

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

Andy Turner
Sheridan House, 40 - 43 Jewry
Street, Winchester, SO23 8RY

Approval of reserved matters
Notification of Decision: Approve with Conditions

Application Number: APP/25/00988

Site Address: Havant Thicket Reservoir Site

Proposal: 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.

Further to your application received on 1 December 2025, which was valid from 1 December 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:

1	<p>Approved Drawings and Documents</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:</p> <p><u>Documents</u></p> <ul style="list-style-type: none">· Covering Letter· Planning Statement· Statement of Community Involvement
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	<ul style="list-style-type: none"> · Statement of Conformity with the Environmental Statement (Phase 5 – Control House) · Control House Retaining Wall Management Plan <p><u>Drawings</u></p> <p>HTR-GHD-CB-RE-DR-T-0020 P02 – Control Building Application Boundary</p> <p>HTR-GHD-CB-RE-DR-T-0021 P02 – Conservation Area Boundary</p> <p>HTR-GHD-CB-RE-DR-T-0001 P06 - Control Building Planning Site/Roof Plan</p> <p>HTR-GHD-CB-RE-DR-T-0002 P06 - Control Building Planning Ground Floor Plan</p> <p>HTR-GHD-CB-RE-DR-T-0004 P06 - Control Building Planning Building Sections</p> <p>HTR-GHD-CB-RE-DR-T-0005 P06 - Control Building Planning Front And Side Elevations</p> <p>HTR-GHD-CB-RE-DR-T-0006 P06 - Control Building Planning Rear And Side Elevations</p> <p>HTR-GHD-CB-RE-DR-T-0008 P06 - Control Building Planning 3d View 1</p> <p>HTR-GHD-CB-RE-DR-T-0009 P06 - Control Building Planning 3d View 2</p> <p>HTR-GHD-CB-RE-DR-T-0010 P06 - Control Building Planning 3d View 3</p> <p>HTR-GHD-CB-RE-DR-T-0011 P06 - Control Building Planning 3d View 4</p> <p>HTR-GHD-CB-RE-DR-T-0022 P05 – Control Building Landscape Plan</p> <p>HTR-GHD-CB-RE-DR-T-0023 P03 – Control Building Landscape Cross Sections Sheet 1</p> <p>HTR-GHD-CB-RE-DR-T-0024 P04 – Control Building Landscape Cross Sections Sheet 2</p>
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	<u>Reason</u> - To ensure provision of a satisfactory development.
2	<p>Control House Operational and Maintenance Vehicular Access Management Plan</p> <p>Prior to any public access to the reservoir site, a Control House Operational and Maintenance Vehicular Access Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of safe operational vehicle access arrangements to and from the Control House including the likely times for access, frequency, and size of vehicles. The Plan shall also include details on how major maintenance activities at the Control House will be managed and agreed with the Highways Authority to ensure the safe operation of Bridleway 120.</p> <p><u>Reason:</u> In the interests of highway and pedestrian safety and having due regard to Policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
3	<p><u>Site Maintenance Store</u></p> <p>Prior to the first operation of the Phase 5 Control House hereby approved details for a "Site Maintenance Store" on the Havant Thicket Reservoir Site subject of the outline planning permission (Havant Borough Council planning reference APP/24/00312 and East Hampshire District Council reference 51680/012) shall be submitted to and approved in writing in connection with a later reserved matters phase of the development.</p> <p><u>Reason:</u> To ensure that the development site provides sufficient storage space of maintenance facilities.</p>

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.
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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.

Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
14 April 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.linsearchbeforeudig.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.