2 September 2026

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

Portsmouth Water

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

023 9249 9888
head.office@portsmouthwater.co.uk

Dear Sir,

APPLICATION TO DISCHARGE CONDITIONS 20 (LIGHTING STRATEGY) AND CONDITION 29 (RENEWABLE ENERGY STRATEGY) FOR PHASE 9 (VISITORS CENTRE) RELATING TO PLANNING PERMISSION REF: APP/24/00312

Portsmouth Water has recently submitted an application (app ref: APP/26/00574) 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.

This application is to discharge Conditions 20 and 29 of the above permission, in respect of Phase 9 (Visitor Centre) at the Havant Thicket Reservoir (HTR).

Overview of the Proposed 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/outline 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.

Conditions to be Discharged

Condition 20 states:

No phase of the development approved under Condition 4 shall commence until a Lighting Strategy for that phase or parcel has been approved by the local planning authority. The Strategy must include:-

- *Proposed specifications for external lighting of service areas, parking, buildings, signs, open space and access junctions.*
- *Measures to prevent obtrusive light to residents and distraction of motorists.*
- *Measures to minimise light pollution.*
- *Appropriate energy efficiency technology*
- *Permanent lighting will comprise hooded luminaires directed away from vegetation, particularly the boundary hedgerows and treelines to avoid any light spill onto retained vegetation.*

Lighting will follow good practice current at the time of detailed design. The new lighting will be task-related, associated with the visitor centre and associated car park and with no lighting on the access roads. The lux level will be as low as possible to meet their purpose safely and effectively.

The lighting for each phase or parcel shall be carried out in accordance with the approved Lighting Strategy and shall be retained and maintained as such thereafter.

Reason: In the interests of safety, visual and residential amenity and habitats and the environment.

Condition 29 states:

No development shall take place until a Renewable Energy Strategy has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of sustainable development.

Application Details

The submitted Sustainability & Energy Statement has been prepared to support the discharge of Conditions 20 and 29.

In relation to Condition 20, the Statement sets out the proposed External Lighting Strategy, including energy-efficient LED lighting, lighting controls and measures to minimise light spill and effects on surrounding habitats. This is supported by the submitted Site External Lighting Layout and Site External Lighting Lux Plot, which provide the detailed lighting arrangement and associated illumination levels.

In relation to Condition 29, the Statement sets out the renewable energy and low-carbon strategy for the Visitor Centre, incorporating a fabric-first approach, an all-electric building services strategy, heat-pump technology and on-site solar PV generation, supporting the project's objective of achieving Operational Net Zero Carbon.

Please find enclosed the following information to satisfy the discharge of the conditions:

Condition 20:

- HTR-RCDC-03-XX-RP-SU-0001 – Sustainabilty and Energy Statement Rev P03
- HTR-RCD-00-00-DR-E-0001 - Site External Lighting Layout Rev P03
- HTR-RCD-00-00-DR-E-0002 - Site External Lighting Lux Plot Rev P03

Condition 29:

- HTR-RCDC-03-XX-RP-SU-0001 – Sustainabilty and Energy Statement Rev P03

The applicant respectfully requests that the Local Planning Authority confirms the discharge of Conditions 20 and 29 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,

Tim Snell, Consents Manager, Havant Thicket Reservoir Project