the site and improved connectivity with foot and cycle paths. The policy does not discuss the pipelines to service the site as it is outside the EHDC area.

Hampshire Minerals and Waste Plan October 2013

- A.87. The Hampshire Minerals and Waste Plan (HMWP) by Hampshire County Council, Portsmouth City Council, Southampton City Council, the New Forest National Park Authority and the South Downs National Park Authority (the 'Hampshire Authorities'), seeks to manage minerals and waste effectively to 2030. This includes using waste material that cannot be reused or recycled as a renewable energy resource in homes and businesses.
- A.88. A review of the Plan indicates the presence of a brick clay resource within the footprint of the site and designation as a Minerals Safeguarding Area (MSA). There is also a Mineral Consultation Area (MCA) to the north of the site for oil extraction (Site Code EH067) for oil extraction at Rowlands Castle. IGas Energy Ltd has an extant planning consent to January 2020.
- A.89. As minerals can only be worked where they are found, it is important to 'safeguard' viable mineral resources to secure a future long term supply of minerals. Minerals Planning Authorities (MPA) are required to identify and define Mineral Safeguarding Areas (MSAs) in order that resources are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked, and where appropriate regeneration can be facilitated (NPPF, para 148). Policy 15 of the Plan aims to safeguard Hampshire's mineral resources, including brick-clay resource, against sterilisation by non-minerals development, unless 'prior extraction' takes place.
- A.90. Policy 15 states that:
- a. *"Development without the prior extraction of mineral resources in the Mineral Safeguarding Area may be permitted if:*
 - it can be demonstrated that the sterilisation of mineral resources will not occur; or
 - it would be inappropriate to extract mineral resources at that location, with regards to the other policies in the Plan; or
 - the development would not pose a serious hindrance to mineral development in the vicinity; or
 - the merits of the development outweigh the safeguarding of the mineral".
- A.91. The HTR scheme would need to comply with Policy 15. It is likely Policy 15(b) would apply as a reservoir in this location is also safeguarded through Policy CS18 or (d) the merits of the HTR scheme may outweigh the safeguarding of the mineral. Discussions with Hampshire County Council will be undertaken.
- A.92. Policy 16: Safeguarding - minerals infrastructure is also of relevance as there is an existing oil extraction to the north east of the site. Policy 16 states that:
- a. the merits of the development clearly outweigh the need for safeguarding; or
 - b. the infrastructure is no longer needed; or
 - c. the capacity of the infrastructure can be relocated or provided elsewhere. In such instances, alternative capacity should:
 - i. *meet the provisions of the Plan, that this alternative capacity is deliverable; and*
 - ii. *be appropriately and sustainably located; and*
 - iii. *conform to the relevant environmental and community protection policies in this Plan;*

or

 - iv. *the proposed development is part of a wider programme of reinvestment in the delivery of enhanced capacity for minerals supply.*
- A.93. Whilst the Scheme is not directly affected by Policy 16, Hampshire County Council may comment on this project with regard to Policy 16 when consulted on the planning application.

Hampshire County Council Minerals and Waste Safeguarding SPD

- A.94. The minerals and waste safeguarding Supplementary Planning Document (SPD) provides guidance on what minerals and waste safeguarding is and how to implement the policy. It aims to improve

how Hampshire Authorities work with other local authorities, developers and other interested parties on this issue. Section 3 provides guidance on safeguarding and the preparation of planning applications for non-mineral-or-waste uses and provides guidance to developers of non-mineral uses. Where non-minerals development is proposed, the suitability and viability of extraction of known mineral resources in that location needs to be considered in any planning applications.

- A.95. Any proposals for non-minerals development falling within an MWCA and likely to impact mineral resources must be accompanied by a proportionate assessment of the nature and extent of the mineral resource that may be present and the potential for its extraction.
- A.96. With regard to Policy I5 of the HWMP (Safeguarding - mineral resources) which sets out criteria where development without the prior extraction of the mineral resources in the MWCA may be permitted. In situations where a LPA is minded to approve a non-minerals development in the Hampshire MWCA that would lead to the sterilisation of a resource, the Hampshire Authorities will encourage and support the prior extraction of the resource, either before or as part of the development, wherever this is practicable.
- A.97. There are buffer zones in place for MSA and MCAs, which are applied in order to account for the indicative nature of the mineral resource mapping and for impacts that may arise from developments that are near (but not immediately adjacent to) minerals or waste infrastructure. The buffer zones are as follows:
- 250 metres around safeguarded mineral resources;
 - 250 metres around minerals and waste infrastructure in rural areas; and
 - 100 metres around minerals and waste infrastructure in urban areas (and including areas directly opposite sites where the sites are adjacent to a water body.)
- A.98. The SPD recommends that developers enter into pre-application discussions with the MPA in order to discuss the timing of any workings, incorporate sustainable mineral use in the design of a development and/or adapt the design of the development in order to mitigate effects on safeguarded sites. Consideration of safeguarding issues at the pre-application stage helps speed up the planning application process and reduces the likelihood of the MWPA recommending to the LPA that the planning application is refused.
- A.99. Consultation with MPA is required where the proposal:
- *"overlies mineral resource (as indicated by the MWCA) and has a total proposal area of over 3 hectares (ha); OR*
 - *is within or adjacent to an existing mineral or waste site (as indicated by the MWCA); OR*
 - *is within or adjacent to a safeguarded or allocated mineral or waste site (as indicated by the MWCA)".*

Hampshire Local Transport Plan 2011-2031

- A.100. The Hampshire Local Transport Plan 2011-2031 (LTP) outlines how HCC will enable 'safe, efficient and reliable ways to get around a prospering and sustainable Hampshire' over the next 20 years'. Of particular note, Chapter seven of the LTP provides a joint strategy for 'South Hampshire', incorporating Hampshire County Council (HCC), Portsmouth City Council (PCC) and Southampton City Council (SCC).
- A.101. It outlines that the vision South Hampshire is to create: 'a resilient, cost effective, fully-integrated sub-regional transport network, enabling economic growth whilst protecting and enhancing health, quality of life and the environment'. Within the strategy seven outcomes have been developed, which are:
- Reduced dependence on the private car through an increased number of people choosing public transport and the 'active travel' modes of walking and cycling;
 - Improved awareness of the different travel options available to people for their journeys, enabling informed choices about whether people travel and how;
 - Improved journey time reliability for all modes;
 - Improved road safety within the sub-region;
 - Improved accessibility within and beyond the sub-region;
 - Improved air quality and environment, and reduced greenhouse gas emissions; and

- Promoting a higher quality of life.

South Downs National Park (SDNP) Local Plan

- A.102. The South Downs Local Plan was formally adopted by the South Downs National Park Authority on 2 July 2019. The Local Plan is part of the statutory development plan for the whole National Park, along with the minerals and waste plans and 'made' (adopted) Neighbourhood Development Plans (NDP). It sets out how we will manage development over the period 2014 to 2033.
- A.103. Paragraph 4.11 of the South Downs Local Plan refers to development outside, which may have a potential impact on the setting of, the National Park and states that the *"National Park Authority will work positively and in partnership with other local authorities to ensure that development outside of the National Park does not have a detrimental impact on its setting or otherwise prejudice the achievement of the National Park purposes. Section 62 of the Environment Act 1995 requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes"*.
- A.104. Relevant policies in the SDNP are:
- Strategic Policy SD4: Landscape Character
 - Strategic Policy SD5: Design
 - Strategic Policy SD6: Safeguarding Views



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