

Future Water (for Portsmouth Water)
c/o agent , PO Box 99 , West Street,
Havant, Hampshire, United Kingdom,
PO9 1LG

Mr Andy Turner
Sheridan House, 40-43 Jewry Street,
Winchester, Hampshire, United Kingdom,
SO23 8RY

Non-Material Amendment
Notification of Decision: Approve with Conditions

Application Number: APP/25/00837

Site Address: Havant Thicket Reservoir Site

Proposal: Non-Material Amendment application for the Section 73 permission reference APP/24/00312 (which amended APP/20/00990) for the Havant Thicket Reservoir development to enable proposed changes to the Western Embankment and Transition Zone (relating to alterations to embankment slopes, fencing and gates, viewing platform, reed beds and amphitheatre).

Further to your application received on 17 October 2025 which was valid from 17 October 2025, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

2	<p>Condition 2 Amended to Read as follows:</p> <p>No part of the development hereby approved in outline (as set out in the Development Specification, Table 2.2, enclosed below) shall be commenced, except for site clearance, set up and remediation works, and ground investigations until applications for written approval of the details of the siting, scale and external appearance of the development, and the landscaping of the site (herein after called "the reserved matters") have been submitted to and approved by the Local Planning Authority. Application(s) for approval of the matters reserved by this planning permission must be made not later than the expiration of 5 year from the date of the original permission APP/20/00990 dated 15th October 2021; and Development must be begun not later than the expiration of 2 years from the final approval of reserved matters for the relevant phase, or, in the case of approval on different dates, the approval of the last such matter to be approved.</p>
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Element	Parameters	Level of Detail
Reservoir Capacity	Minimum required total capacity: 8,700 million litres Maximum capacity: at least 9,600 million litres, up to a Top Water Level (TWL) of 39.5 m AOD.	Fixed
Supply Rate	Output capacity: at least 21 ML/d in extreme (currently defined as 1:200 year) drought conditions.	Fixed
Embankment	<p>Max 20 m high. Crest level 40.5 m AOD. Length 2,850m.</p> <p>Crest line position: +/- 20m horizontal range to accommodate any potential alignment change. Outer toe (edge): +/- 2 m horizontal range.</p> <p><u>Western Embankment and Transition Zone</u> Outside slope: to range from 1:5.5 to 1:9 Inside slope: to range from 1:9 to 1:9.75.</p> <p>Except inside slope chainage up to 70, which will be 1:3 transitioning to 1:9.5 to retain tree G190.</p> <p><u>Main (Southern) Embankment</u> Outside slope: to range from 1:7 to 1:9. Inside slope: to range from 1:7 to 1:9.</p>	Outline
Embankment adjacent to Staunton Country Park	<p>Toe (edge) of the embankment is fixed at a minimum of 25 m from the edge of woodland along the southern boundary of the Site (known as Hammond's Lands Copse). Embankment with slope varying from 1:8 to 1:9.</p> <p>Staircase detail along alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest.</p>	Fixed
Top Water Level (TWL)	39.5 m AOD. 1.0 m freeboard (height from TWL to embankment crest) to prevent/limit overtopping.	Fixed
Spillway/overflow	3 m long weir/700 mm diameter pipe.	Fixed
Slope protection material	Range of up to 450 mm thick layer of protection. Rip-rap (rock armour). Rock mattresses would be brushed with topsoil	Fixed

			allowing planting with aquatic/marginal species such as reeds and sedge grasses.	
		Lowest operating level	27.5 m AOD Lowest 20% to be considered dead storage, minimum level before reservoir operationally fails.	Fixed
		Emergency drawdown facility	Discharge capacity of 10.9 m ³ /s Reservoir can be lowered by 1/3 of water depth in six days. 1.4 m diameter scour pipe and submerged discharge valve discharging into Riders Lane Stream at the proposed control house. 1.2 m diameter inlet/outlet pipe discharging into the Hermitage Stream 3 km downstream.	Fixed
		Wetland retaining structure	A retained wetland extending for approximately 1.3 km along the northern shoreline. 4No. retained wetland compartments, plus provision of an area for wet grassland habitat creation to the east of the retained wetland. Retention of wetland during drought levels in main reservoir. Minimum area of retained wetland provided ~10 ha.	Outline (commitment to minimum area)
		Control house	Maximum width of building frontage: 33 m. Maximum height of building wall above external ground level: 6m (excluding security fence). Schedule of accommodation: total area approximately 567m ² (excluding courtyard). Reinforced concrete outer structure with cladding, composite roof slab with green roof, steel frame/blockwork internal walls.	Outline
		Visitor Centre	Maximum envelope of 35 m x 55 m and maximum height of 10 m.	Outline
		Bird Hide	Maximum envelope of 9 m x 20 m and maximum height of 5 m.	Outline
		Viewing Area	Location along the western boundary and outline design.	Outline
		Vehicle Access	New junctions off B2149 (to the north) and Swanmore Road (to the south).	Fixed
		Northern Access Route from junction with B2149 and car park	Single lane single, 3.65 m wide carriageway with passing bays and 0.5 m verges with 0.9 m embankment slopes and a 6.45 m wide footprint.	Outline

	<div> <div>Pipeline</div> <div> <p>Maximum diameter of pipeline: 1.2 m</p> <p>Maximum length: 4.85 km (of which 210 m within reservoir site and application)</p> <p>Maximum envelope for above ground kiosk (associated with discharge structure): H3 m x W6.5 m x L10.5 m is the size of above ground kiosk at Hermitage Stream (excluding slab H0.5 m x W6.5 m x L11.6 m).</p> <p>Overall height: 3.5 m above ground level.</p> </div> <div>Outline</div> </div> <p>Reason: The application was submitted as part outline part full application in accordance with the provisions of Article 3(1) of the Town and Country Planning (Development Management Procedure) Order 1995 and in accordance with the provisions of Section 92 of the Town and Country Planning Act, 1990 and the Planning and Compulsory Purchase Act 2004.</p>
3	<p>Condition 3 Amended to Read as follows:</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Drawings</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0001 P07 RESERVOIR OUTLINE MASTERPLAN</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0021 P04 PLANNING STRATEGY KEY PLAN</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0004 P04 LANDSCAPE PLAN CONTROL HOUSE</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0005 P02 LANDSCAPE PLAN AVENUE STAIRCASE</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0006 P03 LANDSCAPE PLAN GIPSIES PLAIN</p> <p>HTR-ATK-ZZ-ZZ-DR-L-0015 Landscape Plan - North West Corner</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0007 P05 LANDSCAPE PLAN VIEWING PLATFORM</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0008 P02 MAIN EMBANKMENT SECTION A</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0009 P03 MAIN EMBANKMENT SECTION B & C</p> <p>HTR-GHD-ZZ-ZZ-DR-T-0010 P04 MAIN EMBANKMENT SECTION D & E</p> <p>HTR-ATK-AR-RE-DR-D-0001 Northern Access Route off B2149</p> <p>HTR-ATK-AR-RE-DR-D-0002 Northern Access Junction off B2149</p>

HTR-GHD-ZZ-ZZ-DR-T-0002 P03 ACCESS ROUTES VEHICLE ACCESS SOUTH SHEET 1 OF 1

HTR-GHD-ZZ-ZZ-DR-T-0003 P02 ACCESS ROUTES VEHICLE ACCESS SOUTH SWANMORE ROAD

S73 Additional Drawings

HTR-COF-EM-RE-DR-GE-4002 P02 MAIN EMBANKMENT PROPOSED SITE LAYOUT

HTR-COF-EM-RE-DR-GE-4003 P03 MAIN EMBANKMENT CROSS-SECTIONS

HTR-GHD-ZZ-ZZ-DR-T-0013 P06 PROPOSED CULVET AND VALVE TOWER SITE LAYOUT

HTR-GHD-ZZ-ZZ-DR-T-0020 P07 OUTLET WORKS VALVE TOWER & CULVERT GENERAL ARRANGEMENT PLANS AND SECTIONS

HTR-GHD-ZZ-ZZ-DR-T-0015 P04 VALVE TOWER PLAN AND SECTIONS GENERAL ARRANGEMENT

Documents

Engineering and Design Report Planning Statement 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)

HTR-ATK-RZ-RE-DR-L-113 Revised Tree Protection Plan Sheet 37 of 40 (revP01.1)

Design and Access

Statement of Community Involvement

Outline Biodiversity Mitigation and Compensation Strategy Article 4.7 Statement

S73 Documents April 2024

Planning Statement (April 2024)

Design and Access Statement (April 2024)

'You Said, We Did' Report (April 2024)

Section 73 Development Specification (April 2024)

	<p>Section 73 Engineering and Design Report – Addendum (April 2024)</p> <p>Environmental Statement Addendum (April 2024), including updated visualisations and Non-technical Summary</p> <p>ADDITIONAL INFORMATION SUBMITTED FEBRUARY 2021</p> <p>A Summary of the Benefits of Havant Thicket Reservoir</p> <p>HTR TNPS02 Traffic Distribution Sensitivity revision_V2.0 dated 25/01/2021</p> <p>HTR TNPS03 Report on Northern Access Layout dated 29/01/2021</p> <p>HTR Water Framework Directive Article 4.7 29/01/2021</p> <p>ADDITIONAL INFORMATION SUBMITTED APRIL 2021</p> <p>Access for Non-Motorised Users - Technical Note dated 01/04/2021</p> <p>Access Strategy, Rat Running and Construction Management - Technical Note dated 01/04/2021</p> <p>Framework Construction Management Plan dated 31/03/2021</p> <p>Article 4.7 Shortlisting Methodology dated 01/04/2021</p> <p>Transport Assessment Addendum - Framework Travel Plan dated 01/04/2021 Implementation Plan for Off Site Biodiversity Mitigation and Compensation dated 01/04/2021</p> <p><u>Reason:</u> - To ensure provision of a satisfactory development.</p>
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Informatives:

Other Important Information:

1.	This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
2.	Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk

3.	Any failure to adhere to the details of the approved plans , and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
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Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
12 February 2026

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ
ALONGSIDE YOUR NOTIFICATION OF DECISION**

1: APPEAL INFORMATION

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.