



Havant Thicket Reservoir

Reserved Matters Application – Phase 6 – Forestry England Track Raising

Planning Statement

For Future Water MJJV Ltd

Document Reference: HTR-FUW-P6-RP-RP-T-1729

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Title

Havant Thicket Reservoir – Reserved Matters Application – Phase 6 –
Forestry England Track Raising – Planning Statement

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1 Introduction

- 1.1 This Planning Statement supports the application for the approval of Reserved Matters relating to Phase 6 – Forestry England (FE) Track Raising in connection with the Section 73 Planning Permission reference APP/24/00312 as amended by NMA approvals APP/25/00837 and APP/25/00859 (hereafter referred to as the 'Section 73 permission') for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant.
- 1.2 As part of the hybrid consent, outline planning permission was granted for the FE Track Raising, subject to the approval of reserved matters pursuant to Condition 2. This application is seeking approval of the following Reserved Matters for Phase 6 – FE Track Raising, the details of which are set out in Section 2 of this Statement:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 1.3 This Reserved Matters Application (RMA) is for the red line area as shown on drawing reference: HTR-FUW-P6-RP-DR-T-3189 – Red Line Boundary. This does not result in any amendments with the already approved RMA for Phase 3 Main Embankment (APP/24/00311 as amended by NMA approvals APP/25/00837 and APP/25/00859) and Phase 2 Wetlands (51680/008 and APP/24/00186). It also excludes all development and landscaping which will form part of the RMAs for Phases 7 and 8 and the Visitor Centre which will form part of the RMA for Phase 9.

Overview of the Approved Reservoir Scheme

- 1.4 The reservoir, when constructed, will be filled with surplus water drawn from the springs at the Bedhampton Pumping Station when flows are at their highest in Winter and stored at the reservoir to enable provision of supply to Portsmouth Water customers in the summer months as required. The increase in water supplies available on completion of the scheme will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers to meet the region's challenges in the future, in particular relating to abstraction licence changes, predicted population growth and climate change which will all place pressure on meeting future water supply demand.
- 1.5 Complementary to its infrastructure resilience function, the reservoir will provide a new recreational facility/resource in an area which the community can access on foot, by bike, or through existing bus routes. It offers further opportunities to improve the wider footpath, cycleway, and bridleway networks in the area.
- 1.6 The Reservoir will provide a new wetland habitat and associated area for nature conservation. The proximity of the reservoir to the internationally important Langstone Harbour means that it can be used as a safe retreat for roosting birds when there is disturbance in the Harbour (Special Protection Area (SPA) and Special Area of Conservation (SAC)).

Reserved Matters Application Documents

- 1.7 The Reserved Matters application comprises the following documents:
- Covering letter
 - Application form
 - HTR-FUW-P6-RP-RP-T-1729 Planning Supporting Statement (this document)
 - HTR-FUW-P6-RP-RP-T-1730 Statement of Community Involvement
 - HTR-RHD-P6-RP-RP-T-0002 Statement of Conformity with the Environmental Statement (Phase 6 – FE Track Culverts)
 - HTR-RHD-P6-RP-RP-T-0003 Arboricultural and Silvicultural Appraisal & Tree Protection Statement for Phase 6 (July 2026)
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- Application drawings – as set out in Section 2 of this Planning Statement

Environmental Impact Assessment

- 1.8 The application which formed the subject of the Hybrid Consent was supported by an Environmental Statement (ES) which reported the findings of the Environmental Impact Assessment (EIA). The EIA process was based on the parameters for a range of elements as set out in the Development Specification that was submitted and approved as part of the respective planning permissions.
- 1.9 An ES Addendum (2024) was submitted with the Section 73 application, which concluded that there are no new or materially different significant effects to those identified in the 2020 ES.
- 1.10 A Statement of Conformity with the Environmental Statement (Phase 6 – FE Track Raising) has been submitted as part of the Reserved Matters application. The report considers whether the proposed detailed design for the FE Track Raising is likely to give rise to any new or materially different effects to those identified in the 2020 ES and the 2024 ES Addendum. The report concludes that the Phase 6 FE Track Raising design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES and the 2024 ES Addendum.

Public Consultation and Engagement

- 1.11 As part of the preparation of this Phase 6 – FE Track Raising RMA consultation has been undertaken with a variety of local stakeholders prior to submission of the application as set out below.

Forestry England

- 1.12 The Statement of Community Involvement outlines that engagement with Forestry England (FE), Portsmouth Water (PW) and Future Water (FW) regarding initial technical discussions was undertaken in late 2022 and early 2023.
- 1.13 At this stage, the primary comments from FE concerned the maintenance of the culverts and the potential impact of siltation. FE also wanted confirmation of requirements for wave

- protection and details of the headwall product. There was a preference for no geogrids due to maintenance issues on unbound roads.
- 1.14 The development of the design of the FE track raising recommenced in late 2025. A meeting was held with FE on the 27th January 2026 and provided the following feedback on the latest design:
- Information on the number of trees to be removed would be beneficial
 - Larger culvert pipe diameters would be desirable to prevent silt build up
 - Vehicle restraint fencing is required to provide protection to FE vehicles
- 1.15 The design incorporates the following in response to the FE comments:
- A detailed Arboricultural and Silvicultural Appraisal & Tree Protection Statement for Phase 6 subsequently referred to AIA Addendum (HTR-RHD-P6-RP-RP-T-0003) in this document has been submitted with this RMA which highlights the trees to be removed and retained.
 - The details for the Headwall and Culverts are shown on drawing ref: HTR-FUW-P6-RP-DR-T-3195 and illustrate that in the Western and Eastern Areas the Culverts would have a maximum diameter 675mm.
 - The Western and Eastern Areas will include safety barrier fencing and stockproof fencing to protect FE vehicles. Further details are shown on drawing HTR-FUW-P6-RP-DR-T-3192 (Safety Barrier and Fencing Detail).

Other Stakeholders

- 1.16 Stakeholder workshop was held on 18th March 2026 with community representatives, environmental groups and local Councillors. They were presented with an opportunity to ask questions about the emerging FE Track Raising design, including input around the following landscaping features:
- Tree retention as standing deadwood
 - Habitat creation opportunities
 - Fencing
- 1.17 Feedback from Stakeholders on the overall design:
- Confirmation of surfacing materials
 - Design to include ability for small mammals to cross under the track
 - Confirmation of maintenance of the culverts and concerns regarding sizing of the culverts. Maintenance of the culverts is detailed with approved LEMP and other Site Management Plans.
 - Further engagement with the British Horse Society to confirm suitability of track for equestrians. Discussions with the British Horse Society took place on the 3rd June 2026 and it was confirmed with Forestry England that equestrian use can be undertaken within Havant Thicket woodland.
 - Further details on the planting on the track embankments
- 1.18 Feedback from Stakeholders from tree retention and habitat creation:
- Preference to retain as many trees either side of the track – including wet woodland which would become standing deadwood
 - Open vista is undesirable due to potential disturbance to the wetland
- 1.19 Stakeholder views on fencing:

- Fencing along edge of the wetland should be vehicle restraint fencing with wire/mesh to prevent dogs entering the wetland
 - Vehicle restraint fencing needs to provide suitable protection for FE vehicles
- 1.20 As a direct result of the feedback through the workshop, the FE track and culverts has been designed to include the following:
- The amended design retains more trees in the Western and Eastern areas as set out in the AIA Addendum (HTR-RHD-P6-RP-RP-T-0003). Within the Eastern Area a 20% decrease in tree canopy loss is anticipated compared with original estimates.
 - The Western and Eastern Areas will include safety barrier fencing and stockproof fencing to protect FE vehicles. Further details are shown on drawing HTR-FUW-P6-RP-DR-T-3192 (Safety Barrier and Fencing Detail).
 - The AIA Addendum (HTR-RHD-P6-RP-RP-T-0003) sets out that coppicing of trees within the embankment will create screening and habitat creation through conservation of a continuous corridor to the south of the track in the Western Area.
 - Phase 6 lies within the Havant Thicket Woodland Management Area of the LEMP. The measures within this Management Area will be delivered over a five year work programme which will including the ongoing management of the FE tracks and culverts. Further details are provided within Section 2 of the Ecological Mitigation, Compensation and Enhancement Measures for Condition 36.
- 1.21 Further details and outcomes of the consultation are set out in Statement of Community Involvement submitted as part of the Reserved Matters application.

Pre-application advice

- 1.22 A request for pre application advice was submitted to HBC and EHDC on 6th July 2026. We received no comments on trees, heritage and landscape. The EHDC Ecologist provided an email response (Appendix A) on the 9th July 2026 and it is summarised below:
- The proposal is considered likely to result in a net benefit to the wet woodland habitat through improved water management and long term protection of the habitat
 - Habitat loss is expected to be minimal
 - Potential ecological impacts are restricted to temporary construction phase effects including disturbance to adjacent habitats, accidental pollution and impacts to protected or notable species if present
 - Risks can be appropriately managed through the submission of an Ecological Appraisal and implementation of a Construction Environmental Management Plan (CEMP)
- 1.23 We provided an email response to EHDC on the 13th July 2026 (Appendix B) and it is summarised below:
- The works proposed under Phase 6 RMA form part of the wider reservoir scheme, for which a number of environmental assessment and management plans have already been approved, including:
 - Construction Environmental Management Plan (CEMP) discharged under Condition 5
 - Arboricultural Impact Assessment and Tree Protection Plan discharged under Condition 27
 - Landscape and Ecology Management Plan (LEMP) – secured through the Section 106 Agreement

- Environmental Statement (2020) and Environmental Statement Addendum (2024)
 - These documents establish the ecological baseline for the project. Therefore the ecological effects of the proposed works and the necessary mitigation have already been assessed and will be managed and controlled through the CEMP, Tree Protection Plans and the LEMP.
 - To demonstrate that the Phase 6 proposals remain consistent with the approved environmental documentation, the following has been submitted with this RMA:
 - A Statement of Conformity with the Environmental Statement (ref: HTR-RHD-P6-RP-RP-T-0002)
 - An Arboricultural and Silvicultural Appraisal and Tree Protection Plan Addendum (ref: HTR-RHD-P6-RP-RP-T-0003)
 - An Ecological, Mitigation Compensation and Enhancement Report
 - These documents together with the CEMP, Tree Protection Plans and LEMP confirm that the proposed works remain within the scope of the assessed development and that appropriate ecological, arboricultural and environmental measures will be implemented during construction.
- 1.24 The HBC Ecologist provided an email response (Appendix C) on the 14th July and it is summarised below:
- The indicative planting schedules shown on HTR-FUW-P6-RP-DR-T-3193 need urgent review due to an number of species of concern shown on the planting lists including potentially invasive non native species.
 - I would insist that the following species are NOT INCLUDED in any planting scheme:
 - Water Hawthorn
 - Bog Arum
 - Iris Regal Surprise
 - Pickerelweed
 - I have no overriding issues with the principle of the proposed works
 - Ecological impacts are unlikely to be hugely significant provided that any future submission is accompanied by appropriate ecological information
 - The relationship between the culverting and the extensive watercourse improvement measure will need to be explained
 - I would recommend a CEMP is provided
- 1.25 We provided an email response to HBC on the 17th July 2026 (Appendix D) and it is summarised below:
- With regard to the indicative planting schedule, having reviewed drawing HTR-FUW-P6-RP-DR-T-3193, we can confirm that the planting mix containing Water Hawthorn, Bog Arum, Iris 'Regal Surprise' and Pickerelweed was included on the drawing in error and is not intended to be as part of the Phase 6 planting.
 - Having checked with the design team, the only seed mixes proposed as part of the Phase 6 scheme are:
 - EM5 Wildflower Mix – shown in pink on the drawing.
 - Wetland and Water's Edge Mix – shown in blue on the drawing.
 - The drawing will be updated to reflect the above seed mixes
 - The wider watercourse improvement works as part of the wider Havant Thicket Reservoir development were designed to mitigate for the inherent culverting to enable water to flow from the headwater streams into the wetlands and the reservoir was considered as part of the Hybrid and Section 73 applications for the reservoir.

- Regarding the recommendation for a CEMP this has already been discharged pursuant to Condition 5 of the permission for the reservoir, and the works will be undertaken in accordance with the approved CEMP.
- An Ecological Mitigation, Compensation and Enhancement Report will be submitted to discharge Condition 36 for Phase 6, which will set out the measures associated with Phase 6 and how these form part of the wider mitigation and compensation strategy as part of the wider Havant Thicket Reservoir development

Structure of this Planning Statement

- 1.26 This Planning Statement provides:
- a description of the Reserved Matters development relating to Phase 6 – Forestry England Track Raising (Section 2)
 - a description of how the proposals comply with the development parameters and the development specification set by the Section 73 permission in Section 3.
 - A description of the Reserved Matters developments accordance with planning policy (Section 4).
 - A summary and conclusion (Section 5).
- 1.27 This planning statement sets out that the siting, scale, appearance, and landscaping of the Forestry England Track Raising accord with the approved outline design parameters and development specification. The Statement also explains how the submitted information serves to provide sufficient detail to discharge the Reserved Matters application.

Discharge of Planning Conditions

- 1.28 Separate applications are also being made to HBC and EHDC to discharge the requirements of the various conditions attached to the Section 73 permission relevant to this phase of the development. These include:
- Condition 13 – Disabled Access (Phase 6)
 - Condition 28 – Landscape Details and Drawings (Phase 6)
 - Condition 36 – Ecological Mitigation and Enhancement Report (Phase 6)
- 1.29 In respect of Condition 32 – Drainage Management Plan, no contained surface water drainage regime is proposed as there will not be any change to the surfacing and thus no changes to the volume or run off rates. Instead surface water drainage will match the existing situation, with overland surface water flows from the existing and adjacent FE tracks flowing to existing ditches and ultimately in the reservoir. These same details have been provided to discharge condition 32, as there is no formal Drainage Management Plan for this phase of the development.

2 Description of Reserved Matters Development

Context of the FE Track Culverts including Design Evolution

- 2.1 The existing FE tracks will be inundated by the top water levels within the reservoir and wetland in two locations to the north of the reservoir (the Western Area and Eastern Area).
- 2.2 The objective of the RMA is to maintain the use of existing Forestry England (FE) track located to the north of the reservoir site as the track is used by FE in order to manage woodland within Havant Thicket.
- 2.3 Culverts will pass through an embankment that raises the height of the current track above the wetland waterline. This will allow water to continue to flow into the wetland and reservoir while ensuring the track itself can continue to be maintained. The FE Track Raising has been designed to allow the water from the wetland to be able to reach its farthest extent to the north.
- 2.4 The AIA Addendum (Document Ref: HTR-RHD-P6-RP-RP-T-0003) highlights how the design of the FE Track Culverts has allowed for increased screening in the Western Area with only 17 trees needing to be removed instead of 50 and an anticipated 20% reduction in the loss of tree canopy in the Eastern Area. The AIA Addendum also highlights improvements in habitat creation through coppicing, gradual decline and veteranisation of trees instead of removal.

Description of the Development

- 2.5 The FE Track Raising in both the Western Area and Eastern Area will be raised on a clay or granular embankment to maintain unimpeded vehicle access. One culvert will manage water passage beneath the Western Area embankment, whilst three culverts will manage water passage beneath the Eastern Area embankment.
- 2.6 A safety barrier and stockproof fencing will be provided alongside the Western Area and Eastern Area track sections to ensure that dogs cannot access the wetland areas and FE vehicles do not leave the track in the raised areas.
- 2.7 The following drawings have been prepared by Future Water for the Phase 6 Reserved Matters application:
 - HTR-FUW-P6-RP-DR-T-3189 P01 – Red Line Boundary
 - HTR-FUW-P6-RP-DR-T-3188 P01 – Proposals Plan
 - HTR-FUW-P6-RP-DR-T-3190 P01 – West Area Detail
 - HTR-FUW-P6-RP-DR-T-3191 P01 – East Area Detail
 - HTR-FUW-P6-RP-DR-T-3192 P01 – Safety Barrier and Fencing Detail
 - HTR-FUW-P6-RP-DR-T-3193 P02 – West Area Landscape General Arrangement
 - HTR-FUW-P6-RP-DR-T-3194 P02 – East Area Landscape General Arrangement

- HTR-FUW-P6-RP-DR-T-3195 P01 - Headwall and Culvert Detail

Reserved Matters Application

- 2.8 The application is seeking approval of the following ‘reserved matters’ for the Phase 6 – FE Track Raising:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 2.9 Each of the matters is addressed below providing reference to the application drawings that provide the detail.

Siting

- 2.10 As highlighted in the previous section, the FE Track Raising’s purpose is to maintain the existing Forestry England track located to the north of the reservoir site. The siting is dictated by the existing unsurfaced FE track to the north of the reservoir.
- 2.11 The siting of the SAR is shown on application drawing numbers:
- HTR-FUW-P6-RP-DR-T-3189 P01 – Red Line Boundary
 - HTR-FUW-P6-RP-DR-T-3188 P01 – Proposals Plan
- 2.12 As set out in Section 3 of this Planning Statement, the siting of the FE Track Raising is in accordance with the parameters, principles and standards set out in Condition 2 of the approved Section 73 permission and the associated Development Specification. The siting of the FE Track Raising is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

Scale

- 2.13 The existing FE track will be impacted in two locations. The scale of the raised embankments and the culverts is dictated by the landform required to raise the track to ensure its continued use. One culvert will manage water passage beneath the Western Area embankment, whilst three culverts will manage water passage beneath the Eastern Area embankment.
- 2.14 The Culverts in the Western and Eastern Areas have a maximum diameter 675mm. The scale of the FE Track Raising is shown on application drawing numbers:
- HTR-FUW-P6-RP-DR-T-3189 P01 – Red Line Boundary
 - HTR-FUW-P6-RP-DR-T-3188 P01 – Proposals Plan
 - HTR-FUW-P6-RP-DR-T-3190 P01 – West Area Detail
 - HTR-FUW-P6-RP-DR-T-3191 P01 – East Area Detail
 - HTR-FUW-P6-RP-DR-T-3195 P01 - Headwall and Culvert Detail
- 2.15 As set out in Section 3 of this Planning Statement, the scale of the FE Track Raising is in accordance with the parameters, principles and standards set out in Condition 2 of the

approved Section 73 permission, and the associated Development Specification.

- 2.16 The scale of the FE Track Raising is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

External Appearance and Landscaping

- 2.17 As set out in Section 3 of this Planning Statement, the external appearance is in accordance with the parameters, principles and standards set out in the approved Development Specification.
- 2.18 The external appearance and landscaping of the FE Track Raising is shown on application drawing numbers:
- HTR-FUW-P6-RP-DR-T-3190 P01 – West Area Detail
 - HTR-FUW-P6-RP-DR-T-3191 P01 – East Area Detail
 - HTR-FUW-P6-RP-DR-T-3192 P01 – Safety Barrier and Fencing Detail
 - HTR-FUW-P6-RP-DR-T-3193 P02 – West Area Landscape General Arrangement
 - HTR-FUW-P6-RP-DR-T-3194 P02 – East Area Landscape General Arrangement
 - HTR-FUW-P6-RP-DR-T-3195 P01 - Headwall and Culvert Detail
- 2.19 As highlighted in the previous section following engagement with stakeholders the design of the FE Track Raising has been amended to allow for the retention of more trees and enhanced landscaping.
- 2.20 The AIA Addendum (Document ref: HTR-RHD-P6-RP-DR-T-0003) demonstrates that the detailed design for the FE Track Raising has allowed for the retention of trees in the Western Area through coppicing. Coppicing of trees in the embankment results in regrowth which creates screening and habitat creation. Within the Western Area only 17 trees are being removed instead of 50 with 26 of the remaining trees being coppiced and retained.
- 2.21 Within the Eastern Area a 20% decrease is anticipated in canopy loss when compared to original estimates. The gradual decline of trees retained trees within and immediately adjacent to the waterline should result in a transition from one habitat type to another, with invertebrates, birds and mammals having time to relocate further into the wider Havant Thicket woodland as necessary.
- 2.22 The AIA Addendum highlights that the conclusions of the approved Arboricultural Impact Assessment (Document ref: HTR-RHD-ZZ-XX-RP-Z-0001 Rev 2 issued on 2nd February 2024) remain valid, with this Addendum providing more detail following a site walkover and further details on the design and construction methodology for the Phase 6 Forestry England Track Raising and Culverts.
- 2.23 The track will be laid using crushed stone to match the existing FE Track. The proposal includes two types of fencing. A safety barrier made of steel and clad in wood and stockproof fencing which is sympathetic to the area's rural character and will prevent dogs accessing the wetland areas. Further details are shown on drawing: HTR-FUW-P6-RP-DR-T-3192.
- 2.24 The Ecological, Mitigation Compensation and Enhancement Measures document, submitted pursuant to Condition 36, provides details the ecological mitigation, compensation and enhancement measures and monitoring of mitigation measures for Phase 6 (FE Track

Raising).

- 2.25 Phase 6 (FE Track Raising) is within the Havant Thicket Woodland Management Area of the LEMP, with measures in this area to be delivered over a five year work programme. The Ecological, Mitigation Compensation and Enhancement Measures document (Document ref: HTR-RHD-P6-RP-RP-T-0001) details that the habitat creation and enhancement measures within the Phase 6 area and Havant Thicket Woodland Management Area include:
- the veteranisation of retained trees,
 - pond enhancements,
 - headwater stream restoration,
 - conifer clear fell and replanting
 - birch clearings/replanting,
 - ride management
 - translocations of dead wood and the creation of forest glades
- 2.26 The landscaping design for the FE Track Raising has been carefully considered to be sympathetic to and blend into the rural character, and fit with the principles of planting throughout the wetland area. Landscaping planting on the Western Area and Eastern Area embankment slopes will comprise a wetlands and water's edge mix, as shown of the Landscape General Arrangement drawings HTR-FUW-P6-RP-DR-T-3193 and HTR-FUW-P6-RP-DR-T-3194.
- 2.27 The landscaping of the FE Track Raising is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

3 Accordance with Development Specification

- 3.1 The development is required to be carried out in accordance with the Development Specification that was submitted and approved as part of the Section 73 planning permissions.
- 3.2 There are no specific Scheme Parameters (Table 2.2) on the FE Track Raising, however, raising the track accords with the overall parameter of a top water level in the reservoir of 39.5m AOD, and is therefore consider to accord with overall project parameters.
- 3.3 The Development Specification requires the reserved matters application for the FE Track Raising to accord with:
- Scheme Environmental Design Principles – Paragraph 3.2 of the Development Specification
 - Detailed Design Standards and Principles – Paragraph 3.3 of the Development Specification
- 3.4 The following table set out how the reserved matters application for the FE Track Raising accords with these.

Table 3.2 – Accordance with Scheme Environmental Design Principles

Design Principle	Accordance of reserved matters application
Create a safe environment to work and play. Use creative and intelligent design to minimise any short and long-term health and safety issues.	The FE Track Raising has been designed to meet health and safety standards by including safety barriers either side of the track which crosses the culvert in the eastern and western areas
Maintain and integrate with the rural landscape character and woodland setting, through the design layout and material selection process, and where possible developing soft engineering solutions - limiting structures and ancillary clutter.	The FE Track Raising has been designed to retain trees and vegetation where possible assisting with maintaining the rural landscape character and woodland setting.
Design to be sympathetic to and blend in with the historic park and gardens landscape. Specifically considering impact on setting and views to and from the designated sites including the Grade II listed park and gardens, conservation area and South Downs National Park.	Landscaping planting on the Western Area and Eastern Area embankment slopes will comprise a wetlands and water's edge mix, as shown of the Landscape General Arrangement drawings HTR-FUW-P6-RP-DR-T-3193 and HTR-FUW-P6-RP-DR-T-3194.
Design to minimise whole life costs such as maintenance and need for replacement ensuring durability in a challenging public setting and flexibility in the design to manage future requirements.	The safety barrier made of steel and clad with timber offers a durable, low-maintenance fencing solution with a long service life.
Maintain and enhance public access to the site, optimise opportunities to link to existing walking, cycling and bridleway routes.	The raising of the FE tracks will maintain permissive public access to Havant Thicket woodland.
Design of the site and all facilities for all	The raising of the FE track will match the existing

Design Principle	Accordance of reserved matters application
ages and abilities.	track to ensure continued access to Havant Thicket woodland.
Incorporate recreational facilities that are in keeping with the quiet enjoyment of the countryside setting, optimising health and wellbeing opportunities.	The raising of the FE tracks will maintain permissive public access to Havant Thicket woodland.
Optimise educational opportunities in all design elements.	
Maximise opportunities for biodiversity in the design of the landscape and buildings and minimise and mitigate any conflict with wildlife through forward planning.	Phase 6 lies within the Havant Thicket Woodland Management Area of the LEMP. The measures within this Management Area will be delivered over a five year work programme. Further details are provided within Section 2 of the Ecological Mitigation, Compensation and Enhancement Measures for Condition 36.
Where possible avoid ancient woodland, an irreplaceable habitat, and maintain a minimum 15m gap as buffer along the boundary (apart from at boundary with Staunton Country Park).	No ancient woodland will be lost as a result of the FE track raising.
Incorporate public art into the design in an innovative and robust way.	The raising of the FE track will match the existing track ensure continued access to Havant Thicket woodland. It is not appropriate to include public art in this setting and location.
<p>Optimise opportunities for a sustainable design where practical to include:</p> <ul style="list-style-type: none"> Improving energy efficiency in base design, consider decentralised low carbon energy sources to achieve an overall improvement in operational energy efficiency. Improving climate resilience of the reservoir, ensuring management of reservoir flows, considering whole life sustainability impacts. Minimising material quantities as much as possible and select alternative low carbon materials in design wherever possible. 	<p>The design of the FE track raising has been completed to manage and preserve headwater stream flows into the wetland and reservoir.</p> <p>All fill material to complete the track raising is sourced from borrow areas within the reservoir site minimising transport of materials for construction.</p>
Support the UK's Net Zero Carbon target by minimising where practical greenhouse gas emissions at all stages of the infrastructure lifecycle, and maximising opportunities for greenhouse gas removals through sequestration by vegetation and renewable energy generation.	All elements have been designed to minimise materials in construction and requires minimal operation and maintenance.
Design infrastructure which is resilient to expected climate change and extreme weather events.	The raising of the FE track will match the existing track ensure continued access to Havant Thicket woodland including during extreme weather events.

Table 3.3 Detailed Design Standards and Principles

Detailed Design Principle	Accordance of reserved matters application
During detailed design, continue to seek and act on any opportunities to reduce loss of ancient woodland and veteran trees further	No ancient woodland will be lost as a result of the FE track raising.
Preference is for natural vegetation/wetland species colonisation as this often results in improved species complexity, although it is recognised that some over planting from imported nursery stock may be required at key locations	Landscaping planting on the Western Area and Eastern Area embankment slopes will comprise a wetlands and water's edge mix, as shown of the Landscape General Arrangement drawings HTR-FUW-P6-RP-DR-T-3193 and HTR-FUW-P6-RP-DR-T-3194. This includes the gradual decline of trees retained within and immediately adjacent to the waterline, which should result in a transition from one habitat type to another, with invertebrates, birds and mammals having time to relocate further into the wider Havant Thicket woodland as necessary.

4 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Paragraph 11 of the National Planning Policy Framework (NPPF) (2024) introduces a presumption in favour of sustainable development which, for decision-taking means approving development proposals that accord with an up-to-date development plan without delay unless the application of policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the development proposed or any adverse impacts would significantly and demonstrably outweigh the benefits.
- 4.3 The Reserved Matters application relating to Phase 6 – FE Track Raising lies within the administrative boundaries of Havant Borough Council (HBC) (Western Area) and East Hampshire District Council (EHDC) (Eastern Area).
- 4.4 The adopted development plan for HBC and EHDC comprises:
- Havant Borough Core Strategy (2011)
 - Havant Borough Local Plan (Allocations) (2014)
 - East Hampshire District Local Plan: Joint Core Strategy (2014)
 - Hampshire Minerals and Waste Plan (2013)
 - Emsworth Neighbourhood Plan (2021)
- 4.5 Consultation is due to commence in July on the Regulation 19 draft Building a Better Future Plan for HDC which once adopted would replace the Core Strategy and Local Plan Allocations.
- 4.6 The adopted development plan context for the RMA therefore remains consistent with the 2020 hybrid planning application and subsequently the Section 73 application was considered and approved.
- 4.7 The Phase 6 FE Track Raising Reserved Matters application forms part of the approved Havant Thicket Reservoir development and as set out in Section 3 of this Planning Statement the application accords with the parameters, principles and standards set out in the approved Development Specification.
- 4.8 Similarly, the Statement of Conformity with the Environmental Statement (Phase 6 – FE Track Raising) submitted as part of the RMA concludes in Section 4 that the Phase 6 design submitted for the RMA does not give rise to any new or materially different effects to those reported in the 2020 ES or the 2024 ES Addendum.
- 4.9 Therefore, the principle of the Phase 6 – FE Track Raising RMA accords with the adopted development plan and relevant planning policies as previously considered by the local planning authority in granting planning permission for Havant Thicket Reservoir.
- 4.10 The following topic areas of specific relevance to the Phase 6 – FE Track Raising are considered in further detail below:

- Landscape and Visual
- Biodiversity

Landscape and Visual

- 4.11 Paragraph 187 of the NPPF advises that planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 189 requires great weight to be afforded to the conservation and enhancement of the landscape, scenic beauty, wildlife and cultural heritage of National Parks.
- 4.12 Policies CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough and DM8 Conservation, Protection and Enhancement Existing Natural Features of the Havant Borough Core Strategy (2011), seek to protect and enhance the special environment and heritage of the borough and to conserve, protect and enhance its natural features.
- 4.13 Policy CP20 Landscape of the East Hampshire District Local Plan: Joint Core Strategy (2014) seeks to protect the special characteristics of the district's natural environment will be conserved and enhanced.
- 4.14 As set out above, the principle of the FE Track Raising in this location has been established by the Section 73 permission. The AIA Addendum (Document ref: HTR-RHD-P6-RP-RP-T-0003) details that the RMA design for the FE Track Raising retains more trees in both the Western and Eastern Areas by coppicing and veteranisation.
- 4.15 The AIA Addendum (Document ref: HTR-RHD-P6-RP-RP-T-0003) outlines that the coppicing of trees allows for quick regrowth and therefore screening of the embankment maintaining the rural character of the surrounding landscape.
- 4.16 Landscaping planting on the Western Area and Eastern Area embankment slopes also assists with screening and will comprise a wetlands and water's edge mix, as shown of the Landscape General Arrangement drawings HTR-FUW-P6-RP-DR-T-3193 and HTR-FUW-P6-RP-DR-T-3194.
- 4.17 The Phase 6 RMA lies within the Havant Thicket Woodland Management Area of the LEMP. The measures within this Management Area will be delivered over a five year work programme. Further details are provided within Section 2 of the Ecological Mitigation, Compensation and Enhancement Measures for Condition 36.
- 4.18 The RMA design for the FE Track Raising is therefore considered to accord with the relevant landscape and visual policies.

Biodiversity

- 4.19 The consented development will result in the creation of new habitats of ecological value, particularly the new wetland to the north of the reservoir. Early planting has already taken place (prior to the Reservoir Scheme receiving consent) within the south west and south east corners of the site which has allowed new habitats to become established prior to work commencing on site. This planting, together with off-site compensation habitat creation and

- measures identified in the Record of Environmental Actions and Commitments, will compensate for the loss of 12.45ha of irreplaceable Ancient Semi Natural Woodland (ASNW), 17 veteran trees, 7.18ha of priority lowland mixed deciduous woodland habitat, 1.21ha of purple moor-grass and 3.7km of watercourses. Much of this consented tree clearance has now taken place in accordance with the respective hybrid planning permissions and conditions.
- 4.20 The FE Track Raising was considered as part of the Hybrid / Section 73 applications including the inherent culverting to enable water to flow from the headwater streams into the wetlands and the reservoir. The area of the track raising and the culverts is part of the area that will be inundated at the top water level of the wetland / reservoir and therefore there is no additional loss or culverting of watercourses as a result of the Phase 6 RMA that was not considered as part of the Hybrid / Section 73 applications for Havant Thicket Reservoir. Therefore, the extensive watercourse improvements as part of the wider Havant Thicket Reservoir development already mitigate for these elements of culverting.
- 4.21 Phase 6 (FE Track Raising) is within the Havant Thicket Woodland Management Area of the LEMP. The measures within this Management Area will be delivered over a five year work programme. Further details are provided within Section 2 of the Ecological Mitigation, Compensation and Enhancement Measures for Condition 36. Paragraph 187 of the NPPF requires planning policies and decisions to contribute to and enhance the natural environment. Paragraph 189 requires great weight to be attached to conserving and enhancing landscape and scenic beauty in National Parks. Paragraph 193, criteria a, c and d advise that applications for planning permission should be refused permission if they would cause significant harm to biodiversity or loss of irreplaceable habitats unless the benefits of the development in the location proposed outweigh its impacts (including the public benefits of infrastructure projects (footnote 70)).
- 4.22 Policies CS11 Protecting and Enhancing the Special Environment of Havant Borough and Heritage and DM8 Conservation, Protection and Enhancement of Existing Natural Features of the Havant Borough Core Strategy (2011) seek to protect and enhance the special environment and heritage of the borough and to conserve, protect and enhance its natural features.
- 4.23 Policy CP21 Biodiversity of the East Hampshire District Local Plan: Joint Core Strategy (2014) seeks to maintain, enhance, protect the District's biodiversity and its surrounding environment.
- 4.24 The FE Track Raising design includes biodiversity enhancements specifically the wildflower seeding on the embankment.
- 4.25 The Ecological, Mitigation Compensation and Enhancement Measures document (HTR-RHD-P6-RP-RP-T-0001) details that the habitat creation and enhancement measures in Havant Thicket Management Area which also includes Phase 6 FE Track Raising are:
- the veteranisation of retained trees,
 - pond enhancements,
 - headwater stream restoration,
 - conifer clear fell and replanting
 - birch clearings/replanting,
 - ride management

- translocations of dead wood and the creation of forest glades
- 4.26 The Landscape and Ecology Management Plan (LEMP) (doc ref. HTR-POR-ZZ-ZZ-RP-K-0004) sets out the long-term management of habitat creation and enhancement areas required as compensation of the effects of the Scheme.
- 4.27 The RMA design for the FE Track Raising is therefore considered to accord with the relevant biodiversity policies.

5 Summary and Conclusions

- 5.1 This Planning Statement supports the RMA relating to Phase 6 – FE Track Raising in connection with the Section 73 permission for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Stauton Country Park and Middle Park Way, Havant.
- 5.2 As part of the Section 73 permission, outline planning permission was granted for the FE Track Culverts as part of the reservoir, subject to the approval of reserved matters pursuant to Condition 2.
- 5.3 This application is seeking approval of the following Reserved Matters for Phase 6 – FE Track Raising as set out in Section 2 of this Planning Statement:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 5.4 This Planning Statement sets out that the Reserved Matters proposals are in accordance with the parameters, principles and standards set out in the approved Development Specification.
- 5.5 A Statement of Conformity with the Environmental Statement (Phase 6 – FE Track Raising) has been submitted as part of the Reserved Matters application, which confirms that the FE Track Raising design does not give rise to any new or materially different effects to those reported in the 2020 ES or the 2024 ES Addendum.
- 5.6 The need for, and principle of, this regionally significant project has already been established through the approval of the Section 73 permission for the development. The design of the FE Track Raising has been carefully considered to maximise tree retention and provide ecological enhancements and habitat creation.
- 5.7 As set out in Section 4 of this Statement, the FE Track Raising RMA design is considered to accord with the relevant national policy and adopted development plan policies and so should be granted planning permission as there are no other material planning considerations which would indicate otherwise.
- 5.8 It is therefore requested that HBC approve the Phase 6 – FE Track Raising RMA as soon as possible to enable the reservoir project to continue to be brought forward in a timely manner.

Appendix A Pre application advice from EHDC Ecologist

From: [REDACTED] >

Sent: 09 July 2026 10:22

To: [REDACTED] >;

[REDACTED] >

Subject: Phase 6 RMA

Hi [REDACTED]

Comments from EHDC Ecologist:

The proposed works comprise the raising of an existing track with culverts beneath, adjacent to wet woodland habitat. The purpose of the works is to facilitate delivery of the reservoir scheme whilst maintaining and enhancing the hydrological connectivity and ecological function of the wet woodland. From an ecological perspective, the proposal is considered likely to result in a net benefit to the wet woodland habitat through improved water management and long-term protection of the habitat.

As the works are located within an existing track corridor, habitat loss is expected to be minimal. Potential ecological impacts are therefore largely restricted to temporary construction-phase effects, including disturbance to adjacent habitats, accidental pollution, and impacts to protected or notable species if present.

These risks can be appropriately managed through the submission of an Ecological Appraisal and implementation of a Construction Environmental Management Plan (CEMP). The Ecological Appraisal should provide an ecological baseline for the site and surrounding area, identify habitats and species that may be affected by the works, assess the potential impacts arising from the construction phase, and set out any necessary mitigation and precautionary measures. The CEMP should then demonstrate how these measures will be implemented on site, including the protection of retained habitats, control of working areas, pollution prevention measures, biosecurity protocols where relevant, and procedures to avoid impacts on protected and notable species. It should also set out requirements for ecological briefing of contractors, measures to prevent encroachment into adjacent wet woodland habitat, and proposals for the reinstatement of any temporarily affected areas following completion of the works. Subject to the submission of a Ecological Appraisal and CEMP, the likely ecological impacts of the proposal are considered to be limited to the construction phase and capable of being appropriately avoided or reduced to a negligible level.

Regards,

[REDACTED]

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Appendix B – Pre application response to EHDC Ecologist

From: [REDACTED] >
Date: Monday, 13 July 2026 at 17:12
To: [REDACTED] >
Cc: [REDACTED] >
Subject: RE: Phase 6 RMA

Dear [REDACTED],

Thank you for passing on the comments from the EHDC Ecologist and for confirming their view that any ecological impacts arising from the proposal can be appropriately mitigated and reduced to a negligible level.

The works proposed under the Phase 6 Reserved Matters application form part of the wider reservoir scheme, for which a number of environmental assessments and management plans have already been approved, including:

- Construction Environmental Management Plan (CEMP) – discharged under Condition 5
- Arboricultural Impact Assessment and Tree Protection Plan – discharged under Condition 27
- Landscape and Ecology Management Plan (LEMP) – secured through the Section 106 Agreement
- Environmental Statement (2020) and Environmental Statement Addendum (2024)

These documents establish the ecological baseline for the project, assess effects on habitats and species (including wet woodland), and set out the mitigation, management and enhancement measures required during reservoir construction and operation. As such, the ecological effects of the proposed works and the necessary mitigation have already been assessed and will be managed and controlled through the CEMP, Tree Protection Plans, and LEMP.

To demonstrate that the Phase 6 proposals remain consistent with the approved environmental documentation, the following will be submitted in support of the Phase 6 Reserved Matters application:

- A Statement of Conformity with the Environmental Statement, confirming that the proposed works accord with the assessments and mitigation measures set out in the approved 2020 Environmental Statement and 2024 Addendum
- An Arboricultural and Silvicultural Appraisal & Tree Protection Plan Addendum
- An Ecological Mitigation, Compensation and Enhancement Report, prepared in accordance with Condition 36

These documents, together with the CEMP, Tree Protection Plans, and LEMP, will confirm that the proposed works remain within the scope of the assessed development and that appropriate ecological, arboricultural and environmental measures will be implemented during construction.

We trust this clarifies the environmental documentation already in place for the project and the additional information that will be provided in support of the application, which we believe addresses the points raised in the comments from the EHDC Ecologist.

Kind regards,

[REDACTED]

Planning & Engagement Manager | Havant Thicket Reservoir

Future Water MJJV Ltd

T: [REDACTED] | M: [REDACTED] | E: [REDACTED]

W: www.fwjv.co.uk



Future Water
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Appendix C – Pre application response from HDC Ecologist

From: [REDACTED] >

Date: Tuesday, 14 July 2026 at 10:00

To: [REDACTED]
[REDACTED]

Subject: RMA Phase 6

Hi [REDACTED]

HBC Ecologist Comments as follows:

Indicative planting schedules

The indicative planting schedules shown on HTR-FUW-P6-RP-DR-T-3193 need urgent review. There are a number of species of concern included on the planting lists (which appear to be of US origin), including potentially invasive non-native species. Any wetland planting scheme must utilise only native species of confirmed suitable provenance. Wetland planting is a vector for accidental introduction of invasive species and robust sourcing and biosecurity is critical. Many popular wetland plant suppliers will not discern between fully native and 'ornamental' versions of native wetland species. I would insist that the following species are categorically NOT INCLUDED in any planting scheme:

- Water Hawthorn
- Bog Arum
- Iris Regal Surprise
- Pickerelweed

Overall design and implementation

I have no overriding issues with the principle of the proposed works – they are necessary to ensure continued track access. As [REDACTED] has highlighted, ecological impacts are unlikely to be hugely significant and are likely to be acceptable provided that any future submission is accompanied by appropriate ecological information, demonstrating how potential ecological impacts (to habitats and species) have been assessed and including any necessary mitigation, compensation, and enhancement measures. The relationship between the culverting and the extensive watercourse improvement measures will need to be explained. I would also recommend that a Construction Environment Management Plan (CEMP) is provided

Regards
[REDACTED]

Appendix D – Pre application response to HDC Ecologist

Dear [REDACTED]

Thank you for passing on the comments from the HBC Ecologist and for confirming they have no concerns with the principle of the proposed works.

With regard to the indicative planting schedule, having reviewed drawing HTR-FUW-P6-RP-DR-T-3193, we can confirm that the planting mix containing Water Hawthorn, Bog Arum, Iris 'Regal Surprise' and Pickerelweed was included on the drawing in error and is not intended to be as part of the Phase 6 planting.

Having checked with the design team, the only seed mixes proposed as part of the Phase 6 scheme are:

- EM5 Wildflower Mix – shown in pink on the drawing.
- Wetland and Water's Edge Mix – shown in blue on the drawing.

We are therefore updating the drawing to remove the incorrect planting specification and will leave only the two proposed seed mixes and their associated details so that the planting proposals are clearer. I hope this provides reassurance that the scheme is not proposing the planting of the non-native species identified in your comments, including those noted as potentially invasive or unsuitable.

In relation to the culverting and watercourse improvement measures, the track raising and the inherent culverting to enable water to flow from the headwater streams into the wetlands and the reservoir was considered as part of the Hybrid and Section 73 applications for the reservoir. The area of the track raising and the culverts is part of the area that will be inundated at the top water level of the wetland / reservoir and therefore there is no additional loss or culverting of watercourses as a result of the Phase 6 RMA that was not considered as part of the Hybrid / Section 73 applications for Havant Thicket Reservoir. Therefore, the wider watercourse improvement works as part of the wider Havant Thicket Reservoir development were designed to mitigate for these elements of culverting.

Regarding the recommendation for a Construction Environmental Management Plan (CEMP), this has already been discharged pursuant to Condition 5 of the permission for the reservoir, and the works will be undertaken in accordance with the approved CEMP. In addition, an Ecological Mitigation, Compensation and Enhancement Report will be submitted to discharge Condition 36 for Phase 6, which will set out the measures associated with Phase 6 and how these form part of the wider mitigation and compensation strategy as part of the wider Havant Thicket Reservoir development.

We trust that the above addresses the comments from the HBC Ecologist, however, if you or the HBC Ecologist require any further information, please let us know.

Kind regards,

[REDACTED]

[REDACTED]
Technical Director

Adams Hendry Consulting Ltd.

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

Mob: [REDACTED]
Tel: [REDACTED]
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