Future Water
Mackley & Jones Bros. JV

Portsmouth Water

Havant Thicket Reservoir

Statement of Community Involvement

Phase 5 – Control House

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1. Introduction

This Statement of Community Involvement supports an application for the approval of Reserved Matters relating to Phase 5 – Control House, in connection with the Section 73 Planning Permission reference APP/24/00312 for Havant Thicket Reservoir (henceforth referred to as 'HTR').

Phase 5 relates specifically to the Control House, which is an operational structure set within the main (southern) embankment of the reservoir, with the location being dictated by the culvert through the embankment which enables water to be extracted from the reservoir. It is required to provide access to the culvert and house equipment necessary for the daily operation of the reservoir, as well has the emergency discharge from the reservoir.

As part of discharging the Phase 5 Reserved Matters, pre-application engagement has taken place with a variety of key local stakeholders and Statutory Consultees. This has included the following stages:

- Distribution of a pre-workshop design concept pack
- A local stakeholder workshop session
- Distribution of a post-workshop design update pack
- A Statutory Consultee briefing session
- Updates shared during regular stakeholder project meetings
- Distribution of a post-workshop design update pack

This Statement of Community Involvement summarises how local stakeholders and Statutory Consultees were engaged during these stages of the pre-application process and how their feedback has informed the current proposal.

2. Local Stakeholder Engagement

For the Control House Reserved Matters, local stakeholder engagement commenced in April 2025, with workshop invitations sent to the HTR Stakeholder Advisory Group, which includes community representatives, environmental groups and local Councillors, on 10 April 2025. This invitation was followed by a pre-workshop design concept pack (submitted as Appendix A) on 25 April 2025, which stakeholders were invited to review before the workshop session.

Three stakeholders provided feedback on the content presented within the design concept pack. This feedback was used to shape the presentation given at the workshop session to answer questions raised.

The workshop session was hosted on 6 May 2025 with 12 stakeholders attending (8 in person and 4 online via Microsoft Teams). At the workshop session stakeholders were presented an opportunity to ask questions about the emerging Control House design and provide input on their preferences for the architectural features and finishes proposed. These included the following:

- Cladding to the front of the building
- Cladding to retaining walls
- Courtyard surface
- Building access doors
- Security fencing

The presentation used as part of this workshop is attached as Appendix B, with the accompanying handout included as Appendix C.

Following the presentation portion of the session, stakeholders were invited to provide post-it note feedback on the overall design presented and the architectural features discussed, as well as any other suggestions and questions. The responses provided by stakeholders during this activity are shown in Appendix D.

After the workshop session, the presentation used was supplied to all members of the Stakeholder Advisory Group and five gave additional written feedback on the content presented at the workshop which was subsequently reviewed alongside the feedback from the main workshop session.

2.1 Stakeholder feedback summary

Feedback provided during the workshop session both verbally and on post-it notes during the review of the large format drawings, as well as that received post-workshop, has been summarised below. This represents feedback raised the most frequently, and/or with the most agreement, amongst the stakeholder group.

Stakeholder views on overall design:

- Control House location within the main embankment represents a positive design evolution
- Design for the Control House is plain and functional
- Sloped retaining walls which follow the embankment slope minimise visual impact of the courtyard area
- Courtyard area being sized to allow vehicles to safely manoeuvre inside it is welcomed
- Lighting in the courtyard needs to be minimised wherever possible (motion sensor is preferable)
    - Red lighting should be considered to prevent disturbance of nocturnal animals
- Stakeholders queried where site maintenance equipment would be stored and if a workshop/storage for ranger staff and volunteers was included with the Control House building or courtyard

Stakeholder views on cladding to building/retaining walls:

- Request for red brick cladding combined with flint and/or limestone to replicate local buildings, including specific discussion around the following local buildings:
    - Oaks Crematorium
    - Staunton Country Park Terrace
    - Sawmills and Storey Gardens cottages at Staunton Country Park
- Stakeholders liked that imprinted concrete could create a carbon saving for the project
- Request to explore imprinted concrete dyed green to blend with the embankment slopes
- Request to explore if there is opportunity for wall climbing plants to be grown against imprinted concrete retaining walls (with a suitable imprint pattern chosen to support this)
- Bat / swift bricks could be incorporated within the walls to provide safe nesting/roosting opportunities as the courtyard won't be publicly accessible
- Stakeholders highlighted that continuity with the Avenue staircase design would be desirable to help deliver a sense of place

Stakeholder views on courtyard surface:

- Stakeholders had differing views on whether the courtyard surface should blend with the Control House cladding or the footpaths at the reservoir site generally

Stakeholder views on building access doors:

- Doors should match the cladding so they can blend in wherever possible

Stakeholder views on security fencing:

- Black fencing may appear less visible than green – this should be explored further
- Further information should be provided about any additions required on the top of the fencing
- Fencing may be required on Control House green roof to prevent terrorism threat
- Stakeholders queried what would stop things being put through the roof vent/grille and whether the fencing needed to be around this area

Stakeholder views on landscaping:

- Landscaping on the embankment alongside fencing would be desirable to help screen the visual impact
- Screening provided by Roundwood has been reduced as the Control House was moved further north so alternative screening provision is needed (request for a hedge south of the bridleway outside Control House application boundary)

2.2 How did we listen and what did we do

The below table gives guidance as to how the feedback collated in Section 2.1 was reviewed and considered (column 2), and the outcome of this, including any changes made to the design presented as part of this application (column 3).

In some instances, a change to the design has not been possible and in these instances the reasons for this is provided in column 4.

Feedback	How did we listen	What was the outcome	Why is this not possible (if applicable)
Overall design			
Control House location within the main embankment represents a positive design evolution Design for the Control House is plain and functional Sloped retaining walls which follow the embankment slope minimise visual impact of the courtyard area Courtyard area being sized to allow vehicles to safely manoeuvre inside it is welcomed	Following positive feedback from stakeholders, no design changes have been made to the structural design of the Control House building, or its location within the main embankment. The courtyard, and principle of retaining walls following the profile of the embankment, also remain unchanged, however, the retaining walls have evolved from clad concrete retaining walls to reinforced earth retaining walls. This follows stakeholders' clear preference to implement a vegetated finish wherever possible in order to add biodiversity value and help to minimise visibility of the Control House and courtyard. 		

Lighting in the courtyard needs to be minimised wherever possible (motion sensor is preferable) Red lighting should be considered to prevent disturbance of nocturnal animals	All stakeholder feedback, along with guidance from Ecologists working on the project, was passed on to the lighting design team for their review.	Courtyard lighting has been designed to be low lux with minimal light spill. It is operated by a power on/off switch and a PIR motion sensor with 5 minute "on time". Further detail is covered in the 'Control House Lighting Strategy' submitted to discharge Condition 20 (ref. HTR-FUW-P5-CB-RP-W-1712).	Use of red lighting was considered, but ultimately discounted in favour of a system utilising motion sensors and downward faced lighting units to meet health and safety at work requirements whilst mitigating impacts on ecological receptors as much as possible.
Stakeholders queried if the Control House is located within the Sir George Staunton Conservation Area	Following confirmation in the stakeholder workshop that the Control House is within the Conservation Area, a drawing has been produced to illustrate this.	A drawing showing the Conservation Area boundary was included in the stakeholder post-workshop design update pack (see Appendix E) and drawing HTR-GHS-CB-RE-DR-T-0021-P02 is submitted with the application.	
Stakeholders queried where site maintenance equipment would be stored and if a workshop/storage for ranger staff and volunteers was included with the Control House building or courtyard	A review of reference documents has been undertaken in relation to stakeholder comments regarding maintenance equipment storage and access for volunteers/ranger staff to the building. A detailed review of security requirements has been completed alongside the design of the Control House, this includes review of SEMD (Security and Emergency Measures Direction) requirements.	It is considered more appropriate to locate a site maintenance store/workshop at the Visitor Centre than within the secure Control House area, therefore this is not included within the Reserved Matters application.	Siting the store/workshop within the Visitor Centre area enables it to be used by volunteers who would not be permitted access into the Control House. The proposed area is also closely located to suitable parking and welfare facilities for maintenance staff or volunteers.

Stakeholders questioned if any additional infrastructure would be required on the roof of the building or within the courtyard	Stakeholder feedback expressing strong preference for no equipment being sited on the roof of the building or within the courtyard was passed on to the Mechanical and Electrical Engineers responsible for the Control House equipment and infrastructure.	The design remains the same as shown at the stakeholder workshop, with no equipment/ infrastructure sited on the roof of the building or the surface level of the courtyard.	
Cladding to building/retaining walls			
Request for red brick cladding combined with flint and/or limestone to replicate local buildings, including specific discussion around the following local buildings: • Oaks Crematorium • Staunton Country Park Terrace / Sawmill at SCP	Local photographs provided by stakeholders following the workshop session were reviewed and shared with designers. Following this, a design was produced and shared with the HBC Conservation Officer to confirm this was a suitable approach.	The façade of the Control House includes architectural detailing to match other local examples of red brick and flint in the surrounding area.	
Bat / swift bricks could be incorporated within the walls to provide safe nesting/roosting opportunities as the courtyard won't be publicly accessible	Following additional information about bat bricks provided by stakeholders, their inclusion was reviewed by designers and Environmental teams and discussed with the HBC Ecologist.	The opportunity has been taken to include bat bricks with the façade of the Control House building to increase biodiversity value.	Due to the change to reinforced earth retaining walls, the number of vertical surfaces which boxes could be integrated into has been reduced. We have chosen to prioritise bat boxes over swift boxes due to the proximity of the Control House to known existing bat roosting sites.

Stakeholders suggested that an overhang to the roof slab of the Control House building would be beneficial for the protection of bat / swift bricks	Feedback from stakeholders was passed on to the design team for their review, alongside the above comment about inclusion of bat / swift bricks.	Inclusion of an overhang to the Control House roof slab was found not to be feasible.	An overhang of the Control House roof slab would limit the height of any vehicle or appliance pulling up to the roller shutter door/louvres to under 6m. This presents an issue for ongoing maintenance activities and access to the Control House and culvert.
Stakeholders liked that imprinted concrete could create a carbon saving for the project Request to explore imprinted concrete dyed green to blend with the embankment slopes Request to explore opportunities for wall climbing plants to be grown against imprinted concrete retaining walls	Noting stakeholder desire for wall climbing plants or planting on the retaining walls, opportunities for this to be achieved with the imprinted concrete finish were evaluated. Alongside this, a wider review of any additional options which would allow planting on the retaining walls was undertaken, with the reinforced earth retaining wall option found to best achieve the required outcome.	Reinforced earth retaining walls have been selected, as they provide: - A naturally vegetated finish to the courtyard (as requested by stakeholders); - Non-intrusive retaining walls which blend into the main embankment; - Additional biodiversity value within the embankment footprint.	

Stakeholders highlighted that continuity with the Avenue staircase design would be desirable to help deliver a sense of place	Feedback regarding continuity has been passed on to the relevant designers for the Control House and the Avenue staircase.	The design for the Avenue staircase is detailed in the development specification as including "flint cladding on the internal walls" and "compacted gravel on the landings". The proposed design for the Control House, which includes flint cladding and compacted gravel is cohesive with these specifications.	
Courtyard surface			
Stakeholders had differing views on whether the courtyard surface should blend with the Control House cladding or the footpaths at the reservoir site generally.	Feedback was passed to designers for visualisation of options which match the Control House façade (light grey colour) and the reservoir footpaths (light brown sand colour).	The compacted gravel surface within the courtyard will match the approved surfacing used on footpaths around the rest of the reservoir site.	
Building access doors			
Doors should match the cladding so they can blend in wherever possible	Feedback was passed to designers for visualisation.	A brown grey shade (RAL 7013) has been chosen for the steel roller shutter doors to match the knapped flint elements of the façade. 	

Security fencing			
Black fencing may appear less visible than green – this should be explored further	Feedback was passed to designers for visualisation of both black and green fencing options. In the reservoir setting, black fencing was found to contrast more with the grass embankment and surrounding woodland than a shade of green.	A green shade (RAL 6032) has been chosen for the security fencing around the Control House perimeter and across the top of the building façade. 	
Further information should be provided about any additions required on the top of the fencing	A detailed review of security requirements has been completed alongside the design of the Control House, this includes review of SEMD (Security and Emergency Measures Direction) requirements.	No toppers are required on the 3m high perimeter security fencing or 2.1m safety fencing across the building frontage.	
Fencing may be required on Control House green roof to prevent terrorism threat Stakeholders queried what would stop things being put through the roof vent/grille and whether the fencing should be around this area	A detailed review of security requirements has been completed alongside the design of the Control House, this includes review of SEMD (Security and Emergency Measures Direction) requirements. The practicalities of fencing and access have also been reviewed alongside Portsmouth Water's Operations Team.	Fencing has been amended to extend around the perimeter of the Control House building roof and the entire courtyard area. A 2.1m fence has been placed across the top of the façade for the safety of any persons maintaining the green roof.	

Landscaping			
Landscaping on the embankment alongside fencing would be desirable to help screen the visual impact	Further conversations have been undertaken with geotechnical experts and security specialists regarding planting on the main embankment and climbing up the fencing.	Landscaping alongside the fencing is not possible in this location.	Planting of climbing plants or shrubs close to the fence line, presents a security risk to the Control House as it compromises the ability to undertake required fence checks.
Screening provided by Roundwood has been reduced as the Control House was moved further north so alternative screening provision is needed (request for a hedge south of the bridleway)	Evaluation of reservoir modelling for the embankment, Control House and surrounding area has been reviewed to assess the screening provided by the retained trees at Roundwood.	Screening for the Control House from key vantagepoints within Staunton Country Park remains unaltered despite location changes approved via the Section 73 permission. The setting of the Control House within the embankment, and the naturally vegetated retaining walls, also significantly mitigates the visual impact of the building compared to the outline design proposals.	The area referenced to the south of the bridleway is outside the application boundary and therefore comments have been noted for consideration as part of the Phase 8 Soft/Hard Landscaping RMA.

2.3 Ongoing engagement

Following conclusion of the stakeholder workshop session and post-workshop feedback period, stakeholders have been kept informed of proposals and design changes via the following means:

- Updates on the progress of the design and processing of stakeholder feedback were shared during HTR Stakeholder Advisory Group meetings in July and September 2025.
- A response to workshop feedback, including the table in Section 2.2 and a post-workshop design update pack, was emailed to stakeholders on 27 November 2025. A copy of this design update pack is included as Appendix E.

3. Statutory Consultee Engagement

As part of the pre-application engagement process, a meeting was held with Havant Borough Council's planning, landscape, ecology, and historic environment advisors to outline the proposals for the Control House and ask any questions.

The Council's advisors were positive about the general design principles for setting the Control House back into the main embankment to minimise its visibility and the reinforced earth retaining walls covered in vegetation to minimise visibility of the Control House and provide biodiversity value.

Similarly it was agreed that the proposed architectural detail of red brick and flint is a positive design feature for the façade of the Control House and is in keeping with other local architectural examples. It would also be positive to include bat bricks within the Control House façade.

A copy of the email correspondence with the Havant Borough Council's planning advisor is attached to this Statement as Appendix F.

3.1 Statutory Consultee feedback & actions

During pre-application discussions, a series of points were raised to ensure they were addressed in the final application. These were as follows:

Feedback provided	**Response to feedback**
Include a management and maintenance plan for the reinforced earth retaining walls.	A Control House Retaining Wall Management Plan (doc ref. HTR-FUW-P5-CB-RP-W-1713) is included with the application.
Include detail of architectural pattern for the Control House building façade.	Drawing HTR-GHD-CB-RE-DR-T-0005 P06 submitted with the application details the front and side elevations of the Control House building.

Provide samples of architectural and surfacing materials.	A sample panel of the brick and flint façade has been produced and surfacing materials obtained. Due to the size and weight of the samples, these will be made available for Council Officers to view at the reservoir construction site.
Include details of any lighting and its operation.	Proposed lighting units are shown on submitted drawings and operation of is detailed within the Control House Lighting Strategy (doc ref. HTR-FUW-P5-CB-RP-W-1712) submitted to discharge Planning Condition 20.
Consider what, if any, landscape planting can be planted to grow up the fence and around the outside of the fence.	Following stakeholder feedback and discussion with Statutory Consultees further conversations have been undertaken with geotechnical experts and security specialists regarding planting on the main embankment and climbing up the fencing. The outcome of these is that landscaping outside the fence line is not possible in this location as planting of climbing plants or shrubs compromises the ability to undertake required fence checks and therefore presents a security risk to the Control House.
Consider the design detail for the vehicle access to the courtyard and how it links to the toe path / maintenance access track 	Vehicle access into the courtyard formally forms part of the Phase 8 Soft/Hard Landscaping application, however the connection into the courtyard has been reviewed as part of this application. It is necessary for the access area between the courtyard gates and toe path to be the width of the courtyard frontage in order to accommodate HGV movements into the courtyard and crane footing outside the courtyard if required. This area will be reinforced below the surface with the same concrete grid system as proposed in the courtyard (to ensure it can withstand vehicles turning) and be surfaced with the same gravel as used within the courtyard and on footpaths around the site. This will ensure it suitably blends into both environments.

Members (Ward and Committee) to be provided with a set of A3 plans (scaled) which they can view the scheme in detail without the need to download them from the web	Copies of A3 scaled drawings will be provided to the Council following submission so that they can be disseminated to the respective Ward and Committee Members.
The RMA submission should be accompanied by a planning statement, statement of conformity, setting out the scheme in detail and compliance with the outline parameters/EIA.	The Planning Statement (doc ref. HTR-FUW-P5-CB-RP-W-1710) and Statement of Conformity with the Environmental Statement (doc ref. HTR-RHD-P5-CB-RP-T-0001) submitted with the RMA address this requirement.

4. Conclusion

The pre-application engagement undertaken for the Phase 5 Control House Reserved Matters application has demonstrated a clear and proactive commitment to involving both local stakeholders and Statutory Consultees in the design development process. Through workshop/briefing sessions, design updates, and ongoing dialogue, the project team has actively listened to community concerns and aspirations, and has responded with meaningful design adaptations that reflect local character, ecological sensitivity, and operational requirements.

Key outcomes of this engagement include the integration of naturally vegetated reinforced earth retaining walls to enhance biodiversity and visual integration, the adoption of architectural detailing that reflects local heritage, and the inclusion of bat bricks to support ecological value. Stakeholder feedback also directly influenced decisions around lighting, fencing, access, and materials, ensuring that the Control House design is both functional and contextually appropriate.

Statutory consultees have similarly provided valuable input, which has been addressed through the submission of supporting documents. The collaborative approach taken throughout this process has helped to shape a proposal that is sensitive to its setting within the Sir George Staunton Conservation Area and responsive to the needs of both the community and operational stakeholders.

This Statement of Community Involvement evidences that the design of the Control House has been informed by a robust and inclusive engagement process, and that the feedback received has been carefully considered and incorporated wherever feasible. The application now submitted reflects a balanced and thoughtful response to the views of those consulted, and supports the delivery of a high-quality, sustainable infrastructure component within the Havant Thicket Reservoir scheme.

Appendices

Appendix A – Stakeholder Pre-Workshop Design Concept Pack

Appendix B – Stakeholder Workshop Presentation

Appendix C – Stakeholder Workshop Handout

Appendix D – Stakeholder Workshop Activity Outcomes

Appendix E – Stakeholder Post-Workshop Design Update Pack

Appendix F – Pre-Application Email from HBC

Appendix A : Stakeholder Pre-Workshop Design Concept Pack

Havant Thicket Reservoir

Control House

Reserved Matters Application

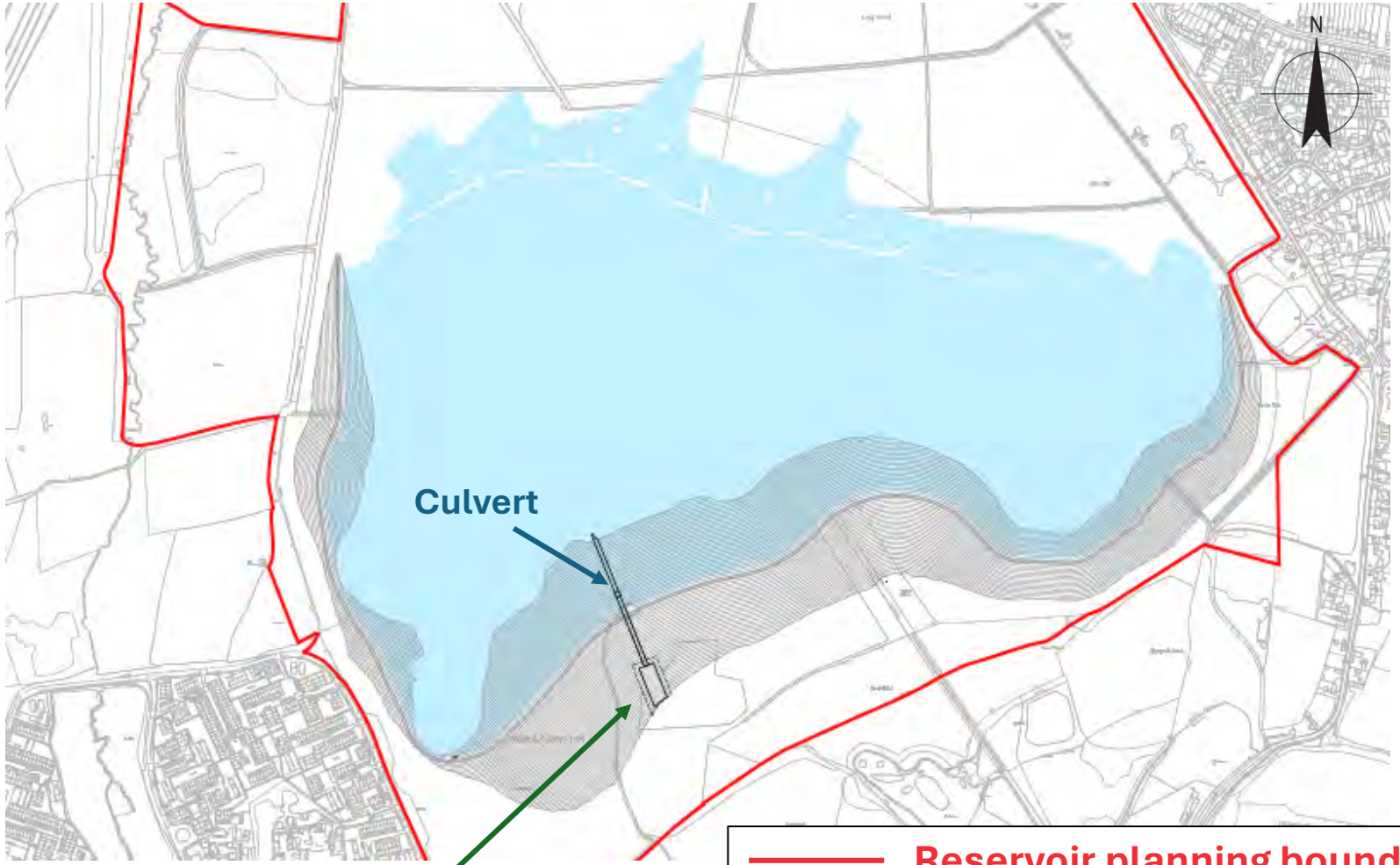
Briefing pack for Stakeholder Consultation Workshop to be held on **Tuesday 6 May.**

Please return comments or questions by the end of the day on **Thursday 1st May** via email to: havantthicket@portsmouthwater.co.uk

Control House Overview

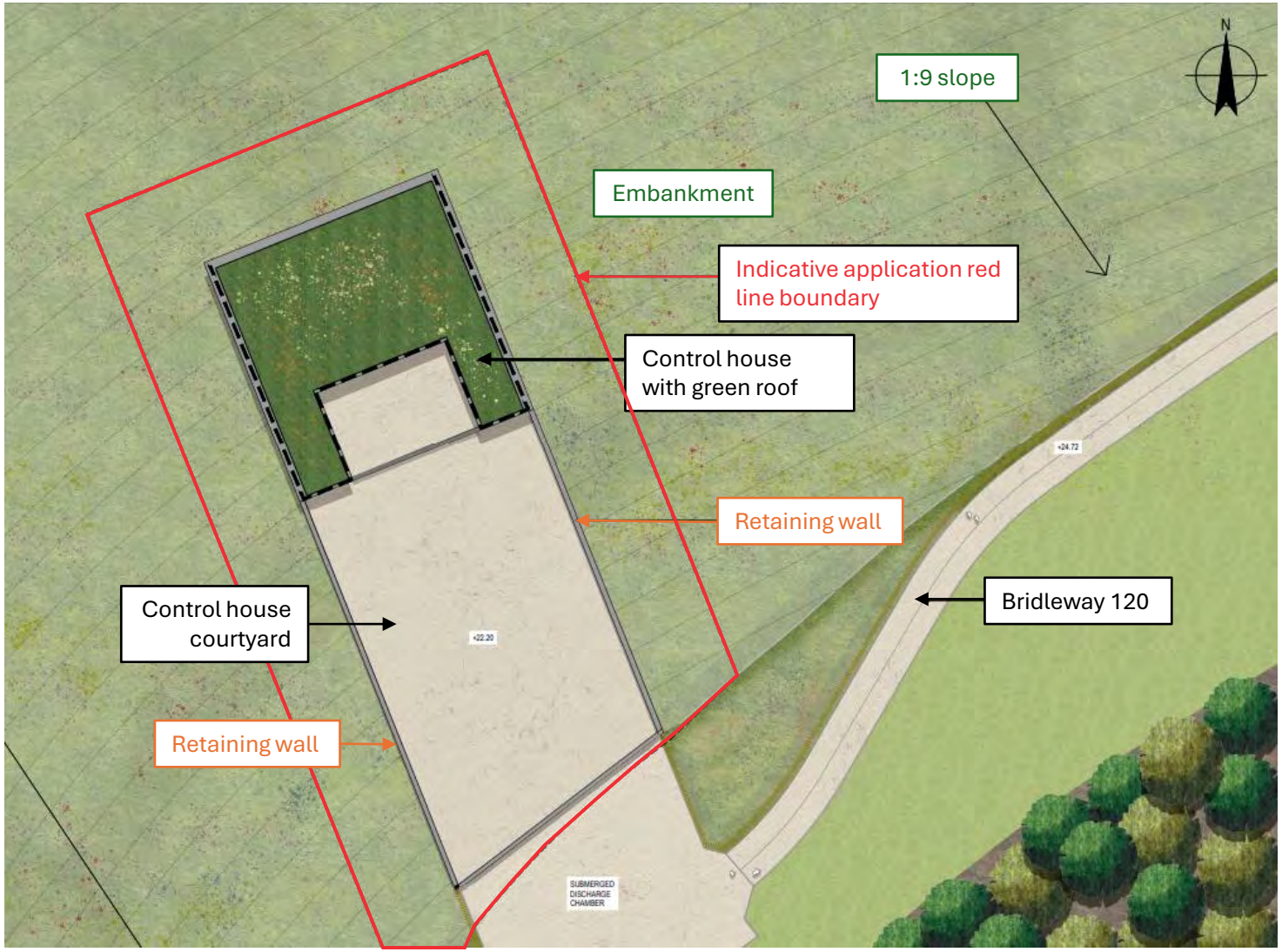
- The control house is required to store operational equipment for the monitoring, control and daily running of the reservoir, including sampling and mixing instrumentation.

- It is located within the **southern section of the main embankment** as shown on the drawing to the right.



Control House Existing Consent

- As part of our approved Section 73 application, the location of the control house building zone was moved north to match the relocated embankment.
- This also ensured that the principle of the majority of the building being set back into the embankment slope could be maintained.
- The footprint required to contain the control house infrastructure was increased as a result of detailed design.



Reserved Matters Application

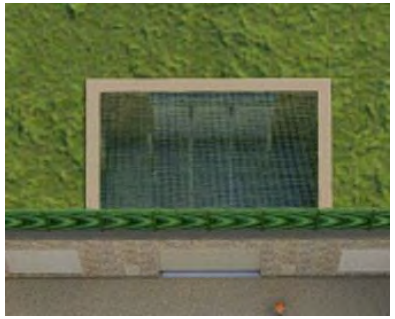
- Based upon the outline drawings and planning conditions, the Reserved Matters Application is proposed to include:
  - A building with a 33m maximum width and 6m height above external ground level (excluding security fence)
    - Total area (excluding courtyard) of 567m^2
  - Reinforced concrete outer structure with cladding
  - Composite roof slab with green roof
  - Steel frame/blockwork internal walls

Alongside these parameters, detailed design standards and principles from the Development Specification include:

- A limited palette of natural materials sympathetic to its surroundings is proposed, with large areas of living roof and a stone clad front façade.
- Perimeter security fencing will be required around all accessible retained sides, the front face of the building will be a solid wall with access gates and doors.

Proposed Design - Overview

- Control house building set back into embankment with a 25m wide stone clad façade and living green roof
- 1033m^2 courtyard with access covers
- 2.4m perimeter security fencing around accessible retained sides



This aperture provides increased ventilation to the control house structure. The area is shown indicatively as being covered by fixed open cell mesh means it is possible this will have to be enclosed by fencing.

View from North West

View from East

View from South

View from North

Internal Design

- The internal design for the control house is determined by operational requirements.
  - This includes accommodating equipment for the monitoring, control and daily running of the reservoir.
  - It will provide the primary means of access to the culvert and valve tower structures.

- As a result, internal design/features will be shown and explained at the workshop session, but this will be for information only.

Proposed Design – Details

- The following finishes and details will be discussed during the stakeholder workshop, with options presented wherever possible:
    - Cladding/finish to the front of building
    - Cladding/finish to retaining walls
    - Surface/finish of courtyard area
    - Colour of access doors to building
    - Colour of required security fencing

Example: Stone cladding to front of building/retaining walls

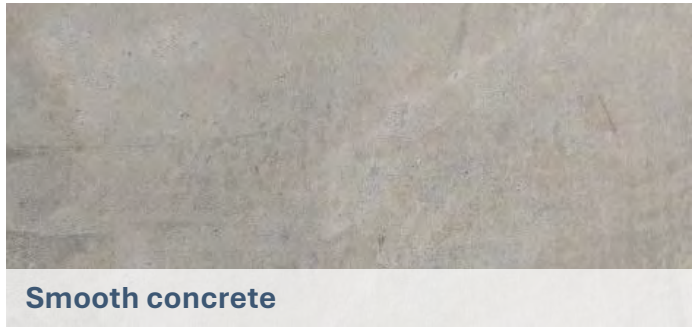
Example: Flint cladding to front of building/retaining walls

Proposed Design – Details

- Examples of options* for stone cladding on the front of the building and the retaining walls (which could be different finishes) are below:

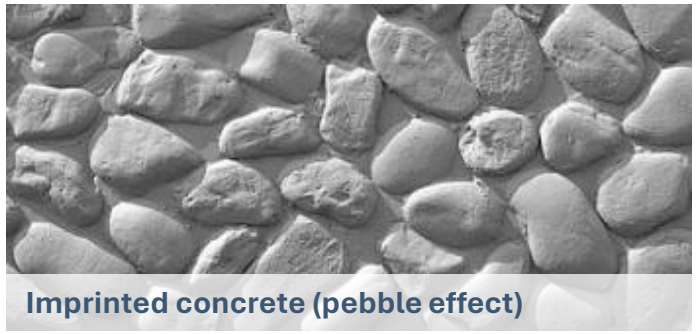
Natural stone cladding

Flint cladding


Smooth concrete

Imprinted concrete (rugged stone effect)

Imprinted concrete (blockwork effect)


Imprinted concrete (pebble effect)

*Options are not limited to the above, if stakeholders would like to send their own examples we will review and incorporate these into the session if feasible.

Appendix B : Stakeholder Workshop Presentation

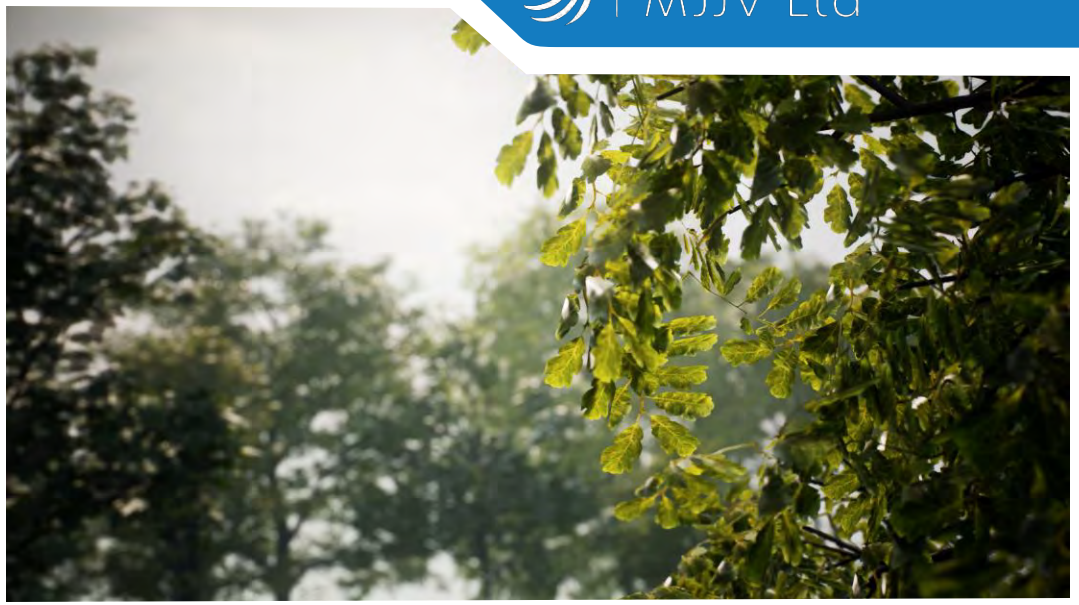
Future Water
MJJV Ltd

Havant Thicket Reservoir

Control House Workshop

Agenda

- 10:00 – Purpose of the session
- 10:05 – Overview of upcoming applications
- 10:10 – Overview of control house
- 10:20 – Introduction to workshop format
- 10:25 – Structural design
- 10:40 – Architectural design and finishes
- 11:00 – Stakeholder feedback & questions
- 11:30 – Next steps, future construction sequence & wrap up



Introduction

- Thank you for all your comments and questions in the run up to today.
- We received positive feedback from stakeholders following our engagement on the Southern Access Road application.
- We have taken this on board and aimed to replicate that feel during today's session.

Purpose of the session

- To share draft detailed designs for the Control House.
- Gather your views to help shape our upcoming planning application.
- Answer questions raised following your review of our advance drawing pack.

Overview of upcoming applications

- The Control House is Phase 5 of our planning process.
- It includes a Reserved Matters Application and associated conditions documents (submitted for discharge separately).

Reserved Matters Application

A Reserved Matters Application is required to be submitted to approve details of the Control House for:

- Siting
- Scale
- External appearance
- Landscaping

Associated Conditions

Conditions documents are required for the following in relation specifically to Phase 5:

Applicable conditions already approved:

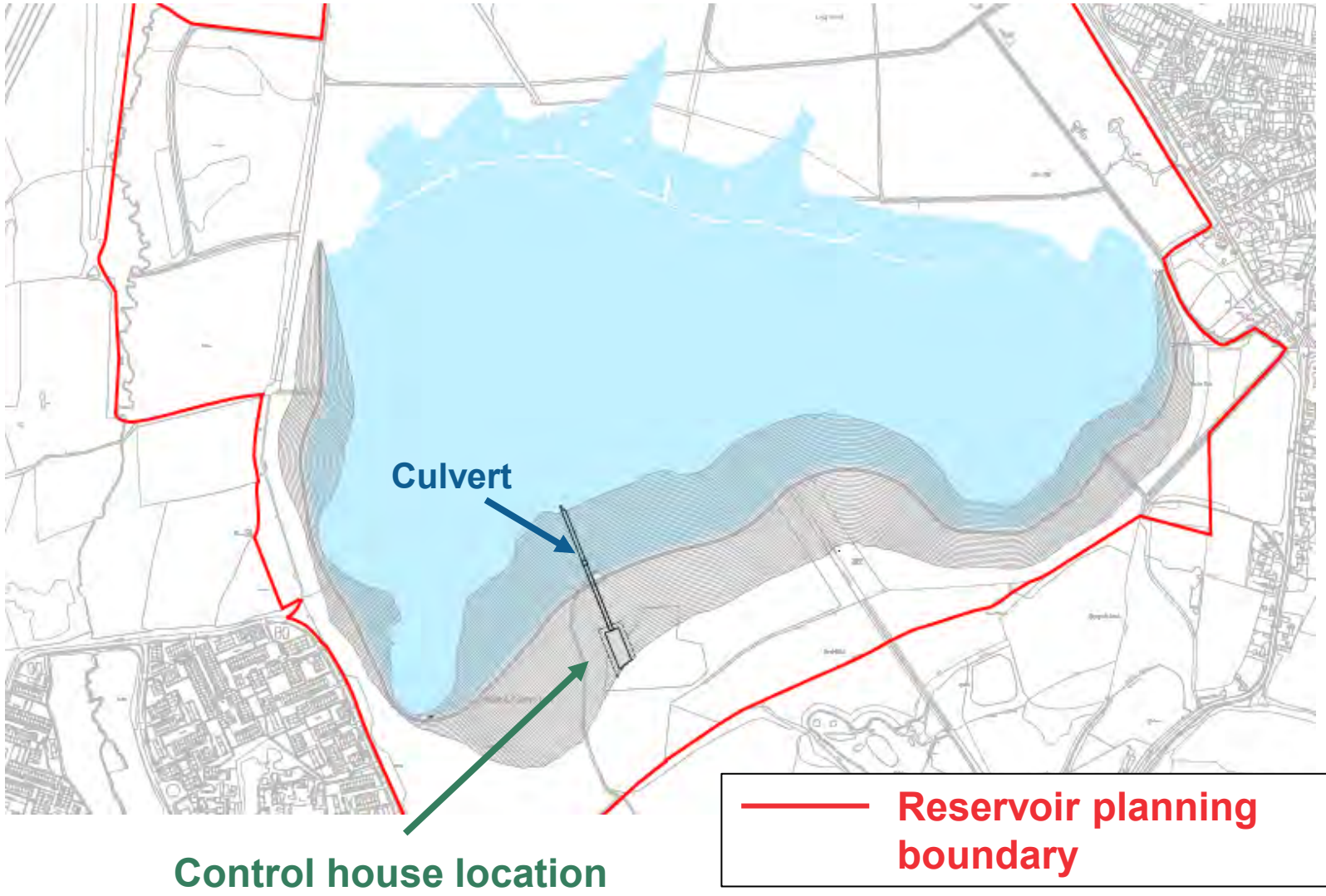
- **Condition 5 –** Construction Environmental Management Plan
- **Condition 6 –** Construction Method Statement
- **Conditions 9 & 10 –** Noise and Vibration Management Plan
- **Condition 12 –** Construction Traffic Management Plan
- **Condition 21** – Archaeological Evaluation
- **Condition 39** – Soil Management

Related conditions to be submitted:

- **Condition 20** – Lighting Strategy
- **Condition 28** – Landscaping details
- **Condition 29** – Renewable Energy Strategy
- **Condition 32** – Drainage and Flood Risk
- **Condition 36** – Ecological Mitigation, Compensation and Enhancement

Control House

- The control house is required to store operational equipment for the monitoring, control and daily running of the reservoir.
- It is located within the **southern section of the main embankment** as shown on the drawing to the right.



Reserved Matters Application

- Based upon the outline drawings and planning conditions, the Reserved Matters Application is proposed to include:
  - A building with a 25m wide frontage (maximum allowed 33m) and 6m height above external ground level (excluding security fence)
  - Total area of building up to a maximum of 567m^2
  - Reinforced concrete outer structure with cladding
  - Composite roof slab with green roof
  - Steel frame/blockwork internal walls.

Development Specification

- Alongside these parameters, detailed design standards and principles from the Development Specification include:
  - A limited palette of natural materials sympathetic to its surroundings is proposed, with large areas of living roof and a stone clad front façade.
  - Perimeter security fencing will be required around all accessible retained sides, the front face of the building will be a solid wall with access gates and doors.

Fencing will be required to meet SEMD (Security and Emergency Measures Direction) requirements. As detailed in the original permission and Section 73 permission, the fencing will be 3m high SR3 fencing.

Workshop Format

Today's workshop session is split into two halves:

Structural Design

An explanation of design elements which are fixed by geotechnical requirements, control house functionality and/or application parameters.

Architectural Design & Finishes

A discussion of design elements which contribute to the overall aesthetic of the control house and courtyard, and its ability to blend into the surrounding environment.

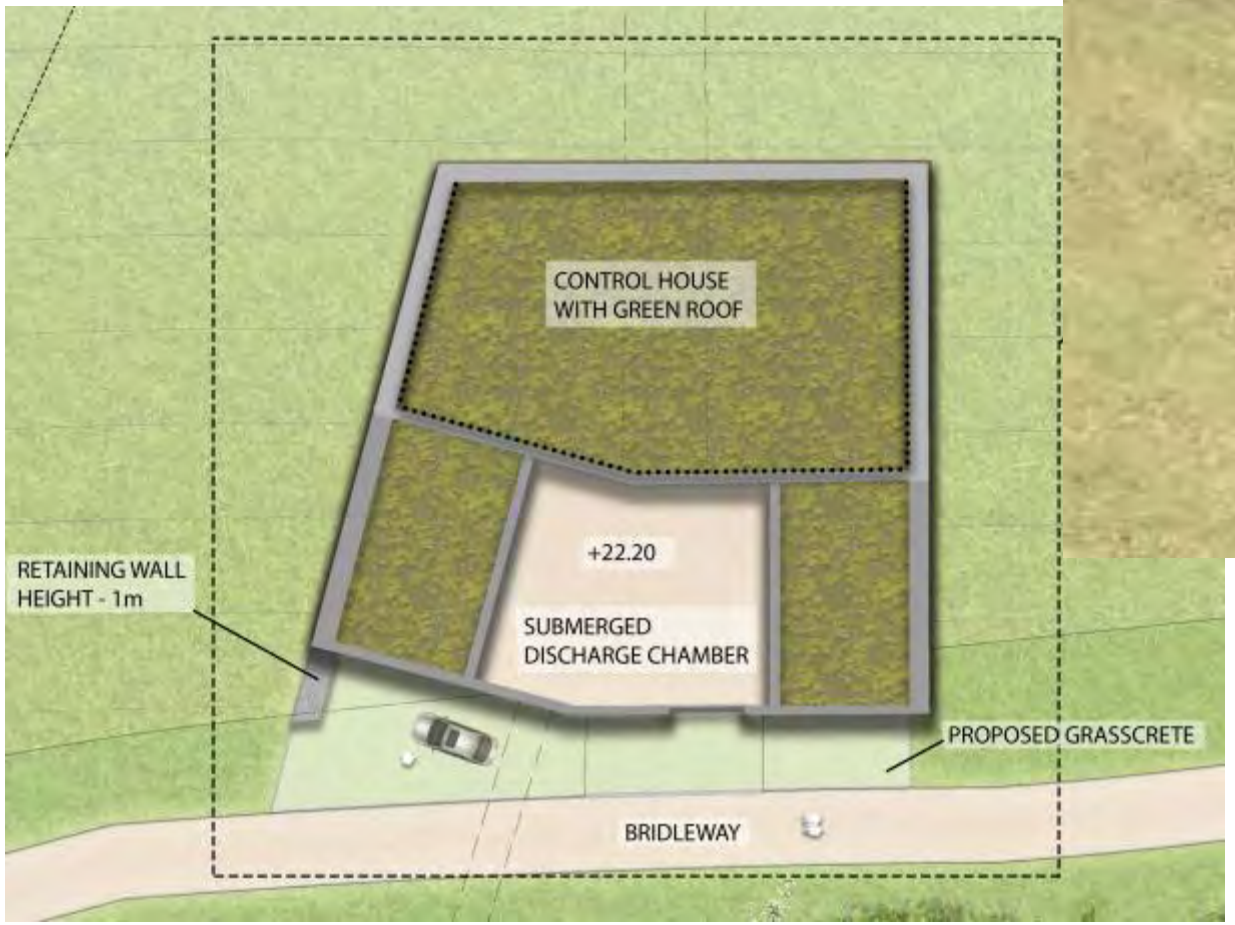
Structural Design

Design Evolution

2008 – *Community Engagement*

- Designs depicted a 2-storey concrete structure, not embedded into the landscape
- Included a prominent external discharge pool area which raised safety concerns
- More space was required for facilities and infrastructure within the control house building

2020 – *Hybrid Planning Permission*



- Building is embedded into embankment and includes a green roof and natural palette of materials.
- Its form creates an internalised secure courtyard, with a 4.5m front elevation.

2024 – *Section 73 Permission*

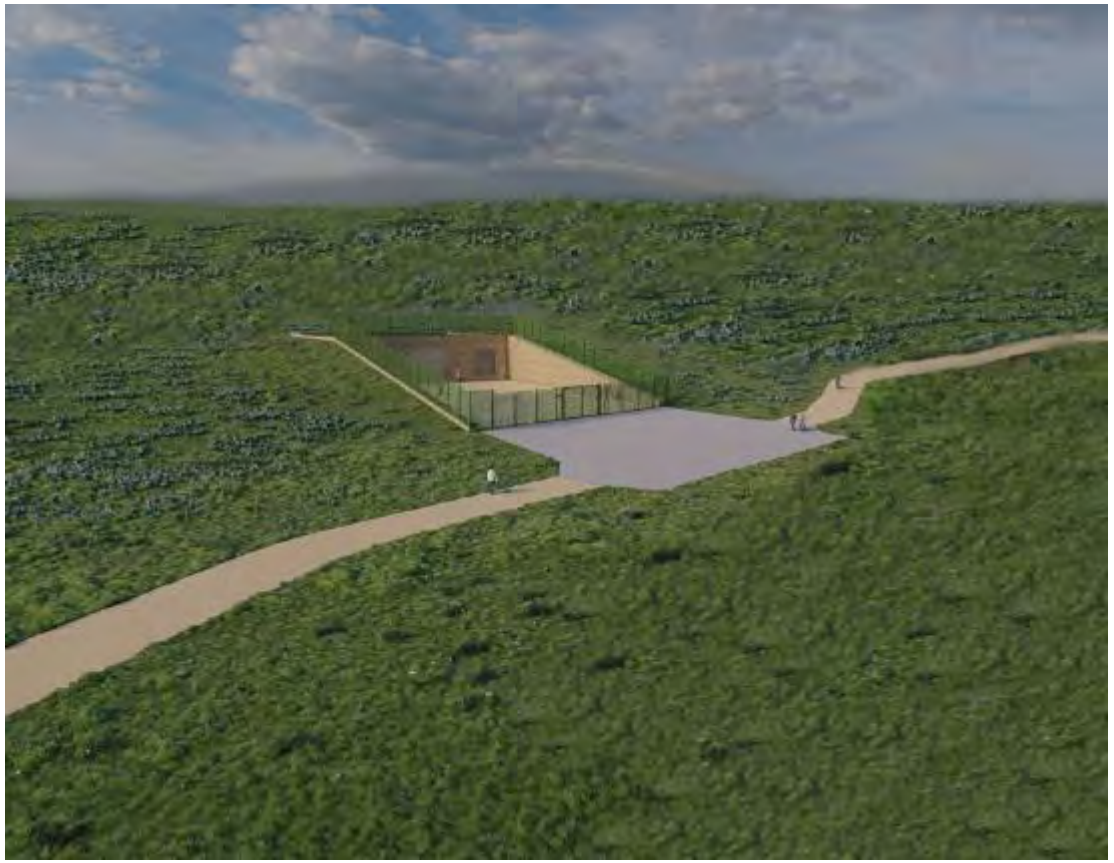
- The location of the control house was moved north.
- Due to the slacker slopes, the building was able to be set further back into the embankment.
- Building footprint increased as a result of detailed design of control house infrastructure.

2025 – *Reserved Matters Application*

- Location of control house remains the same as approved in Section 73 application
- Design accords with parameters detailed during 2021 Hybrid approval and revised during Section 73

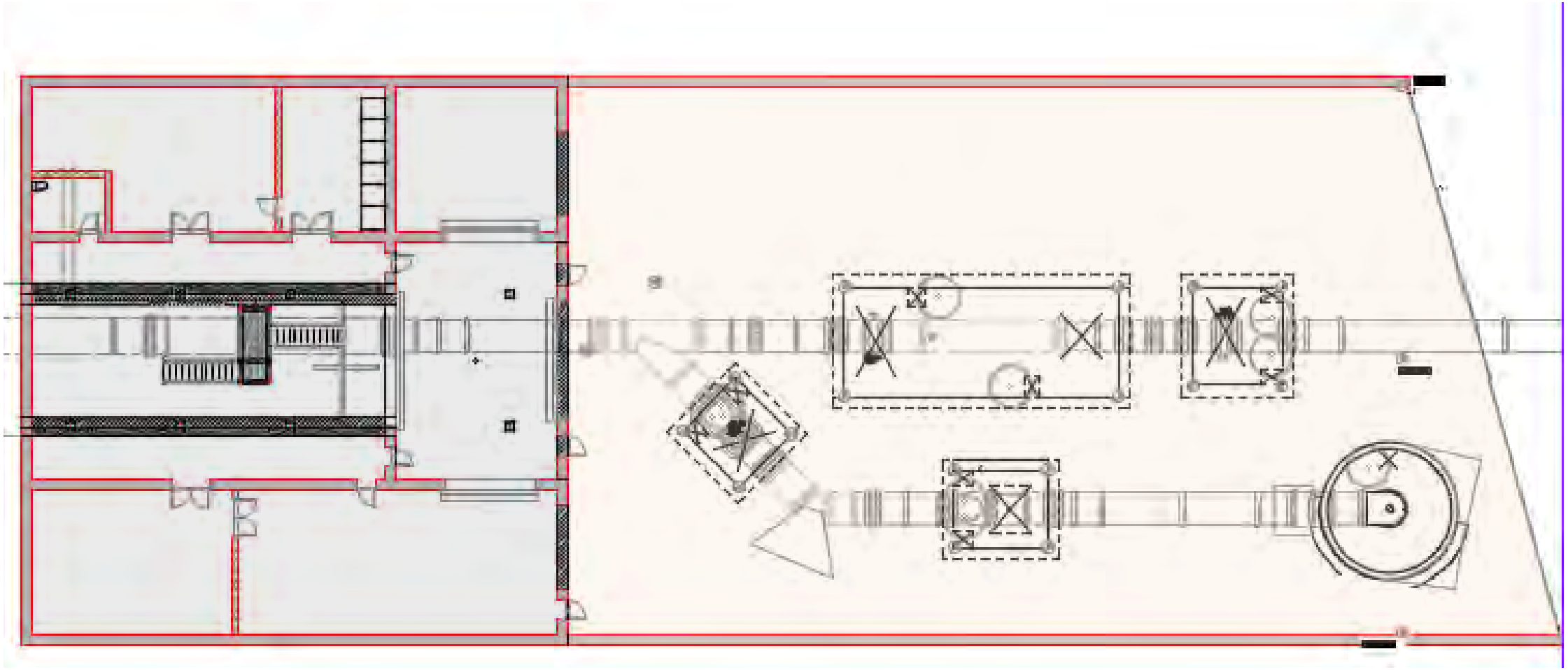
Comparison

2020 Outline Planning Application



2025 Reserved Matters Application

Indicative Internal Layout



Architectural Design & Finishes

Imagery Shown at Outline Stage

Indicative palette of materials

Example of a living roof

*"A limited palette of **natural materials** sympathetic to its surroundings is proposed, with large areas of **living roof** and a **stone clad front façade**."*

Ref. Design & Access Statement [2020]

Design Area Guide

- **Orange** – Cladding to front of building
- **Purple** – Cladding to retaining walls

- **Blue** – Courtyard surface
- **Yellow** – Building access doors
- **Pink** – Security fencing

Cladding to Building/Retaining Walls

Design options shown

Feedback so far

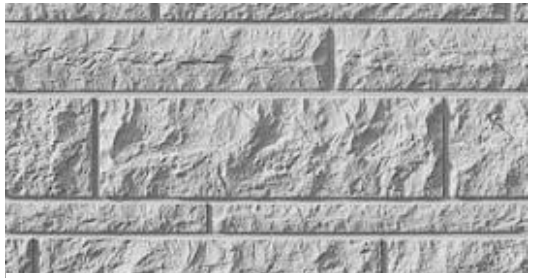
- Stakeholders felt natural stone cladding did not reflect the local area.
- Flint was desirable as it echoes local historic buildings, including those in neighbouring Rowland's Castle.
- Stone could be matched to the Terrace of the old mansion at SCP

Cladding to Building/Retaining Walls

Design options shown

Smooth concrete

Imprinted concrete (rugged stone effect)



Imprinted concrete (blockwork effect)

Imprinted concrete (pebble effect)

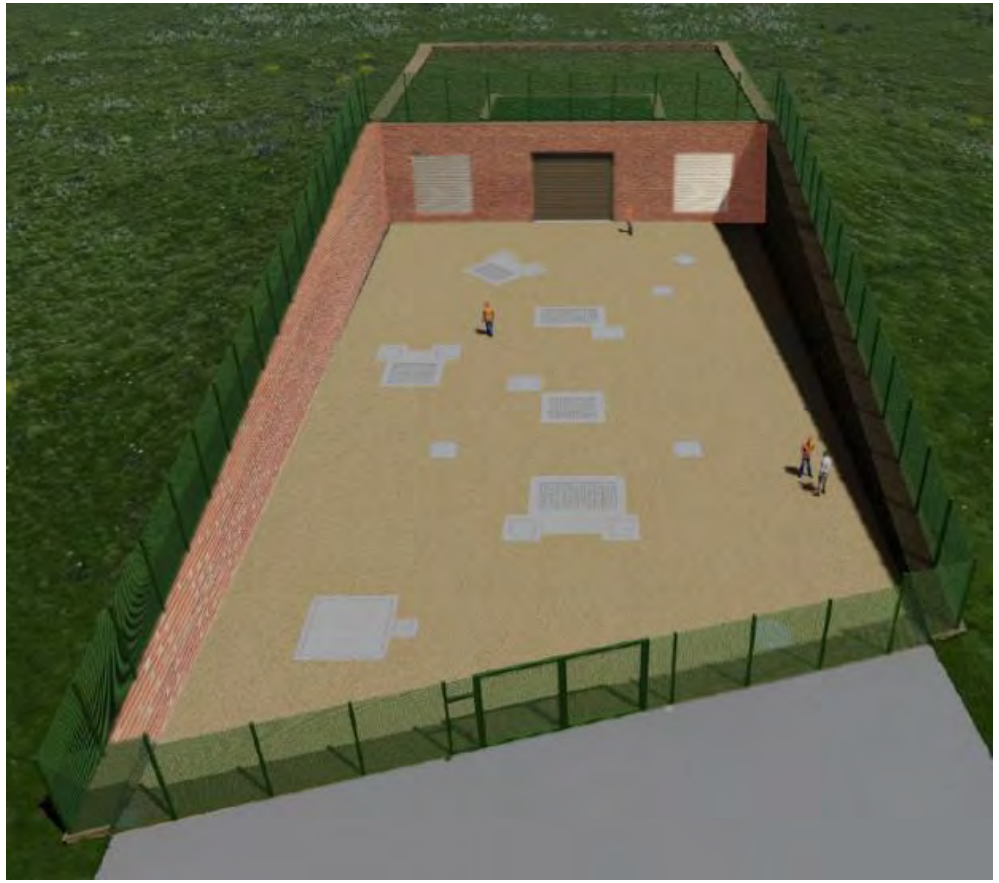
Feedback so far

- No feedback was provided on imprinted concrete options
- Option is best in terms of sustainability

Example using bespoke imprint in North Portsea:

Cladding to Building/Retaining Walls

Options for further discussion



- Request was made to consider replicating features from other similarly shaped buildings in the local area such a Palmerston's Follies on Portsdown Hill.

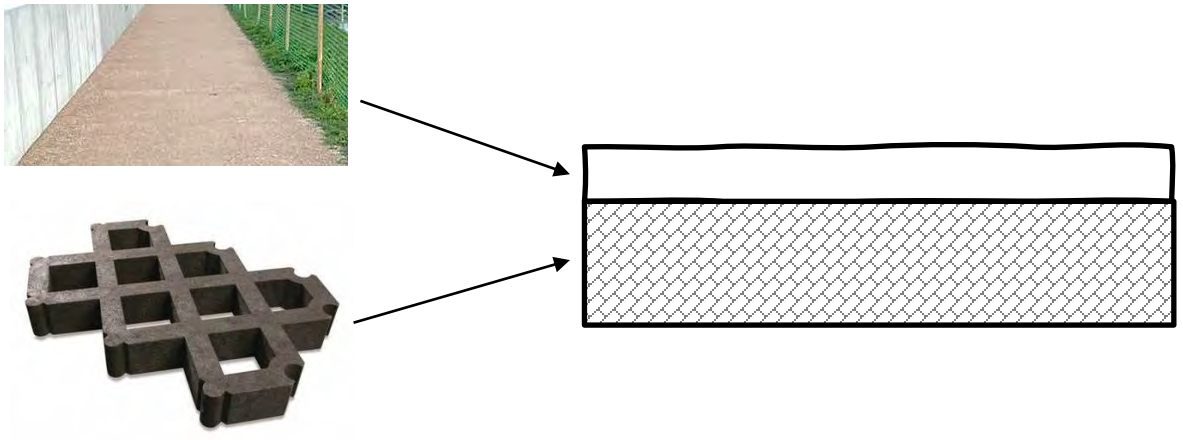
Fort Nelson

Fort Widley

Courtyard Surface

Design option shown

- The courtyard will be used for secure parking and offloading of maintenance vehicles, including (infrequent) HGVs.
- For these reasons, a compacted gravel surface laid on top of a grid system (such as Truckpave) is considered the most suitable finish.



Building Access Doors/Security Fencing

Options for further discussion

Session Recap

Next steps

- Presentation materials from this session will be circulated later today.
- Additional feedback can be submitted in writing before **Monday 19th May** by email to **havantthicket@portsmouthwater.co.uk**
- We will then prepare a detailed ‘You Said, We Did’ Report and distribute this prior to application to explain our chosen proposals.
- The Reserved Matters Application and associated conditions documents will then be submitted in Summer 2025.

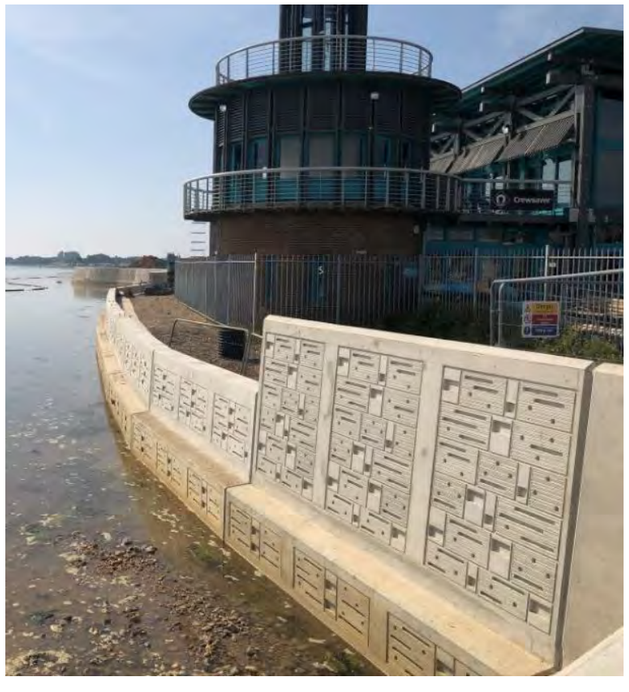
Appendix C : Stakeholder Workshop Handout

Flint

Natural stone

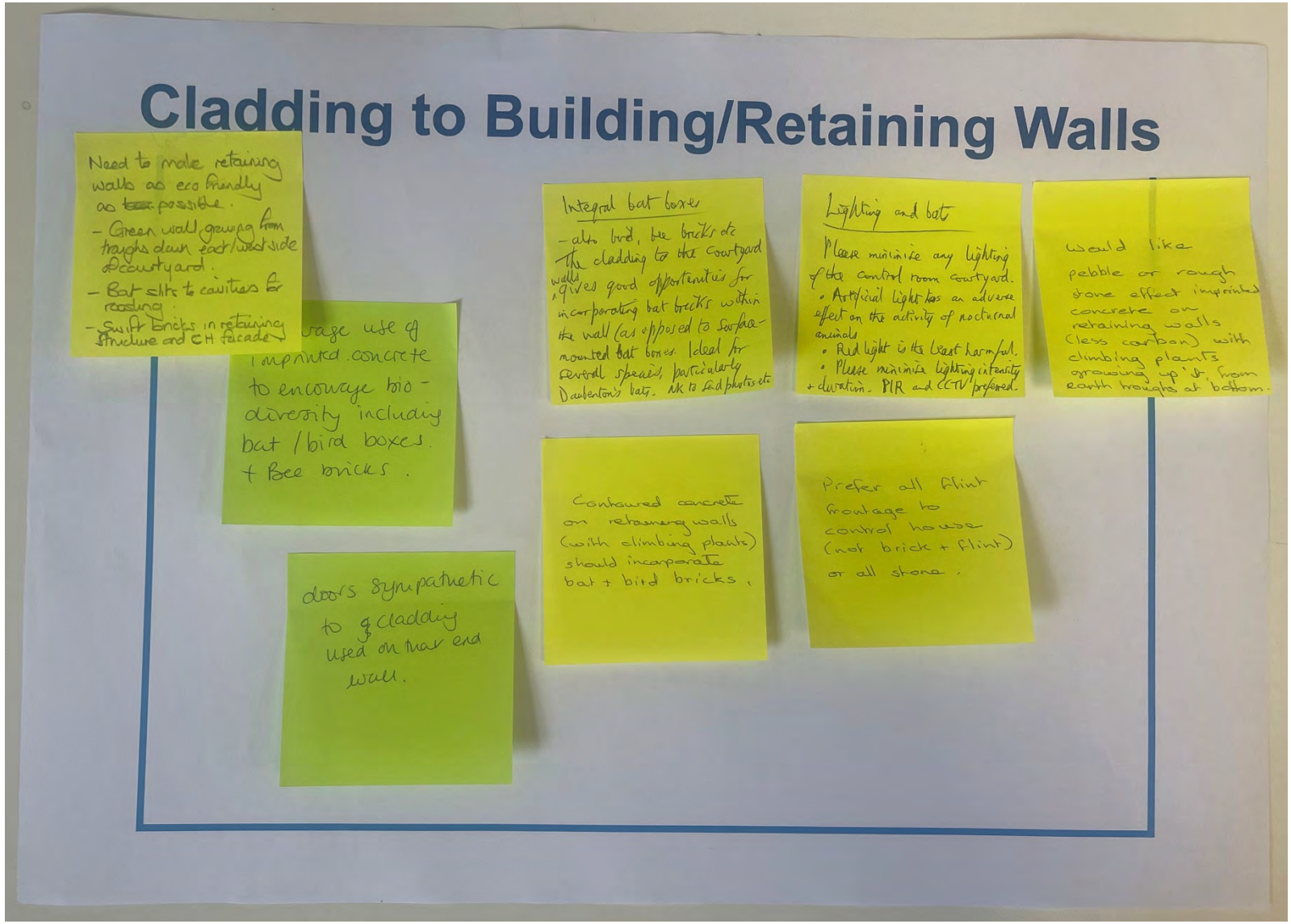
Brick cladding – replicating Palmerston's Follies or Staunton County Park Terrace

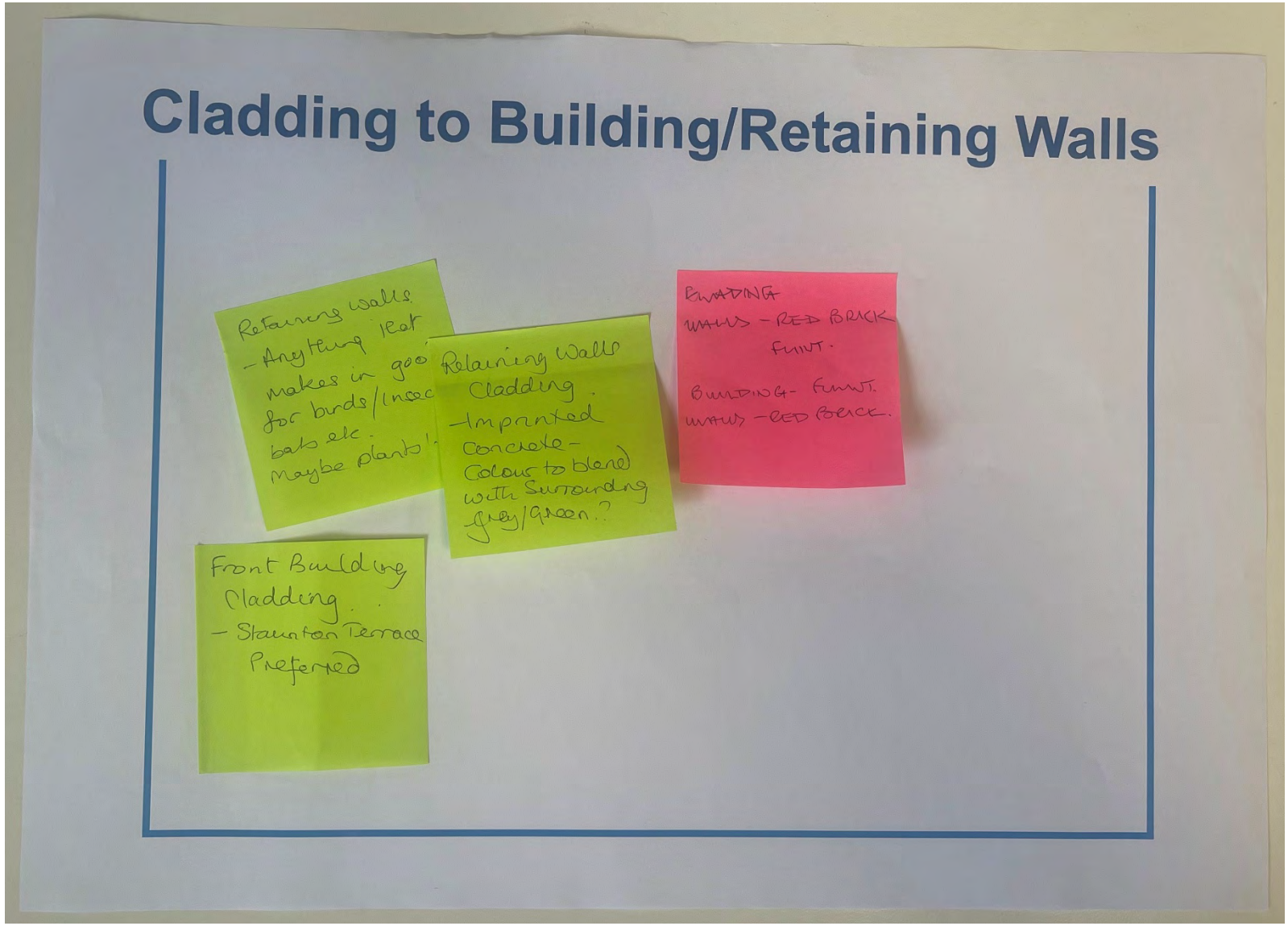
Imprinted concrete

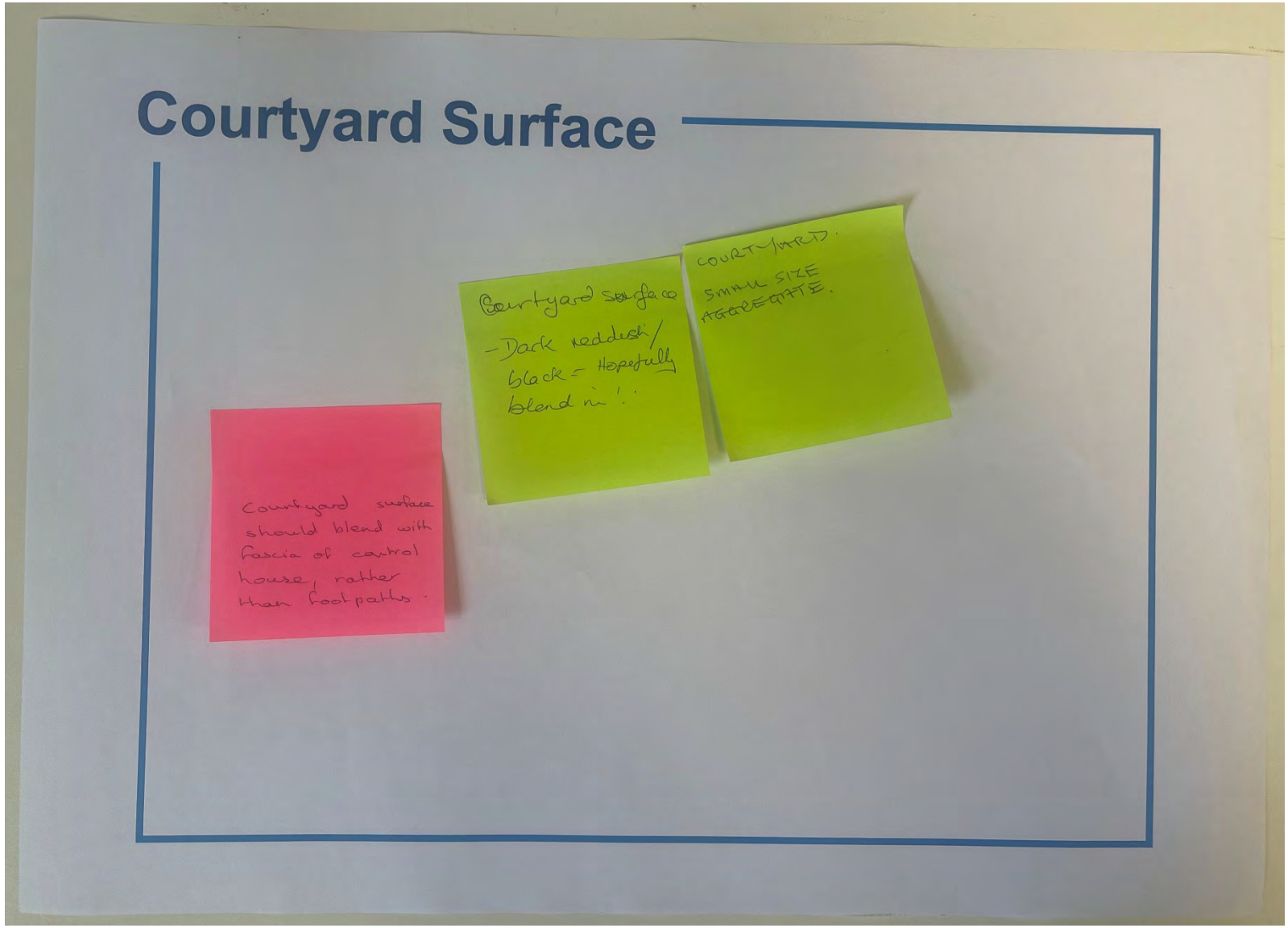


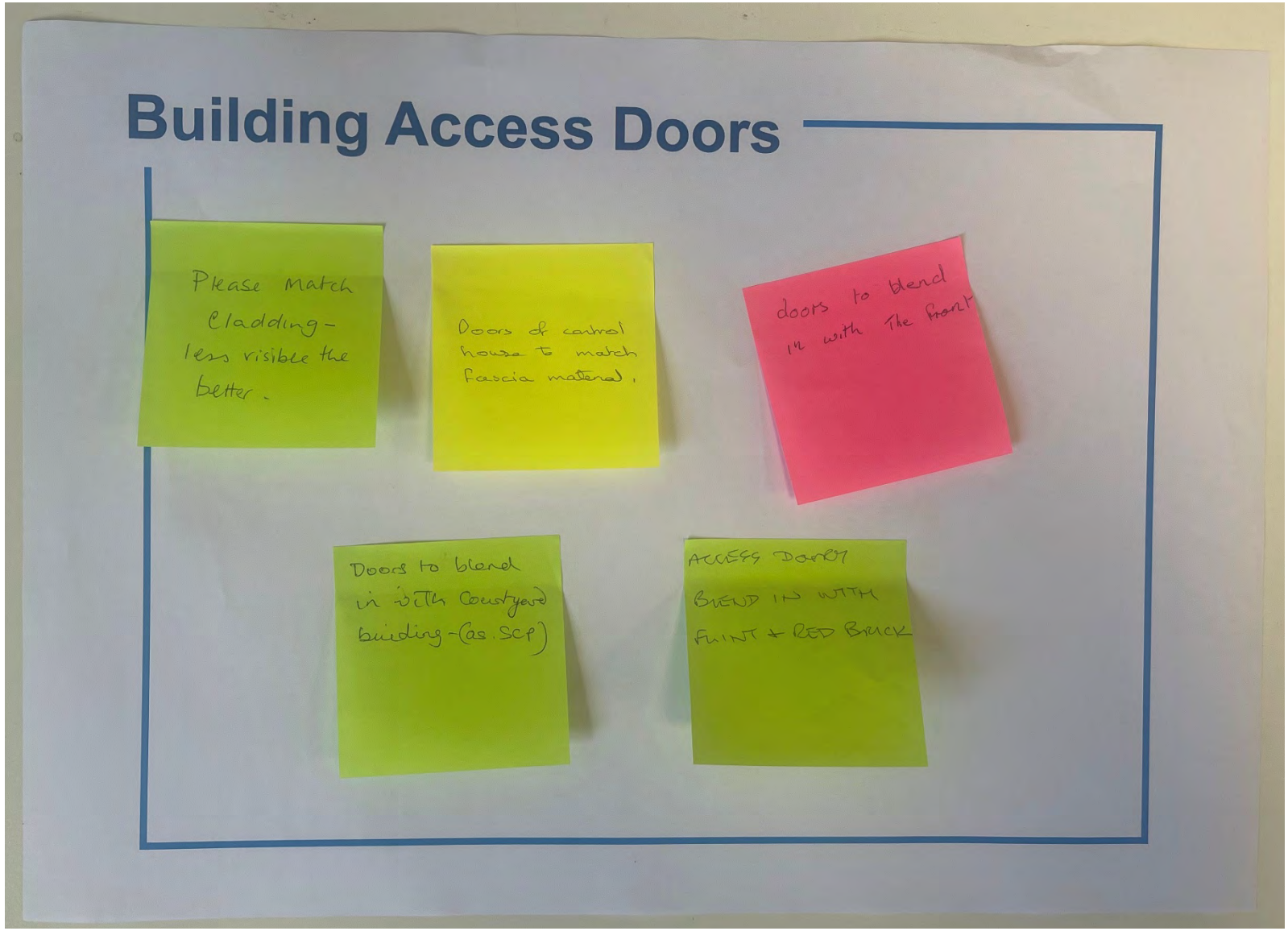
Appendix D : Stakeholder Workshop Activity Outcomes

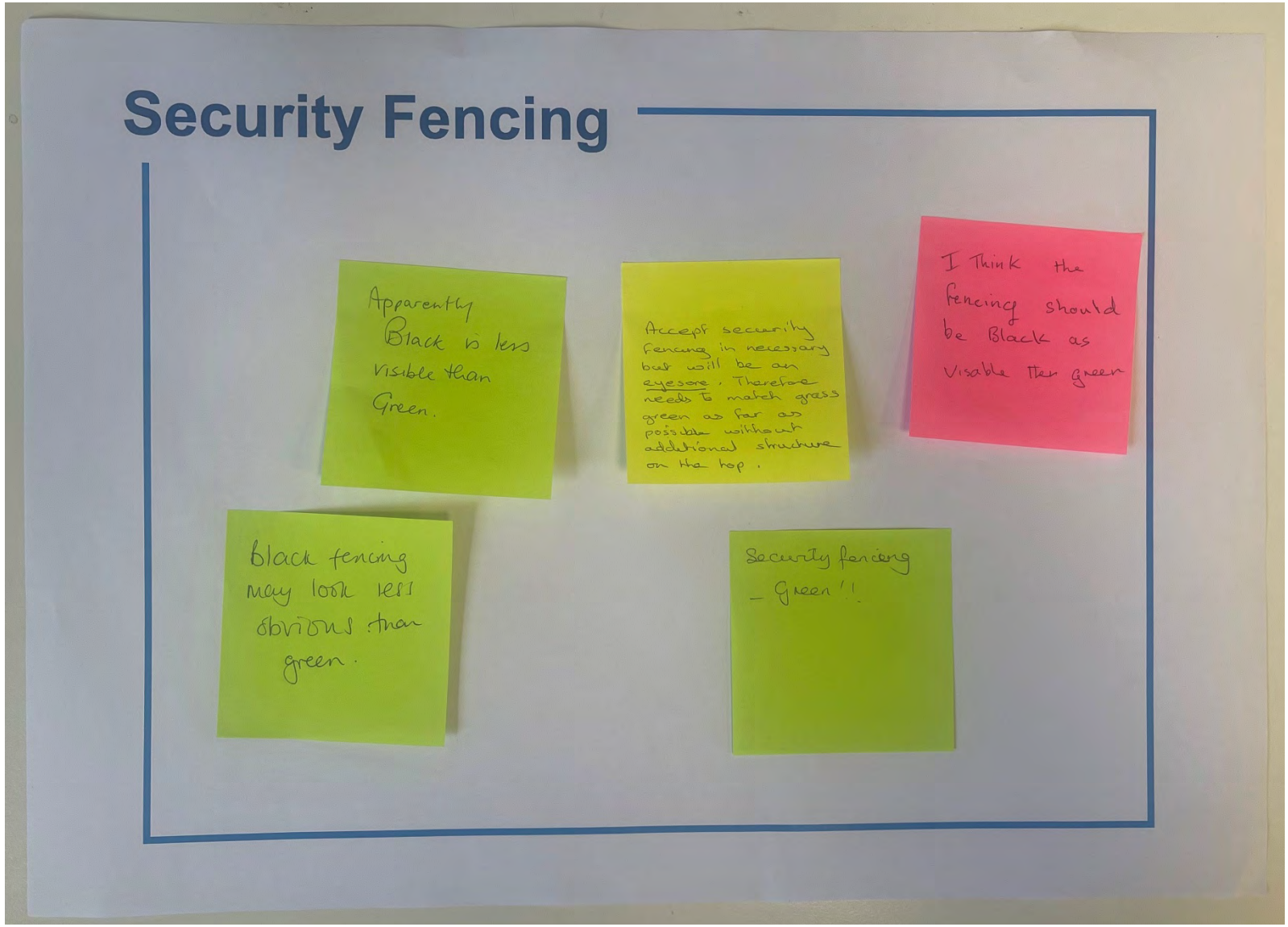
Overall Design
Where will site maintenance equipment be stored - workshop/storage needed for ranger staff/volunteers. Was going to be in Control House Courtyard.
Overall, positive
On design but v. important the lighting is on for Minimum time and less disruptive to wildlife.
Security issues.
- Anti-social behaviour dropping stones/liquids into roof vent.
- Terrorism threat if roof of Control House accessible; or putting something bad through roof vents.
Support overall design being further into embankment & less visible
Concerned re Security fencing and 'stuff' getting into via open roof.
Although must be deferred to stage 3, it is important that there is additional planting of trees + hedging to screen entrance; will also provide additional biodiversity.
I think Brick & flint for The Front of Building
Default for lighting must be off with triggered by movement sensors within the compound. All downpointing Use red lighting wherever possible.
No objection to overall design, apart from appearance of security fencing. Any alternatives?
effective
- Need to commit to further tree planting N of Eardwood to restore screening in historic landscape.
- Need to confirm no additional structure or building needed at stream connect


Cladding to Building/Retaining Walls
Need to make retaining walls as eco friendly as possible.
- Green wall growing from troughs down east/west side of courtyard.
- Bat slits to cavities for roosting.
- Swift bricks in retaining structure and CH facades
Integral bat boxes
- also bird, bee bricks etc
The cladding to the courtyard walls gives good opportunities for incorporating bat bricks within the wall (as opposed to surface-mounted bat boxes. Ideal for several species, particularly Daubenton's bat. Ask to see photos etc
Lighting and bat
Please minimise any lighting of the control room courtyard.
• Artificial light has an adverse effect on the activity of nocturnal animals
• Red light is the least harmful.
• Please minimise lighting intensity + duration. PIR and CCTV preferred.
Would like pebble or rough stone effect imprinted concrete on retaining walls (less carbon) with climbing plants growing up it from earth troughs at bottom.
age use of imprinted concrete to encourage bio-diversity including bat / bird boxes. + Bee bricks.
doors sympathetic to g cladding used on rear end wall.
Contoured concrete on retaining walls (with climbing plants) should incorporate bat + bird bricks.
Prefer all flint frontage to control house (not brick + flint) or all stone.


Cladding to Building/Retaining Walls
Retaining walls
- Anything that
makes in goo
for birds/insec
bats etc.
Maybe plants!
Retaining Walls
Cladding.
- Imprinted
Concrete -
Colour to blend
with Surrounding
Grey/Green?
BUILDING
WALLS - RED BRICK
FLINT.
BUILDING - FLINT.
WALLS - RED BRICK.
Front Building
Cladding.
- Staunton Terrace
Preferred


Courtyard Surface
Courtyard surface
- Dark reddish/
black = Hopefully
blend in!
COURTYARD.
SMALL SIZE
AGGREGATE.
Courtyard surface
should blend with
fascia of control
house, rather
than footpaths.


Building Access Doors
Please match Cladding - less visible the better.
Doors of central house to match fascia material.
doors to blend in with the front
Doors to blend in with Courtyard building - (as SCP)
ACCESS DOORS BLEND IN WITH FLINT + RED BRICK


Security Fencing
Apparently Black is less visible than Green.
Accept security fencing in necessary but will be an eyesore. Therefore needs to match grass green as far as possible without additional structure on the top.
I Think the fencing should be Black as Visable than Green
Black fencing may look less obvious than green.
Security fencing - Green!!

Appendix E : Stakeholder Post-Workshop Design Update Pack

Havant Thicket Reservoir

Control House Design Update

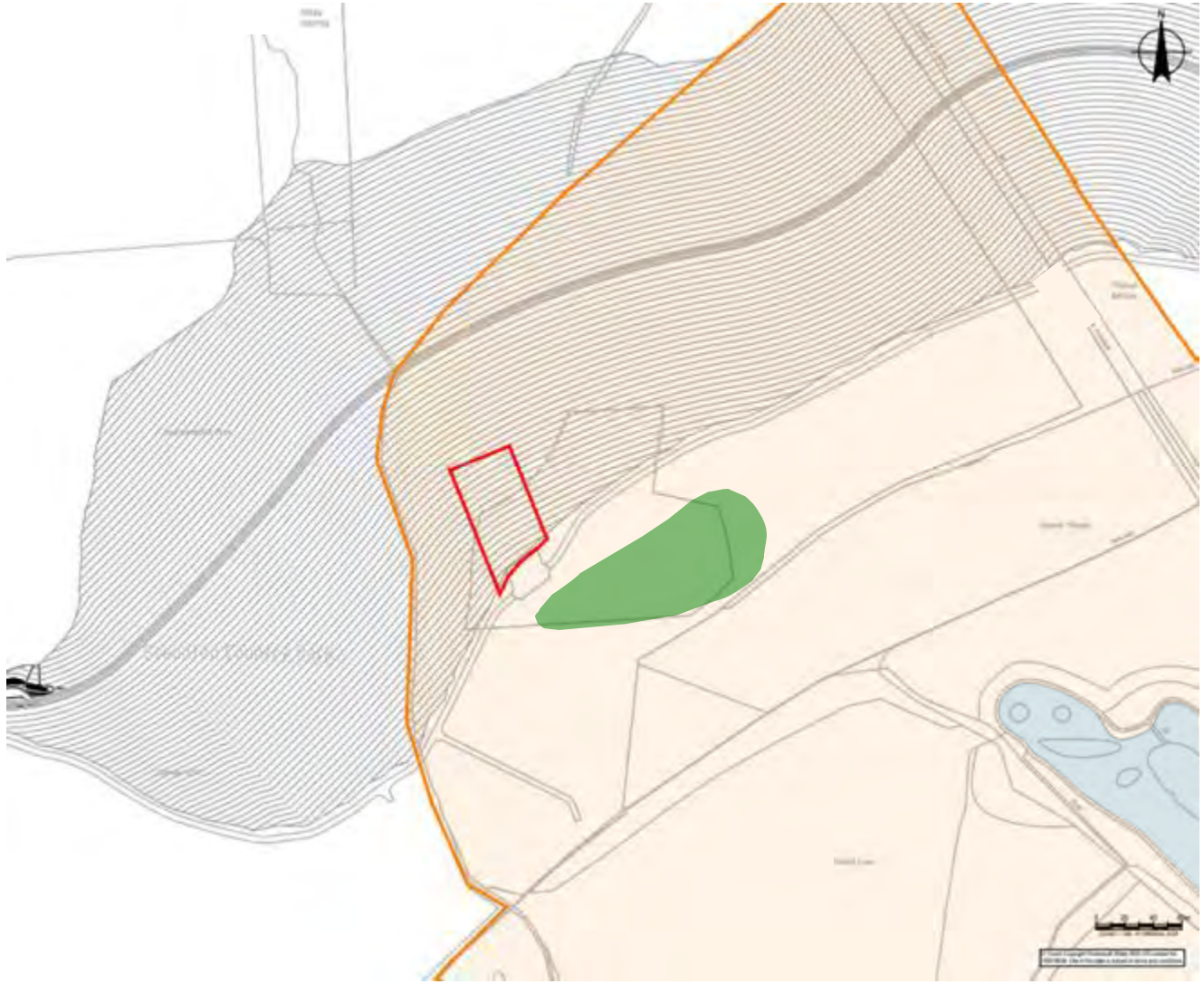
Planning application boundary

Where is the control house located?

The control house is located within the southern section of the main embankment. It is sited at the end of the culvert structure granted consent via the Phase 3 Reserved Matters Approval.

The control house is located within the Sir George Staunton Conservation area (as shown on the right).

As part of our approved Section 73 application, the location of the control house was moved north to match the relocated embankment, however, screening from Staunton Country Park (to the South and Southeast) continues to be provided by retained trees at Roundwood.



What has changed following your feedback?

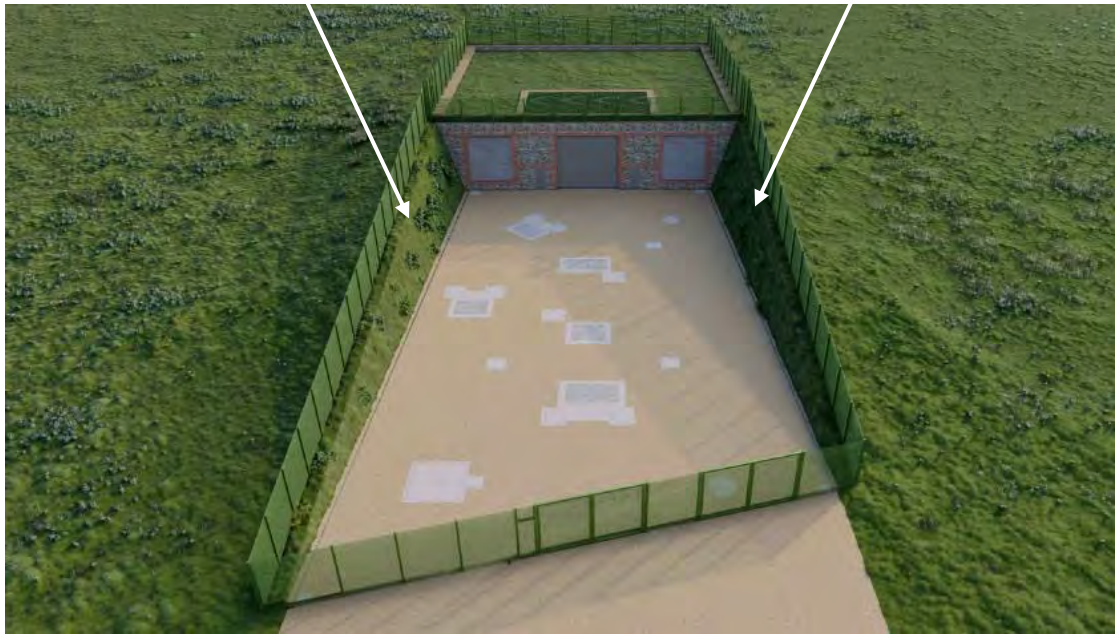
Alongside this design update pack, we have provided you with a PDF document detailing your feedback, how it was reviewed by our team and the outcome of this review process.

Over the next few pages, this pack highlights these changes on current drawings, along with other changes which have been made during detailed design work undertaken since the stakeholder workshop presentation.

Courtyard Retaining Walls

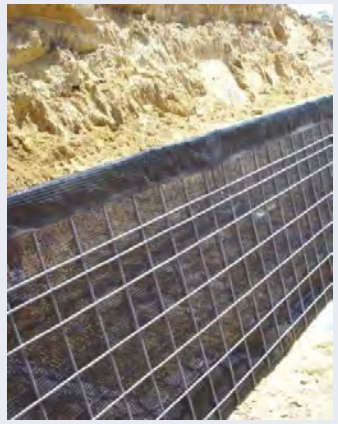
The most prominent change to the design following our stakeholder workshop is to the courtyard retaining walls, which are now **reinforced earth retaining walls**. This represents a change from the concrete clad retaining walls shown during the workshop.

This change has been made after noting keen desire from stakeholders for wall climbing plants to be grown up the concrete retaining walls shown at the workshop. After the workshop, we continued to review this option, but having considered the desired outcome further it was established the reinforced earth retaining wall would be feasible and would provide a **completely vegetated finish.**



How can the reinforced earth retaining walls be achieved?

The previously detailed concrete retaining wall can be replaced with a reinforced slope system using interlocked geogrid and steel mesh facing units. The facing units are then lined and seeded to provide a fully vegetated slope.



This system can be installed to achieve slopes of up to 70°, enabling its use in the control house courtyard without significantly reducing usable space.

Control Building Façade

Photographs of local buildings kindly provided by stakeholders have been reviewed and **a combination of red brick and knapped flint** has been selected for the control building façade. This is considered to be in keeping with the surroundings of the reservoir including Staunton Country Park and Rowlands Castle.

A brown grey colour has been chosen for the building access doors and louvres to allow these to blend into the front of the building.

How will the brick and flint be combined?

The below drawings depict the flint and brick details presented on the building façade. These will be combined to deliver the final design as shown on the left.

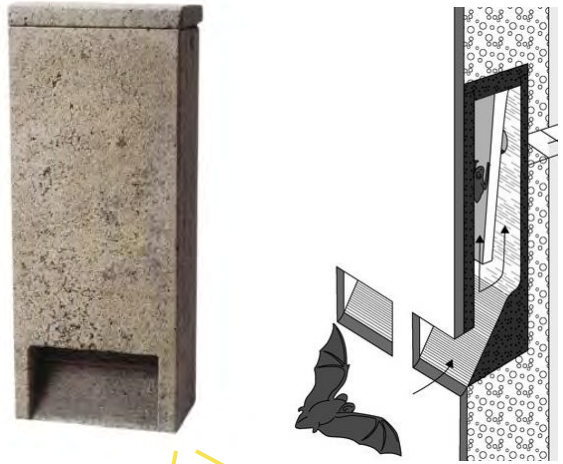
Red brick details

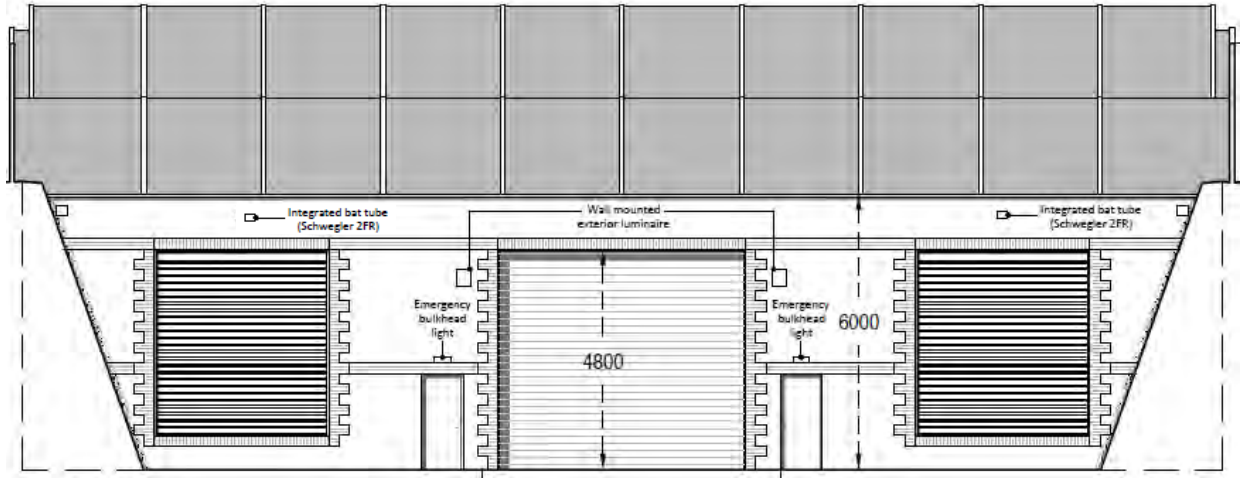
Knapped flint details

Bat Bricks

Following suggestions from stakeholders, **two integrated bat tubes** have been incorporated into the control house façade. Their integrated nature ensures they blend into the façade and, importantly, provides a more stable internal temperature for bats when compared to wall-mounted boxes.

The detail of the bat tubes being installed is included below:





Have bird/swift bricks also been incorporated?

No, unfortunately due to the change to naturally vegetated reinforced earth retaining walls, the number of vertical surfaces which boxes could be integrated into (or attached to) has been reduced, leaving just the control house façade. We have chosen to prioritise bat boxes on the façade due to the proximity of the control house to known existing bat roosting sites and the larger number of requests from stakeholders for bat bricks.

Have you been able to add an overhang to the roof slab?

Although reviewed by our Design Team, the inclusion of an overhang of the control house roof slab to provide extra protection for the bat boxes was found not to be feasible. This is because it would limit the height of any vehicle or appliance pulling up to the roller shutter door/louvres to under 6m.

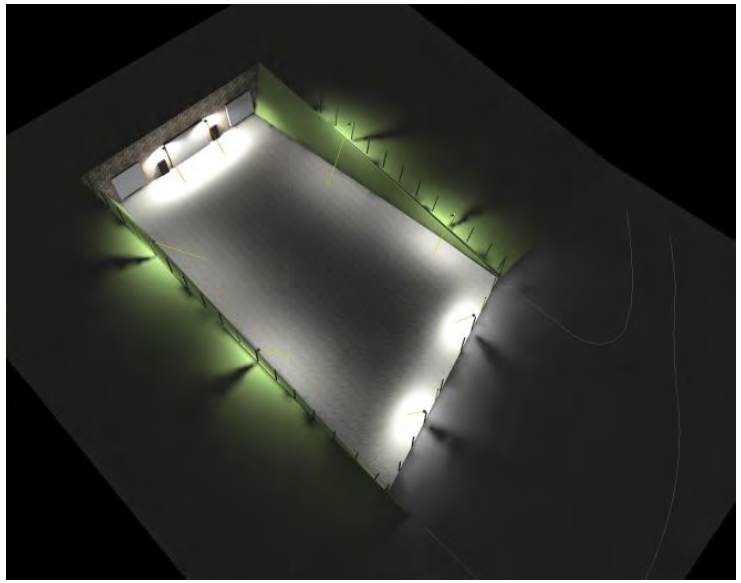
Lighting

Lighting within the control house courtyard will be:

- LED lighting with a peak wavelength higher than 550nm
- A warm white light source (3000kelvin)
- Mounted on fencing horizontally with no light output above 90°

Lighting will be operated by:

- On/off switches located at the courtyard access gate and within the control house building. These will power the entire lighting system on/off.
    - This means the lighting system will not be in operation when operatives are not present.
- When the system is powered on, **motion sensors will activate the lights only when motion is detected**, when no motion is detected for more than 5 minutes lights will be deactivated.
    - As a result, lighting will only be in use when operatives are in the courtyard or accessing/exiting the building.



What details of lighting will be shared with the application?

Lighting units within the courtyard will be shown on the control house Reserved Matters application drawings.

Detail relating to the following will be presented in our Lighting Strategy which will be submitted to discharge Planning Condition 20:

- Technical specification of the lighting units
- Assessments of illuminance and light spill
- Operational management of the lighting system

What has been considered when undertaking the lighting design?

The lighting design for the control house has been developed with careful consideration of visual receptors and the ecological sensitivity of the area surrounding the reservoir, ensuring that artificial illumination does not disrupt local wildlife habitats or natural ecosystems.

Alongside these considerations, the strategy must also uphold health and safety standards in the workplace, providing adequate illumination for access/egress of the control house building.

Security, Fencing & Access

A detailed review of security requirements has been completed alongside the design of the control house, this includes review of SEMD (Security and Emergency Measures Direction) requirements. As a result, the fence line has been amended to extend around the **perimeter of the control house building roof and the entire courtyard area**.

A 2.1m fence has also been placed across the top of the façade for the safety of any authorised persons maintaining the green roof.

The review has also confirmed that **no toppers are required** on the 3m high perimeter security fencing or 2.1m safety fencing across the building frontage.

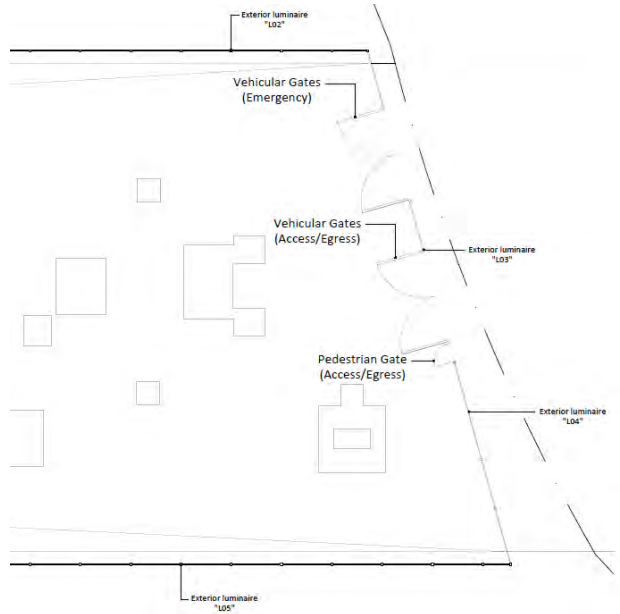
Following further engagement with the PW Operations Team and our Security Consultants, **a secondary courtyard vehicular access gate** has been added from the maintenance track/bridleway. This will allow vehicular access to be maintained in an emergency if the primary gate is blocked by a vehicle, crane or cordoned off works area.

Due to changes to the fence line detailed above, a pedestrian access gate allowing access to the green roof for maintenance has also been added.

As a result, there are now:

- 2 locked vehicle access gates into the courtyard
- 1 locked pedestrian access gate into the courtyard
- 1 locked pedestrian access gate onto the green roof

(not shown on drawing to the right)



Appendix F : Pre-Application Email from HBC

[redacted]

From: [redacted]
Sent: 05 August 2025 16:39
To: [redacted]
Cc: [redacted]
Subject: RE: HTR - Control House - Pre-application discussion

Categories: Phase 5 - Control House

Dear Andy,

Thank you for your email note below setting out the main issues which were presented and discussed at the meeting with colleagues in respect of the Phase 5 Control House RMA application.

I can agree that the first set of bullet points reflect the matters that were discussed, and the consensus was that the overall design and appearance presented would make a positive contribution to the overall character and appearance of the Reservoir with minimal harm to views from surrounding vantage points.

In respect of the second set of bullet points which summarises what LPA would want to see covered in the submission documents and drawings, I would add that Members (Ward and Committee) should be provided with a set of A3 plans (scaled) which they can view the scheme in detail without the need to download them from the web.

I would recommend / assume that the submission will be accompanied by a planning statement, statement of conformity, setting out the scheme in detail and compliance with the outline parameters/EIA.

Kind Regards
Narinder Lakhan
Planning Consultant.

From: [redacted]
Sent: 24 July 2025 08:29
To: [redacted]
Cc: [redacted]
Subject: HTR - Control House - Pre-application discussion

Dear Narinder,

Thank you for organising the pre-application meeting with the Council's planning, landscape, ecology, and historic environment advisors to discuss the proposals for the Phase 5 – Control House Reserved Matters Application at Havant Thicket Reservoir.

Our understanding of the comments and discussion with yourself and technical specialists at the meeting is as follows:

- All were positive about the general design principles for setting the control house back into the main embankment to minimise its visibility.
- All were positive about the design development to include reinforced earth retaining walls covered in vegetation to minimise visibility of the Control House and provide biodiversity value.
- All agreed that the proposed architectural detail of red brick and flint is a positive design feature for the façade of the Control House and is in keeping with other local architectural examples.
- All agreed it would be positive to include bat bricks within the Control House façade.
- All agreed that a colour that blended with the flint should be used for the doors and louvres of the Control House.

We took the following actions to address as part of the Reserved Matters Application:

- Include a management and maintenance plan for the reinforced earth retaining walls.
- Include detail of architectural pattern for Control House building façade.
- Provide samples of architectural and surfacing materials.

- Include details of any lighting and its operation.
- Consider what, if any, landscape planting can be planted to grow up the fence and around the outside the fence.
- Consider the design detail for the vehicle access to the courtyard and how it links to the toe path / maintenance access track.

Please could you confirm if the above accords with your understanding of the key points and conclusions of the discussion.

If you have any other points to note, please let us know.

Kind regards
Andy

Andy Turner
Technical Director

Adams Hendry Consulting Ltd.
[redacted]

Adams Hendry
Chartered Town Planners

Mob: [redacted]
Office: [redacted]
www.adamshendry.co.uk

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