

3 September 2026



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Dear Narinder,

**APPLICATION TO DISCHARGE CONDITIONS 2 (RESERVED MATTERS) FOR PHASE 9 (NORTH WEST CORNER AND VISITOR CENTRE) RELATING TO PLANNING PERMISSION REF: APP/24/00312**

Portsmouth Water hereby submits an application to Havant Borough Council (HBC) for the approval of Reserved Matters relating to the North West Corner and the Visitor Centre (Phase 9) in connection with the Section 73 Planning Permission reference APP/24/00312 as amended by Non Material Amendment 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.

The application was submitted to HBC electronically via the Planning Portal on 31 July 2026, Reference Number PP-15125320, however, an amended set of drawings is now being provided directly to Havant Borough Council.

**Overview of the Approved Scheme**

The 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 a new combined inlet/outlet pipeline, and will provide water supplies 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.

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 will also provide a new wetland habitat and associated area for nature conservation.

## **Reserved Matters Application (Phase 9)**

As part of the hybrid consent, outline planning permission was granted for the North West Corner and Visitor Centre, subject to the approval of reserved matters pursuant to Condition 2 (together with the detail specified in Condition 7).

This application is therefore seeking approval of the following Reserved Matters for Phase 9 – North West Corner and Visitor Centre, the details of which are set out in Section 2 of the accompanying Planning Statement:

- Siting
- Scale
- External appearance
- Landscaping

## **Description of the Development (Phase 9 Scheme)**

The Havant Thicket Reservoir Visitor Centre and Associated Recreational Facilities, located in the North-West portion of the reservoir site, comprises the following elements:

- A Visitor Centre, providing a focus for public engagement with the reservoir, with a reception and exhibition area, shop, café and restaurant facilities, an education / conference space, staff spaces, and toilets. We are proposing that this building has a location set over water.
- A Visitor Hub Building comprising an energy centre, with all services which are better located on land, a café kiosk, catering stores and public toilets, including a Changing Places facility.
- An education bird hide, suitable for usage by a half-class group of 15 students.
- Associated landscape elements including car and bus parking, covered cycle stands picnic and play areas, paths, roads and boardwalks, signage and wayfinding, other ancillary facilities and infrastructure, and CCTV coverage.

## **Planning Submission Package**

A list of drawings and documents submitted for approval can be found in Section 2 of the accompanying Planning Statement.

## **Phase 9 Planning Conditions**

Separate applications are also being made to the LPA to discharge the requirements of the various design related conditions attached to the Section 73 permission relevant to this phase of the development. These include:

- Condition 13 – Disability Access
- Condition 18 – Car Park Barrier Details (as part of the Condition 28 submission)
- Condition 20 – Lighting Strategy
- Condition 27 – Tree Survey and Updated Arboricultural Method Statement and Tree Protection Plan (combined with conditions 18 and 28)
- Condition 28 – Landscape Details (combined with Conditions 18 and 27)
- Condition 29 – Renewable Energy Strategy

- Condition 32 – Flood Risk Scheme (combined with Condition 34)
- Condition 34 – Foul and Surface Water Sewerage Disposal (combined with Condition 35)
- Condition 36 – Ecological Mitigation, Compensation and Enhancement Measures

**Application Fee**

The fee for the application is £610, which will be paid via the Planning Portal. The application fee has been calculated on the basis that the fee category for the Phase 9 Reserved Matters is classed as 'Reserved Matters following a grant of outline approval' where the full application fee has already been paid (full fee paid under Phase 1 RMA Scheme HBC ref: APP/22/0068).

The applicant respectfully requests that the Local Planning Authority confirms the discharge of Condition 2, as it relates to Phase 9, 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](mailto:tim.snell@agilia.co.uk)

Yours faithfully,



Tim Snell, Consents Manager, Havant Thicket Reservoir Project