

Havant Thicket Reservoir – Phase 5 Control House Reserved Matters & Conditions

Response to Public Comments

Public Comment	Future Water Response – 2 nd February
<p>1. Portsmouth Water confirm where the storage area/ workshop for grounds maintenance will be <u>before</u> consent is granted, as that was to have been accommodated within the Control House area. The removal of the ‘Site Maintenance Workshop Room’ from the approved outline design represents a material change. No provision for replacement of this essential facility is currently made in the outline design layouts for buildings in the NW area of the site that were recently shared with stakeholders. If details of the alternative provision cannot be confirmed by the applicant before consent for the Control House is needed, then a planning condition should be added to require reprovision of the facility of a minimum size <u>before</u> planning permission is granted.</p>	<p>The design for the Control House is in full accordance with the parameters set out in Condition 2 of the planning permission for the reservoir. The design for the Control House is also in accordance with the design principles and standards set out in the Development Specification. The design for the Control House is also in accordance with all the principles related to appearance and materials.</p> <p>Storage and maintenance space sufficient for the operation of the Control House has been provided with the building, which will be accessible by operational staff.</p> <p>Due to security and safety restrictions on access to the Control House and the courtyard, which are critical to the operation of the reservoir, the storage and maintenance areas cannot be accessed by the general public, including volunteers. This is in accordance with the Design and Access Statement, which states this at paragraph 6.18.</p> <p>Instead it is considered more appropriate to locate a publicly accessible site maintenance store/workshop which could be used by volunteers close at the Visitor Centre, rather than within the secure Control House.</p>

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<p>2. Portsmouth Water commit in writing now that tree planting and landscape enhancements will be incorporated in to the Phase 8 landscape plan, to offset the unnecessary loss of ancient woodland in this area of the site (Round Wood) as a result of the Control Room having moved north, and to improve screening of the control house.</p>	<p>Portsmouth Water have already made commitments which are secured as part of the planning permission for the reservoir to offset the loss of woodland and habitats as a result of the reservoir development. As part of this Portsmouth Water have already undertaken extensive tree planting across the reservoir site, transplanting a considerable number of trees from areas of Ancient Woodland.</p> <p>For confirmation, there has not been any removal of Ancient Woodland at Roundwood that was not necessary. The embankment toe was moved north to provide space to enable construction of the reservoir, and the area is currently being used to construct the embankment and the culvert.</p> <p>The area to the north of Roundwood (and south of the embankment toe track) is outside of the Phase 5 RMA boundary and therefore commitments cannot be made as part of the Phase 5 RMA.</p> <p>As noted in the Statement of Community Involvement (ref. HTR-FUW-P5-CB-RP-W-1711), and by the comment received, additional landscape planting within this area is being considered as part of the Phase 8 RMA as it falls within this application's boundary.</p>

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<p>3. Portsmouth Water confirm what ancillary infrastructure is needed in association with the Control House pipework outside of the red line boundary, and that the use of above ground structures is minimised through intelligent design. If above ground infrastructure is required, then the red line boundary should be extended to include this area as it does not represent ‘landscaping’ which is covered in later phases.</p>	<p>Pipework south of the Control House courtyard, and other ancillary infrastructure, will be detailed as part of the Phase 7 and 8 RMAs as this is outside the Phase 5 RMA boundary.</p>
<p>4. Lighting minimises the impact on adjacent habitats, including the ancient woodland, but also ensures lighting is directed away/ shielded from the new bat boxes to be placed on the Control House frontage to ensure they can serve their purpose.</p>	<p>As detailed in the Lighting Strategy to discharge Condition 20 (ref. HTR-FUW-P5-CB-RP-W-1712), all lighting is downward facing and directed into the courtyard to minimise light spill outside of the courtyard, which is demonstrated by the lighting calculations provided in Appendix C. Lighting will also only be activated when required for access into the building or during works in the courtyard.</p> <p>In respect of the comments related to the visualisations and the brightness of the lights shown, this is due to the distance from the respective surface being lit.</p> <p>In the 3D visualisation shown on page 17 of Appendix C (page 35 of the PDF), luminaires 1, 2, 5 & 6 are mounted on the fence running along the top of the reinforced earth retaining wall, making them between 4m and 6m above the courtyard surface. Comparatively luminaires 3 & 4, are mounted on the fence to the south of the courtyard at 3m above the courtyard surface. The lux</p>

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	<p>level for luminaires 3 & 4 therefore appears greater, due to reduced distance of the lighting unit from the surface, but the units being utilised are the same as luminaires 1, 2, 5 & 6 – as confirmed by Appendix B (drawing ref. HTR-BRD-RZ-CB-DR-E-8404).</p>
<p>5. Minor modifications are made to the maintenance regime for the vegetated embankment retaining structure to optimise its value <u>before</u> it is incorporated into the Landscape Environment Management Plan.</p>	<p>No changes are considered necessary to the Control House Retaining Wall Management Plan.</p> <p>The planting specification is specifically designed to ensure the long term success of the vegetated retaining wall structure. Therefore it is necessary to remove self-seeded vegetation to ensure its continued success as a vegetated surface otherwise self-seeded species could become dominant and then reduce the overall resilience of the vegetated surface.</p> <p>The retaining wall will be constructed using TensarTech® GreenSlope System with steel mesh facing and an erosion control layer. This is specially designed to prevent erosion from rainfall or any necessary watering of the vegetated face. Therefore, no amendments to the management plan regarding watering or inspection following heavy rainfall are necessary.</p>
<p>6. Portsmouth Water is required to allocate space at suitable location(s) in the Control House to enable hydro-electric power generation to be retrofitted at a later date.</p>	<p>The design of the Control House and the culvert have taken into account of the possibility of retro-fitting of hydro-electric power generation as far as can be reasonably understood without any specific details. The Renewable Energy Strategy submitted can only comment on the viability of current technologies based on</p>

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	<p>principles of the approved reservoir scheme. Should any new technologies make the provision economically viable or the operation of the reservoir changes in the future, then appropriate applications will have to be made at that time.</p>
<p>I note that the Control Building Drainage Management Plan submitted in relation to discharge of Condition 32 only consider surface water drainage from the roof and courtyard, as well as provision of a cess pit to serve the staff toilet. Yet the Control House contains the flow control structures and pipework for the daily discharge of a compensation flow to the Riders Lane Stream, drawdown pipe(s) and emergency drawdown system.</p> <p>The LPA should seek clarification on;</p> <ul style="list-style-type: none"> - When will the drainage report for these integral structures be provided, where will these pipes discharge on site, and what ancillary structures are needed? (Item 3 refers) - Where waste water from the water quality monitoring taps and analysers will drain to? (<i>from the sampling & monitoring room shown on the site layout plan</i>) 	<p>The drainage elements outside the Phase 5 RMA boundary will be addressed in the future RMAs and condition discharges as necessary. Waste water from water quality monitoring will be captured and stored within the Control House building before being disposed of, off site according to suitable COSHH protocols.</p>