

7th August 2026

PO Box 99, West Street, Havant,
Hampshire, PO9 1LG

023 9249 9888

head.office@portsmouthwater.co.uk

Narinder Lakhan
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza Civic Centre Road
Havant
Hampshire PO9 2AX

Dear Sir,

APPLICATION TO DISCHARGE CONDITION 21 (BNG), CONDITION 23 (HMMP) AND BGP CONDITION (SCHEDULE 7A OF THE TOWN AND COUNTRY PLANNING ACT 1990) RELATING TO PLANNING PERMISSION REF: APP/24/00405. OUR REF: BEDP-PW-HBC-004

This application is to discharge Condition 21 (Biodiversity Net Gain (BNG)), Condition 23 Habitat Management and Monitoring Plan (HMMP) and the BGP (Biodiversity Gain Plan) Condition (Schedule 7A of the Town and Country Planning Act 1990) of the above permission for the Havant Thicket Reservoir Pipeline scheme.

Overview of the Approved Schemes

The Havant Thicket Reservoir and Pipeline Scheme comprise:

- Havant Thicket Reservoir – the reservoir site including vehicular and pedestrian access routes, an operational control house and visitor facilities including a visitor centre, bird hide, car park and recreational walking and cycling network (now approved and under construction).
- Havant Thicket Pipeline – the pipeline corridor including the pipes and tunnels and associated infrastructure including an emergency discharge structure between the Hermitage Stream and Rider Lane Stream confluence, cross-connection infrastructure at the reservoir site, upgrades to existing culverts and new plant and modifications to an existing building at Bedhampton Pumping Station.

The consented reservoir, when constructed, will be filled with surplus water drawn from the springs at the Bedhampton works when flows are at their highest in winter via inlet and outlet pipes, and will provide water supplies to Portsmouth Water customers in the summer months as required. The increase in water supplies available to Portsmouth Water on completion of the scheme will also enable additional water to be supplied to Southern Water. Southern Water has a forecast deficit in water resources in the Hampshire area which has been created by the reduction of its abstraction licences on the River Itchen imposed by the Environment Agency. An agreement under Section 20 of the Water Resources Act 1991 requires them to use all best endeavours to remove this forecast deficit. Additional water made available by the Scheme will contribute towards the resources required to meet the

forecast deficit.

Conditions to be Discharged under Havant Thicket Pipeline (app ref: APP/24/00405)

Condition 21, Condition 23 and BGP Condition state:

Condition 21 Biodiversity Net Gain (BNG)

Unless otherwise approved in writing by the Local Planning Authority, a Biodiversity Net Gain Plan shall be prepared in accordance with the Environmental Statement Volume 4 – Appendices, Appendix 9 Biodiversity, Appendix 9.21 Biodiversity Net Gain (BNG) Assessment (AtkinsRealis) June 2024), the Statutory BNG Metric for Area and Hedgerow Habitats (Atkins Realis, 18 April 2024) and the Statutory BNG Metric for Watercourses (April 2024) and must include:

- 1. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;*
- 2. the pre-development biodiversity value of the on-site habitat; 3. the post-development biodiversity value of the on-site habitat;*
- 4. any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;*
- 5. any biodiversity credits purchased for the development; and 6. any such other matters as the Secretary of State may by regulations specify.*

Reason: To provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Condition 23 (HMMP)

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority in respect of all off site gains and any significant on-site enhancements. The HMMP shall include:

- i. a non-technical summary;*
- ii. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- iii. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- iv. the management measures to maintain habitat in respect of all off-site gains and any significant on-site enhancements in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- v. the monitoring methodology and frequency in respect of the created or enhanced habitat.*

Notice in writing shall be given to the Council when the:

(a) HMMP has been implemented; and

(b) habitat creation and enhancement works as set out in the HMMP have been completed.

- The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*
- Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.*

The development shall be carried out in accordance with the approved details and retained thereafter.

Biodiversity Gain Plan Condition (see Schedule 7A of the Town and Country Planning Act 1990)

General condition of planning permission

13(1)Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2)The condition is that the development may not be begun unless—

(a)a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b)the planning authority has approved the plan (see paragraph 15).

The submitted HMMP and BGP have been prepared in accordance with the requirements of Condition 23 and Schedule 7A of the Town and Country Planning Act 1990 respectively.

The HMMPs sets out the long-term management, monitoring and maintenance measures required to deliver and sustain the approved biodiversity enhancements for all off-site gains. No significant on-site enhancements are proposed.

The BGP demonstrates how the development will achieve the required biodiversity net gain in accordance with the approved metric calculations, including details of habitat creation, enhancement and delivery arrangements.

An amended BNG Assessment Report has also been submitted for agreement with the LPA under Condition 21.

Please find enclosed the following information to satisfy the condition:

Drawing/Document Title (Number)	Rev.	Relevant to BGP Condition / Condition 23	For Approval/For Information
Covering Letter	-	BGP Condition and Condition 23	Approval
HTR-ATK-PI-ZZ-RP-Y-0005	-	BGP Condition	Approval
Biodiversity Gain Plan			
HTR-ATK-PI-ZZ-RP-Y-0002	-	BGP Condition	Information
Statutory Biodiversity Metric			
HTR-ATK-PI-ZZ-RP-Y-0001	2.0	Condition 21	Approval
Environmental Statement Volume 4 – Appendices, Appendix 9 Biodiversity, Appendix 9.21 Biodiversity Net Gain (BNG) Assessment (July 2026 update)		BNG Condition	Information
Pig Shed Trust – Proof of Allocation Notice	-	BGP Condition	Information
BNG-A-04310.3	-	BGP Condition	Information
Wild Cobham - Allocation Notice			
BNG-A-04310.3	-	BGP Condition	Information
Wild Denchworth - Allocation Notice			

BNG-A-04310.3	-	BGP Condition	Information
Wild Tees - Allocation Notice			
BNG-A-04439.1	-	BGP Condition	Information
Wild Felmersham - Allocation Notice			
BNG-A-04439.1	-	BGP Condition	Information
Wild Marbury - Allocation Notice			
BNG-A-04439.1	-	BGP Condition	Information
Wild Stubbington - Allocation Notice			
Merryvale, Pig Shed Trust - Habitat Management and Monitoring Plan	4.0	Condition 23	Approval
Wild Burnt Wood, Brierley Common, Great, Houghton, Barnsley - Habitat Management and Monitoring Plan	2.0	Condition 23	Approval
South of Yarm Lane, Great Ayton - Habitat Management and Monitoring Plan	2.0	Condition 23	Approval

Process to deal with future amendments

This submission discharges the deemed BGP Condition in respect of the approved biodiversity gain plan under app ref: APP/24/00405. It is requested that any future non-material amendment, or other minor change to the permission that does not materially affect the approved habitat baseline or biodiversity metric, should not require this condition to be re-discharged.

We note that there is currently no statutory or Government guidance that specifically addresses how BNG conditions should be treated in the context of non-material or minor amendments to a planning permission. In the absence of such guidance, this approach is considered a reasonable and proportionate way to avoid disproportionate administrative burden, consistent with the overall objectives of the BNG regime.

Should any such change result in a shortfall against the approved net gain requirement, any additional biodiversity units needed will be sourced from an appropriate habitat bank or registered off-site gain site, with confirmation and an updated metric provided to the Local Planning Authority at that time.

It is confirmed that the off-site biodiversity units already secured for this development remain unaffected, and no changes to the existing unit registrations are proposed as part of this submission

Summary

The applicant respectfully requests that the Local Planning Authority confirms the discharge of Condition 21 (BNG, Condition 23 (HMMP) and the BGP Condition (Schedule 7A of the Town and Country Planning Act 1990) at its earliest convenience.

We trust that the enclosed information is adequate to enable validation and determination of the application. Should the Local Planning Authority require any further information or clarification, please do not hesitate to contact me on 07398 755525 or at tim.snell@agilia.co.uk

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tim Snell', with a long horizontal line extending from the start of the signature.

Tim Snell, Consents Manager, Havant Thicket Reservoir Project