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Our Ref:

JTM/1856/AT/L/20260219

Your Ref:

APP/25/00988

Project No:

JTM/1856

Dear Mr Lakhan

Application Reference APP/25/00988 - Application for approval of all Reserved Matters (siting, scale, external appearance and landscaping) relating to Phase 5 (Control House) of the Thicket Reservoir development pursuant to condition 2 of the S73 consent planning reference APP/24/00312 dated 6th December 2024.

Thank you for providing the comment from HCC Highway Development Planning dated 10 February 2026 regarding the above application for the approval of Reserved Matters relating to the Control House (Phase 5) at the Havant Thicket Reservoir site.

We have provided a response below to the points raised, which we trust will provide all the information necessary for the HCC Highway Development Planning to confirm they do not have an object to the Reserved Matters Application.

Vehicle Movements and Tracking

Routine vehicle access to the Control House via Bridleway 120 will be limited, with all vehicles parking within the courtyard accessed through locked gates. There is sufficient space outside the gated courtyard to park a vehicle without blocking Bridleway 120. Anticipated access requirements are as follows:

- 1 small van/car per day for authorised staff to attend for geotechnical monitoring, water sampling and operation of reservoir pipework
- 1 Light Goods Vehicle or small HGV per month to empty the septic tank

Deliveries to the Control House will be infrequent and ad hoc. All reasonable measures will be taken to minimise delivery vehicle movements, with general delivery items directed to the Visitor Centre or Portsmouth Water Head Office and transferred to the Control House via staff vehicles wherever feasible.

The largest vehicle required to access the Control House will be a 250t crane required to change the valves beneath the courtyard surface. As these valves have an 80-year design life it is not foreseen the crane will be in attendance more than once during that period.

Valve replacement is a major planned maintenance activity, with suitable redundancy designed into the system to allow the reservoir to operate safely until the valves can be replaced. A Safe System of Work will be developed in agreement with all relevant stakeholders prior to any activity, which will include:

- Establishing a secure working area on the apron in front of the Control House to site the crane as the courtyard is unable to take the weight of the crane.
- Agreeing a method for access and egress for the crane along the bridleway (which has been designed to handle passage of a crane along it).
- Maintaining a 4-metre-wide bridleway at all times, except for short durations while the crane is manoeuvred into position.

The swept path analysis for this crane, and a large HGV which would be used to deliver a valve for replacement, is included for information as drawing HTR-GHD-CB-SK-T-0001.

Access Gate Dimensions and Operation

Two sets of vehicular access gates are proposed to ensure secure and efficient access into the Control House courtyard. The primary gates will be used for routine attendance, while the secondary (emergency) gates ensure continued vehicular access and maintain bridleway functionality in the event the primary gates are obstructed by a vehicle or works taking place inside the courtyard.

Each set of gates are 4m in total width, accommodating all routine vehicle types entering the courtyard, and 3m height to align with site security requirements. They will be weldmesh double leaf vehicular gates and will operate using a swing mechanism, opening into the Control House courtyard.

The gates will be fitted with appropriate locking and controlled access systems, and their operation will be managed to ensure that they do not impede or conflict with bridleway users at any time.

We trust that the information provided addresses the points raised by HCC Highway Development Planning to confirm they do not have an object to the Reserved Matters Application.

Yours sincerely

A. Turner

Andy Turner
Technical Director

CC. HTR-GHD-CB-SK-T-0001 – Control Building Court Yard Swept Path Analysis Mobile crane