

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

471713

108977

Description

The proposed pipeline will connect the proposed reservoir at Havant Thicket, which forms a separate planning application. The pipeline route extends from the Portsmouth Water pumping station at Bedhampton, northwards through the town of Havant, stopping at the reservoir. Most of the pipeline corridor is characterised by low-value road, hardstanding and amenity grassland, or poor semi-improved grassland typical of an urban setting. The pipeline corridor runs north along the Hermitage Stream before turning north-east and broadly following the Riders Lane Stream towards the reservoir site.

Applicant Details

Name/Company

Title

First name

Surname

Portsmouth Water

Company Name

Ward & Burke on behalf of Portsmouth Water

Address

Address line 1

PO Box 99

Address line 2

West Street

Address line 3

Town/City

Havant

County

Hampshire

Country

United Kingdom

Postcode

PO9 1LG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Lewis

Surname

Oliver

Company Name

AtkinsRéalis

Address

Address line 1

Nova North, 11 Bressenden Place

Address line 2

Westminster, London

Address line 3

Town/City

County

Country

GB

Postcode

SW1E 5BY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Hybrid application seeking:

1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; upgrades to existing culverts close to shafts five, six and eight to manage flood risk; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station. Revised routing and construction methodology from previously approved pipeline application APP/20/00991.

2) Outline application for an associated underground cross-connection chamber and above-ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Pipeline from proposed reservoir near Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.

Reference number

APP/24/00405

Date of decision

22/09/2025

What was the original application type?

Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The amendments have been set out in detail in the Ward & Burke Technical Note dated 27 October 2026 (rev S4.P02), section 1.3 Table 1, with the planning assessment and environmental impacts set out in Appendix A "Atkins Assessment".

In summary they are as follows:

- i. Change from ductile iron pipelines within tunnels to integrated concrete pressure pipe. This change is detailed in Figure 1 of the attached Technical Note (document reference: HTR-WAB-PI-ZZ-TN-W-0016_Non Material Amendment_S4.P02).
- ii. Change of Emergency discharge shaft construction method and temporary works. This change is detailed in Figure 2 of the attached Technical Note (document reference: HTR-WAB-PI-ZZ-TN-W-0016_Non Material Amendment_S4.P02).
- iii. Change of Shaft 6 construction method. This change is reflected in the attached drawing referenced HTR-WAB-PI-ZZ-DR-T-0003_PIPELINE PLAN AND LONGSECTION_A4.P03 at Shaft W6.

Please state why you wish to make this amendment

1. Change from Ductile Iron Pipelines within tunnels to integrated Concrete Pressure Pipe (CPP) is required for a more efficient pipeline construction method has been identified which will reduce the embodied carbon of the scheme, as well as reducing the number of traffic movements to and from construction sites.
2. Change of Emergency discharge shaft construction method and temporary works is required as additional ground investigation works identified artesian groundwater in a layer beneath the emergency discharge shaft. This has now been accounted for in design, which has increased the amount of concrete required at the shaft location to resist floatation. Additional piling works are required to facilitate the construction.
- 3 Change of shaft 6 construction method from a reinforced concrete to a cofferdam with a reinforced concrete base is required due to the constrained footprint of the shaft 6 site location, as the construction method of shaft 6 has been changed from a reinforced concrete to a cofferdam with a reinforced concrete base.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

The original dual pipeline plans were submitted by sections and split into separate sheets, therefore, they do not have the corresponding document reference as the new plan and drawings submitted as part of this non-material amendment. For information, please see below the list of relevant approved drawings:

HTR-WAB-PI-BD-DR-T-0001 Rev: P02 P0 BD DUAL PIPELINE PLAN AND LONGSECTION
HTR-WAB-PI-P1-DR-T-0001 Rev: P03 P1 DUAL PIPELINE P AND LS
HTR-WAB-PI-P2-DR-T-0001 Rev: P04 P2 DUAL PIPELINE P AND LS
HTR-WAB-PI-P3-DR-T-0001 Rev: P02 P3 DUAL PIPELINE P AND LS
HTR-WAB-PI-P4-DR-T-0001 Rev: P03 P4 DUAL PIPELINE P AND LS
HTR-WAB-PI-P5-DR-T-0001 Rev:P03 P5 DUAL PIPELINE P AND LS
HTR-WAB-PI-P6-DR-T-0001 Rev: P03 P6 DUAL PIPELINE P AND LS
HTR-WAB-PI-P7-DR-T-0001 Rev: P03 P7 DUAL PIPELINE P AND LS
HTR-WAB-PI-P8-DR-T-0001 Rev: P03 P8 DUAL PIPELINE P AND LS
HTR-WAB-PI-P9-DR-T-0003 Rev: P03 P9 DUAL PIPELINE P AND LS

New plan/drawing numbers

- HTR-WAB-PI-ZZ-DR-T-0003_PIPELINE PLAN AND LONGSECTION_A4.P03
- HTR-WAB-PI-ZZ-DR-T-0004_WHOLE PIPELINE P AND LS SHEET 2.A4.P01

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

APP/24/00405

Date (must be pre-application submission)

08/09/2026

Details of the pre-application advice received

The pre-application advice received is submitted alongside this application and detailed under the pre-application decision letter referenced APP/24/00405.

The conclusion is as follows:

It is considered that the proposed amendments bulleted (i), (ii) and (iii) above, can be treated as non-material under S96 of the TCPA. When compared back to the environmental effects under the Hybrid planning permission APP/24/00405, the detailed changes would not give rise to new or materially different significant effects on the environment from those previously assessed or debated at planning committee. Given the limited scale of the differences/changes and expected limited effects on the environment from those previously assessed, they could be capable of being consented via a S96A approval.

I note that hybrid application tested environmental impacts and the proposed changes remain within the worst-case scenario assessed in the original Environmental Statement. It is also the case that the scale of the change is limited when seen in the overall context of the pipeline development. It must be stressed that should an NMA application be made, it must be accompanied by an "Environmental Statement of Conformity", which is noted you intend to do.

To secure the above changes it is recommended that they are formalised through a S96A NMA submission, and can thereafter form part of a future conditions submission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Karen Liu

Date

28/10/2026