

COMMITTEE OFFICER REPORT

Site Address: Havant Thicket, adjacent to Sir George Staunton Country Park, Middle Park Way, Havant

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 in respect of Conditions 2 and 3 of the Hybrid permission planning reference APP/20/00990 dated 15th October 2021 for proposed changes to the size and alignment of the main reservoir embankment.

Application Type: Variation/Relief of Condition

Application No: APP/24/00312 Expiry Date: [18/07/2024](#)

Applicant: Future Water (for Portsmouth Water)

Agent: Mr Andy Blaxland Case Officer: Narinder Lakhan
Adams Hendry Consulting Ltd

Ward: Warren Park - Expired DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

Executive Summary

The Havant Thicket Reservoir is a regionally significant infrastructure project which benefits from national and local planning policy support and a hybrid planning permission pursuant to applications APP/20/00990 (HBC) and 51680/001 (EHDC). The principle of the development is therefore established in planning terms.

As a result of recent ground condition information and detailed design development, the Applicant is proposing changes to the design as approved through the hybrid planning permission.

Planning legislation and Government guidance recognises that new issues or information may arise after planning permission has been granted, which require modification of the approved proposals. Section 73 of the Town and Country Planning Act 1990 (TCPA) makes express provision for this scenario, and sets out that *“On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted....”*

This application has been submitted to Havant Borough Council (HBC) by Future Water for Portsmouth Water and seeks approval for amendments to the approved parameter plans (Conditions 2 and 3) under Section 73 of the Town and Country Planning Act 1990 (TCPA) relating to the Embankment (Phase 3) in connection with the Hybrid Planning Permission (HBC reference APP/20/00990 and EHDC reference 51680/001, as amended by APP/23/00979 and 51680/005) for a reservoir and associated infrastructure (the “Approved Scheme”) on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant. The amendments include changes to the alignment and design of the main embankment

to reduce the slopes resulting in a larger footprint. This also results in changes to the position of the crest line of the main embankment, however the height of the embankment would remain as consented. As a consequence of the amendments to the main embankment the reservoir culvert through the embankment is lengthened, and the location of the control house adjusted. It is also proposed that the reservoir valve tower is relocated outside the inner core of the main embankment. The proposed amendments do not increase the height of the main embankment or the capacity of the reservoir.

It should be noted that part of the application site lies within East Hampshire District Council and therefore an identical application has been submitted to East Hampshire District Council (EHDC) under reference 51680/012. East Hampshire District Council are responsible for determining that application.

The reservoir will be filled with surplus water drawn from the springs at the Bedhampton works and will provide water supplies to Portsmouth Water customers in the summer months as required. Complementary to its infrastructure function, the reservoir will provide a new recreational resource which the public can access. It will further opportunities to improve the wider footpath, cycleway, and bridleway networks in the area. The Approved Scheme will provide a new wetland habitat and associated area for nature conservation.

The Phase 3 Embankment Scheme forms part of the Approved Scheme, which is safeguarded in the adopted Local Plan through HBC Policies CS18 and CS19. The Approved Scheme was subject to an Environmental Impact Assessment (EIA). The Environmental Statement (ES) assessed the hybrid application including the elements of the scheme submitted in detail and parameters for parts of the Scheme submitted in outline.

In compliance with EIA Regulations an ES Addendum has been submitted with this application. It has been demonstrated in the ES Addendum that the amendments proposed through the application do not result in any new or materially different significant impacts which were not considered, mitigated or compensated for as part of the Approved Scheme ES.

The amended Main Embankment has been designed within the context of the requirements of relevant national and local planning policy. Officers have considered the comments and representations from statutory consultees and third parties and conclude that there would not be demonstrable harm to the nearby sensitive environmental and ecology receptors. The visual harm from the proposed amendments would be minimal in respect of the movement of the embankment when considered in the context of the scale of the wider reservoir site. The introduction of the off-shore valve tower, whilst it is accepted will be seen from public vantage points, is not an uncommon feature in reservoir developments and its scale and location would not result in a significant visual impact including on the setting of heritage assets.

1 Site Description

The Reservoir Site

- 1 The reservoir site has an area of approximately 160 hectares and comprises

predominantly of open grassland with some woodland, vegetation and ditches. The site straddles the local authority boundary between HBC and EHDC, with the district boundary running through the former Avenue woodland within the site.

- 2 At the centre of the reservoir site is an area designated as ancient woodland that runs from the south-east to north-west known as The Avenue (see paragraph 1.4 for changes since works have commenced on site). Three other areas of ancient woodland: Middle Clearing; Round Wood and Corsican Pine Plantation are located within the reservoir site. A Public Right of Way (bridleway) extends from east to west through the centre of the site. The bridleway runs from Manor Lodge Road in the east to Park Lane in the west, linking Rowlands Castle with Cowplain. There are further access points into the reservoir site from the public highway. These are as follows: a path off the corner of Swanmore Road; a path from Bitterne Close via the Country Park; Whichers Gate at the Manor Lodge Road/Whichers Gate Road junction; a path from Manor Lodge Park Road via the Forestry England car park and a logging track also off Manor Lodge Park Road.
- 3 The land in Staunton Country Park (SCP) is designated as Open Access land, which includes a number of permissive paths within and adjoining the reservoir site, including along The Avenue. Within the Havant Thicket woodland to the north there is a mixture of gravel logging routes and grassed routes. A number of footpaths run adjacent to and in the proximity of the reservoir site to the south and east in Rowlands Castle and the country park. A cycleway runs along Swanmore Road immediately to the west of the reservoir site. To the east, National Cycle Route 22 runs from north to south and passes close by the farm at SCP.
- 4 Changes to the site conditions since 2020 include the removal of woodland areas and trees to enable construction of the reservoir. Havant Bridleway 120, which extends across the reservoir site from east to west, has been temporarily diverted to the north along Forestry England tracks in Havant Thicket for the duration of the main reservoir construction works. Advance planting has also taken place on Gipsies Plain and Memory Park on Deerslaughter Plain to the east and southwest of the reservoir site to enhance habitat connectivity. The Northern Access Road has been constructed linking the reservoir site to the B2149 and is being used for construction traffic.

Environmental and Heritage Designations

- 5 The historic environment within the reservoir site includes portions of the Grade II* Registered Park and Garden (RPG) at Leigh Park (Staunton Country Park) and the Sir George Staunton Conservation Area.
- 6 Within the reservoir site, The Avenue, Middle Clearing and Round Wood are

classified as Ancient Semi-Natural Woodland (ASNW). The Corsican Pine Plantation is classified as Plantation on Ancient Woodland Sites (PAWS). A significant part of Havant Thicket woodland to the north is listed as PAWS. Bells Copse, located to the west, also located within the wider reservoir site is also listed as partly ASNW and partly PAWS. These woodland blocks are designated as Sites of Importance for Nature Conservation (SINC). In addition, four Priority Habitats are present within the reservoir site namely: purple moor-grass and rush pasture; lowland dry acid grassland; wet woodland; and lowland mixed deciduous woodland.

- 7 Most of the reservoir site is in a low flood risk area, Flood Zone 1. One section of the site (southwest corner) is categorised as being in Flood Zone 2 and 3. Flood Zone 3 is the area of highest risk of flooding. There are three watercourses which enter the north of the reservoir site, named Headwater Streams 1-3. These converge into a single watercourse towards the southern boundary. There are also two shorter watercourses within the reservoir site (Headwater Streams 4 and 5). All watercourses are very narrow, typically around 1m in width, and are generally dry from May to October.

1 Planning History

- 1 The application site has been subject to a number of planning applications, the more significant/relevant applications are listed below:

Planning Applications

- 2 **APP/20/00990** - Hybrid Application (part full and outline) – 1) Full Planning permission for development of a reservoir for raw water storage, a pumped storage reservoir, with the minimum required total storage capacity of 8,700 million litres (ML), to support the planned bulk supply transfer of at least 21ML/d in extreme (currently defined as 1:200 year) drought conditions; Construction of an earth embankment adjacent to Staunton Country Park; Construction of an overflow discharge/spillway at the south-western side of the reservoir and associated works; Construction of a new junction on the B2149 Manor Lodge Road and a new junction on Swanmore Road. Provision of viewing areas on the southern embankment and western edge of the reservoir. 2) Outline permission for a control house partially incorporated within landscaped earth mounding adjacent to the south-west embankment; together with provision of other earth embankments. Construction of a visitor centre / cafe, with storage areas and welfare facilities to the northwest of the reservoir to be used for recreational and education purposes; Provision of picnic area(s) and children's play area(s). Access routes from both junctions to the visitor car park; visitor car park comprising 193 car parking spaces and between 70 and 75 overflow spaces plus spaces for staff, coach/minibus and disabled drivers sited to the north-west of the reservoir. Creation of a permanent wetland on the northern side of the reservoir and construction of bird watching hide/screen(s); Recreational facilities for public amenity. Provision of perimeter tracks and a network of bridleways, cycle paths and footpaths; Construction of a slipway on the western bank of the reservoir for operational use only and a small section of the proposed pipeline (210m). -

Permission subject to conditions and a S106 legal agreement (15/10/21).

- 3 APP/20/00991** - Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) development of a new pipeline 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 an underground, bi-directional pipeline linking the reservoir with the existing pumping station at Bedhampton; Emergency drawdown discharge structure at Hermitage Stream; Upgrades to existing culverts; Washout and air valve chambers (typically below ground) - Permission subject to conditions and a S106 legal agreement (15/10/21).

Non Material Amendment (NMA)

- 4 APP/23/00979** - Application for Non- Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) relating to the Southern Embankment of the hybrid planning permission reference 51680/001 dated 15th October 2021 (Approved).

Reserved Matters Applications (RMA)

- 5 APP/22/00681** - Application for approval of all Reserved Matters relating to **Phase 1** (northern access route from Manor Lodge Road (B2149) of the Havant Thicket Reservoir Project (Hybrid permission APP/20/00990) (Approved).
- 6 APP/24/00186** - Application for approval of all Reserved Matters (siting, scale, external appearance and landscaping) relating to **Phase 2** (Wetland) of the Havant Thicket Reservoir development pursuant to condition 2 of the Hybrid permission planning reference APP/20/00990 dated 15th October 2021 (Approved).
- 7 APP/24/00311** - Application for approval of all Reserved Matters (siting, scale, external appearance and landscaping) relating to **Phase 3** (Main Embankment) of the Thicket Reservoir development pursuant to condition 2 of the Hybrid permission planning reference APP/20/00990 dated 15th October 2021. | Havant Thicket, adjacent to Sir George Staunton Country Park, Middle Park Way, Havant (subject to the determination of this S73 Application APP/24/00312).

Discharge of Conditions

- 8** For information, the discharge of conditions applications that have been made under

Reference APP/20/00990 comprise the following.

- Condition 4 - Phasing
- Condition 5 - Construction Environmental Management Plan (CEMP)
- Condition 6 - Construction Method Statement
- Condition 9 - Construction noise and vibration management plan
- Condition 10 - Revised and updated assessment of potential noise and vibration
- Condition 12 - Construction Traffic Management Plan
- Condition 20 – Lighting
- Condition 25 - Enhancement and interpretation of the historic environment (Phase 3)
- Condition 27 - Tree Survey and AIA
- Condition 26 – Risk of Drowning
- Condition 28 – Landscape Planting Specification (Phases 2 and 3)
- Condition 32 – Risk of Flooding and Drainage Scheme (Phases 2 and 3)
- Condition 35 – On site Emergency Plan
- Condition 36 - Partial discharge Ecological Mitigation, Compensation and Enhancement Measures (Phases 2 and 3)
- Condition 39 - Soil Management Plan

2 Proposal

- 1 This application is made pursuant to section 73 of the Town and Country Planning Act 1990 jointly to Havant Borough Council (HBC) and East Hampshire District Council (EHDC) by the applicant (Future Water for Portsmouth Water Ltd). The administrative boundaries of each local authority are set out at Figures 1 and 2 below and illustrates which part of the reservoir proposal site falls within HBC boundary.
- 2 Notwithstanding the position of the administrative boundaries, the committee report and the officer's assessment considers the proposals in a holistic manner, and therefore includes an assessment of the proposals as they relate to both the EHDC and HBC administrative areas. However, in practical terms the decision to be taken on the application is only to determine that part of the development falling within HBC's boundary against the relevant HBC development plan policies; to consider other material considerations; and to approve or refuse the application insofar as it falls within HBC in accordance with the HBC development plan unless material considerations indicate otherwise.

Figure 1 – Administrative Boundaries

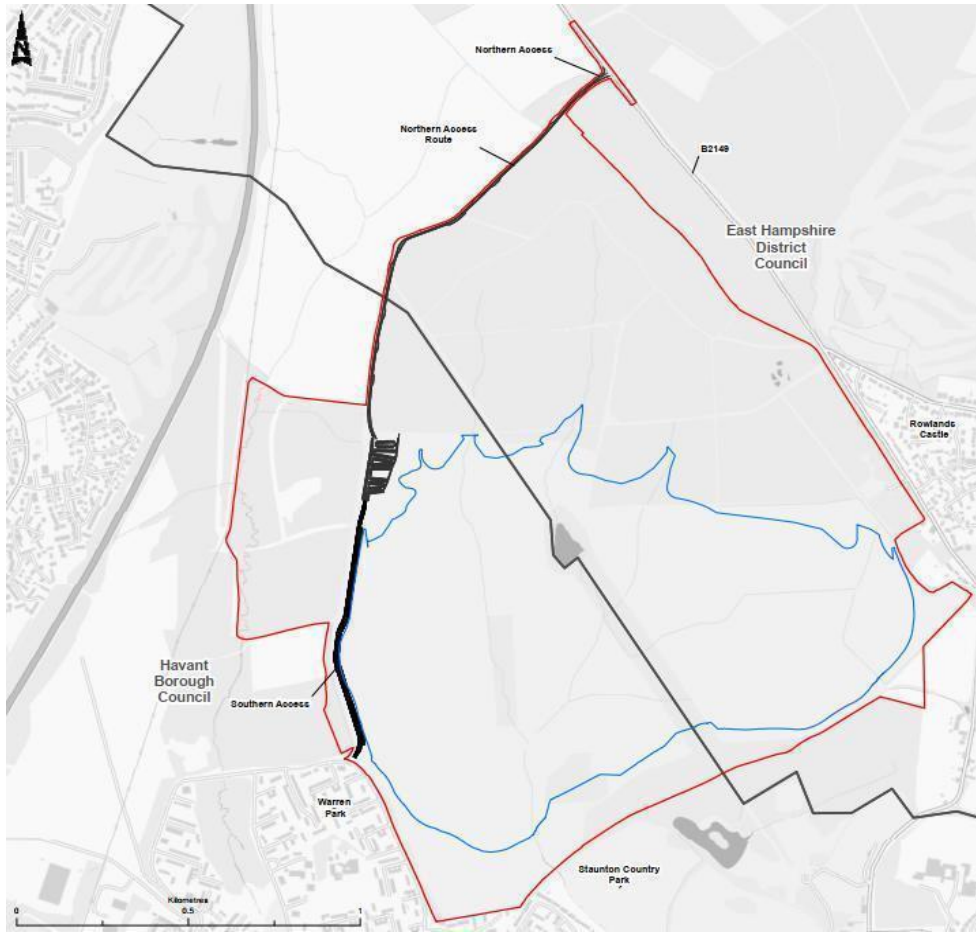
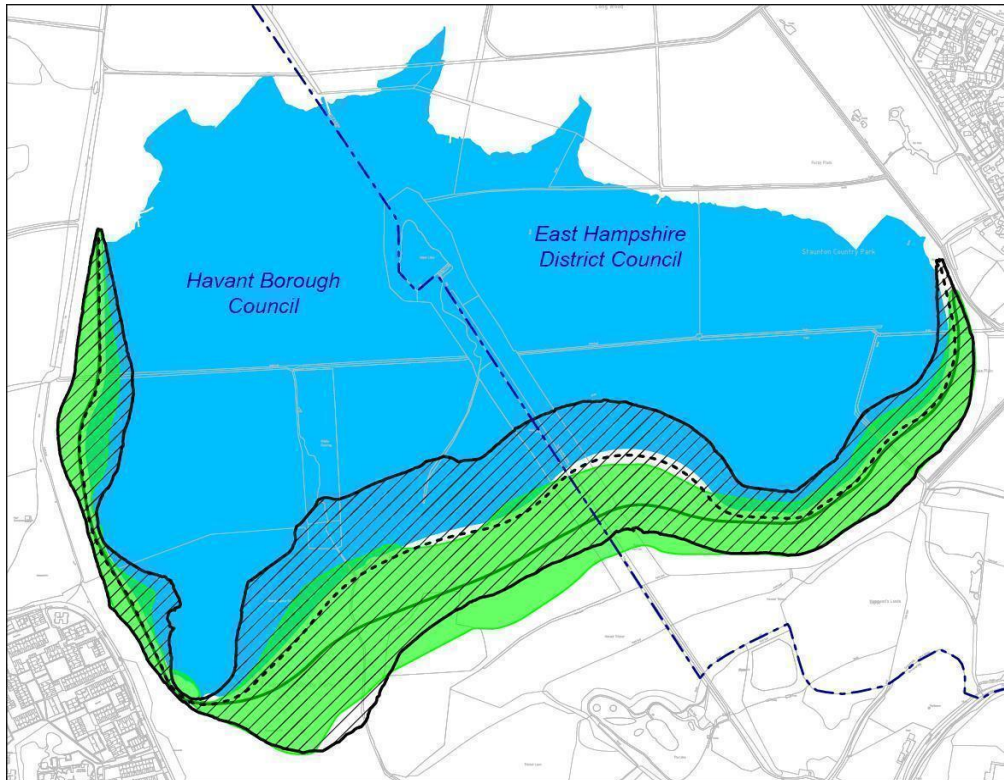


Figure 2 – S73 Amendments to Main Embankment located within HBC



S73 Amendments Proposed

- 3 The application proposes a number of amendments to the design of the main embankment and related infrastructure. To that end the application seeks to amend Conditions 2 (Development Specification) and 3 (Approved Plans) of the hybrid planning consent dated 15th October 2021 (Ref APP/20/00990).

- 4 In summary, the amendments include changes to the alignment and design of the main embankment to reduce the angle of the slopes resulting in a larger footprint. This also results in changes to the position of the crest line of the main embankment, however the height of the embankment would remain as consented. As a consequence of the amendments to the main embankment the reservoir culvert through the embankment is lengthened, and the location of the control house adjusted. It is also proposed that the reservoir valve tower, which was previously located within the embankment core facing the reservoir, is relocated outside the inner core of the main embankment in order to maintain an uninterrupted homogenous core along the full length of the main embankment. The proposed amendments do not increase the height of the main embankment, the capacity of the reservoir and do not change the planning application boundary. A further description of the proposed amendments and the assessment is provided at Section 7 of the committee report.

- 5 The application submission is supported by a number of documents and drawings. These are summarised as follows:

Documents

- Covering letter & Application Form
- Planning Statement
- Design and Access Statement (April 2024)
- 'You Said, We Did' Report (April 2024)
- Section 73 Development Specification (April 2024)
- Section 73 Engineering and Design Report – Addendum (April 2024)
- Environmental Statement Addendum (April 2024), including original and updated visualisations and Non-technical Summary

Drawings

The proposed changes to the approved drawings under APP/20/00990 are shown in Table 1 below.

Table 1 - Drawings

Approved Drawings	Proposed Drawings
HTR-ATK-ZZ-ZZ-DR-L-0006 FIGURE 4 PLANNING APPLICATION STRATEGY KEY PLAN	HTR-GHD-ZZ-ZZ-DR-T-0021 PLANNING STRATEGY KEY PLAN
HTR-FUW-XX-RE-DR-T-0001 OUTLINE MASTERPLAN	HTR-GHD-ZZ-ZZ-DR-T-0001 P04 RESERVOIR OUTLINE MASTERPLAN
HTR-ATK-ZZ-ZZ-DR-L-0012 LANDSCAPE PLAN - CONTROL HOUSE	HTR-GHD-ZZ-ZZ-DR-T-0004 P04 LANDSCAPE PLAN CONTROL HOUSE
HTR-ATK-ZZ-ZZ-DR-L-0013 LANDSCAPE PLAN – STAIRCASE	HTR-GHD-ZZ-ZZ-DR-T-0005 LANDSCAPE PLAN AVENUE STAIRCASE
HTR-ATK-ZZ-ZZ-DR-L-0014 LANDSCAPE PLAN - GIPSIES_PLAIN	HTR-GHD-ZZ-ZZ-DR-T-0006 P03 LANDSCAPE PLAN GIPSIES PLAIN
HTR-ATK-ZZ-ZZ-DR-L-0016 LANDSCAPE PLAN - VIEWING PLATFORM	HTR-GHD-ZZ-ZZ-DR-T-0007 P03 LANDSCAPE PLAN VIEWING PLATFORM
HTR-ATK-ZZ-ZZ-DR-L-00018 SECTION A	HTR-GHD-ZZ-ZZ-DR-T-0008 MAIN EMBANKMENT SECTION A
HTR-ATK-ZZ-ZZ-DR-L-00019 SECTION B AND C	HTR-GHD-ZZ-ZZ-DR-T-0009 MAIN EMBANKMENT SECTIONS B & C
HTR-ATK-ZZ-ZZ-DR-L-00020 SECTION D AND E	HTR-GHD-ZZ-ZZ-DR-T-0010 MAIN EMBANKMENT SECTIONS D & E
HTR-ATK-AR-RE-DR-D-0005 VEHICLE ACCESS ROUTE SOUTH REVC04	HTR-GHD-ZZ-ZZ-DR-T-0002 ACCESS ROUTES VEHICLE ACCESS ROUTE SOUTH SHEET 1 OF 1

HTR-ATK-AR-RE-DR-D-0006 VEHICLE ACCESS JUNCTION SOUTH REVC04	HTR-GHD-ZZ-ZZ-DR-T-0003 ACCESS ROUTES VEHICLE ACCESS ROUTE SOUTH SWANMORE ROAD
-	HTR-COF-EM-RE-DR-GE-4002 MAIN EMBANKMENT PROPOSED SITE LAYOUT
-	HTR-COF-EM-RE-DR-GE-4003 MAIN EMBANKMENT CROSS-SECTIONS
-	HTR-GHD-ZZ-ZZ-DR-T-0013 P04 PROPOSED CULVERT AND VALVE TOWER SITE LAYOUT
-	HTR-GHD-ZZ-ZZ-DR-T-0020 P07 OUTLET WORKS VALVE TOWER & CULVERT GENERAL ARRANGEMENT PLANS AND SECTIONS
-	HTR-GHD-ZZ-ZZ-DR-T-0015 P04 VALVE TOWER PLAN AND SECTIONS GENERAL ARRANGEMENT
HTR-ATK-ZZ-ZZ-DR-L-0015 OUTLINE LANDSCAPE PLAN NORTH WEST CORNER	NO CHANGE
HTR-ATK-AR-RE-DR-D-0001 NORTHERN ACCESS ROUTE OFF B2149	NO CHANGE
HTR-ATK-AR-RE-DR-D-0002 NORTHERN ACCESS JUNCTION OFF B2149	NO CHANGE
HTR-ATK-ZZ-ZZ-DR-L-0007 KEY PLAN 1	SUPERSEDED BY DRAWING HTR-GHD-ZZ-ZZ-DR-T0001 RESERVOIR OUTLINE MASTERPLAN
HTR-ATK-ZZ-ZZ-DR-L-0008 KEY PLAN 2	SUPERSEDED BY DRAWING HTR-GHD-ZZ-ZZ-DR-T0001 RESERVOIR OUTLINE MASTERPLAN
HTR-ATK-ZZ-ZZ-DR-L-0009 KEY PLAN 3	SUPERSEDED BY DRAWING HTR-GHD-ZZ-ZZ-DR-T0001 RESERVOIR OUTLINE MASTERPLAN

6 **Policy Considerations**

National Planning Policy Framework (2023) (NPPF)

Havant Borough Council Borough Design Guide SPD December 2011 .

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011 .

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS18	(Strategic Site Delivery)
CS19	(Effective Provision of Infrastructure)
CS2	(Employment)
CS20	(Transport and Access Strategy)

CS21	(Developer Requirements)
CS8	(Community Safety)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014 _

DM17	(Contaminated Land)
DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL 2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
AL 6	(Havant Thicket Reservoir Pipeline)
DM18	(Protecting New Development from Pollution)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
CP26	(Water Resources/Water Quality)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Grade II* Registered Park and Garden (RPG) at Leigh Park (Staunton Country Park)

Conservation Area: Sir George Staunton Conservation Area.

3 Statutory and Non-Statutory Consultations

The following Section sets out the consultees' most up to date responses to the application following amendments secured during the life of the application.

Hampshire Arboriculturist/Landscape

From a landscape perspective the amendments have no significant or detrimental impact on the Approved Scheme and as such no adverse comments.

HBC Conservation Heritage

No objection. The proposed changes to the scheme are not considered to be harmful to the significance of the designated heritage assets, including their settings, in the context of the approved hybrid application.

HBC Ecologist

Raises no objection and detailed comments and observations are set out at paragraphs 7.46 to 7.54.

Environment Agency (EA)

To make the proposal acceptable and ensure that it meets the requirements of the National Planning Policy Framework, all conditions that were requested by the Environment Agency on the original outline planning permission should be applied to this application. The EA request that Condition 32 is amended (see Condition 2 for wording).

Hampshire County Council - Highways

Make the following comments: in respect of:

- 4 southern access road – access points and integration into bridleway 121 to be covered by RMA; drawing number showing access road to Swanmore Road should be sHTR-ATK-ZZ-ZZ-HW-SK-0001;
- (i) Pedestrian and Cycle Accessibility Changes - Connectivity of the cycle path network from Staunton Country Park south of the embankment remains an outstanding issue for the outline consent; offsite routes should be connected appropriately to the onsite cycle routes; pedestrian access south of the viewing point which should come forward within the reserved matters detail as a cycle connection; also a connection point for cyclists onto Swanmore Road via the location of the existing field gate and this is shown as pedestrian only, but is to be designed for cyclists with the reserved matters detail; pedestrian access location in the southwestern corner of the site but there is no connection point shown on the plan, this should be clearly marked.

Officer Comments: *The applicant has clarified that the submission drawings are per the outline consent. The drawing referred to by HCC Highways was agreed after the hybrid permission was approved and includes details outside the redline boundary that will be addressed through the Section 278 Agreement. All other aspects referred to in the comments will be addressed through future RMAs for the Southern Access Road and the site wide landscaping (Phase 4).*

Lead Local Flood Authority (LLFA)

The LLFA has no surface water drainage comments.

Hampshire Fire

No objection and refer to standing advice in respect of Building Regulations and Access for fire service.

HBC CIL S106 Team

No comments as there is an existing S106 covering the extant planning permission.

National Highways

No objection.

Historic England

No comments.

Sport England

No objection. No impact on recreation.

HBC Building Control

No comments.

County Archaeologist

Does not raise any additional archaeological issues and would continue to rely on the provisions of the archaeological condition and Written Scheme of Investigation attached to the existing permission.

Natural England

The application is supported by an Environmental Statement Addendum (Future Water (for Portsmouth Water) April 2024) which sets out the proposed changes to the main embankment from that agreed at outline. The above document states that the increased construction period will not affect the measures set out in the Outline Biodiversity Mitigation and Compensation Strategy. Natural England recommends an updated expected timescale of mitigation and compensation works is provided should any of these be substantially altered by the embankment changes and increased construction period.

South Downs National Park Authority

SDNPA has no comment to make on this element of the proposals.

Southern Water

No objection.

Ramblers Association

Object to the proposal on the following grounds:

- (ii) The proposed 'Southern Access Road' connection to Swanmore Road is not suitable as far as the PRow are concerned.
 - The proposed application diverts the east-west path around the southern edge of the reservoir;
 - There must be a crossing point at the southern end of the access road and it must be dedicated as a PRow.
 - The east end of the PRow bridleway (RowlandsCastle29) is not being changed by the creation of the reservoir. That part of the bridleway between Manor Lodge Road and the application 'red line' is to remain. This is not shown on any of the plans. The new exit for the diverted PRow bridleway (Havant120/RowlandsCastle29) is in addition to the existing exit not replacing it. The plans should show this remaining part of bridleway RowlandsCastle29 and there must be a dedicated PRow bridleway connecting it to the part of the PRow that has been diverted.

Officer Comment: *These comments are addressed at paragraphs 7.75 to 7.82.*

- **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 234

Number of site notices: 17.05.2024

Statutory advertisement: 10.05.2024

Number of representations received: 11 Objections.

Summary of Representations

Access Points

- 5 No details of the existing access points or linkages between them and the new circular crest route and bridleway.
- Continued use of existing access points and the initial planning application will take precedence over this section 73 application.

Officer Comment: *These comments are addressed at paragraph 7.83 – 7.90.*

Planning Documents & Drawings

- Inadequate lighting strategy during construction.
- Do not agree with ES conclusion on environmental impacts.
- Lack of details on drawings.
- The Landscape and Visual Impact Assessment is not robust or adequate lacks detail including appearance during drawdown events.
- Object to outline master plan changes – inclusion of valve tower; crest road terminating in the eastern boundary path; embankment toe road terminating in the eastern boundary path; the removal of a key path in the SW; the visibility of the Control House and ancillary yard; position of new permissive path through trapezoid woodland in the east not appropriate.
- Applicant's "You Said We Did" report does not reflect stakeholder response.
- No consultation with Stakeholders about the layout for the new network of paths/ roads within the reservoir site shown on this revised Outline Masterplan.

Officer Response: *The supporting documents and drawings provide sufficient information to assess the impacts of the S73 Amendments on all environmental receptors and heritage assets. The ES Addendum and the environmental impacts have been considered and the conclusions are set out in paragraphs 7.45 to 7.110 of the report. Matters of detail not set out in the S73 application are subject to RMA and Conditions. Objectors have set out clearly what harm they consider arises from the amendments including the valve tower, control house and embankment. The LPA do not take part and are not involved in a pre-application engagement with interested stakeholders. The individual merits of the scheme have been assessed whilst taking*

into account the detailed comments from interested 3rd parties.

Embankment Changes

- Change in position/ width and the extension of the eastern embankment to the north will impact ancillary features; existing trees; new planting and wildlife corridors and multi-use recreational path.
- Change to eastern embankment (crest road or toe road to exit onto the eastern multi-user path) will impact users and conflict with operational vehicle movements.
- Impact of operational vehicles from the crest road or toe road to exit onto the eastern multi-user path. vehicles will not be using the existing eastern boundary path.
- Change to western embankment will impact new southern access route, multi-user routes and new planting for screening purposes. No need for a 6m wide carriageway.
- SW Embankment changes will result in loss of stream and reduction and loss of habitat.
- Lack of detail provided on the impacts of the changes to the reservoir design during drawdown and what will be visible.
- Given that the site investigation phase and test embankment have already been completed the embankment outer toe locations be fixed now.
- Should not permit additional changes to the embankment toe location beyond 2m without a new planning application, with no further movement of the outer embankment toe permitted to the east or west.
- The LPA should require additional mitigation from the developer to improve public access in the SW at Memory Park and to improve the linkage from Memory Park to the Staunton Country Park parkland/ lake area for the duration of the construction.
- No details of drainage.

Officer Comments: *Officers have considered the changes to the Embankment and the assessment is set out in paragraphs 7.7 to 7.19 where it is held that there would be no significant impacts arising including to the matters bulleted above.*

Ecology / Biodiversity / Landscaping

- Will result in permanent loss of additional stream length, wet grassland & priority rush pasture habitat, by the movement of the southern embankment further south.
- No additional mitigation or compensation has been proposed to offset the new losses.
- Lack of a robust landscape and visibility assessment for the significant changes to the reservoir design.
- Impact of changes to the space available for the critical eastern & western wildlife corridor.
- Lack of detail of inner Embankment external appearance and not adequately

addressed in supporting documents including ES.

- Lack of detail on what is visible during drawdown events due to the change in slopes.
- As water levels drop during drawdown events the gentler slopes proposed on the inner embankment can have a negative impact, with more of the inner slope exposed more quickly due to the gentler slopes.
- Lack of detail on landscaping more information should be provided on fencing; access paths; inner embankment materials; loss of trees; visible features including spillway; stock proof fence needs to be robust; hedge & stock proof fence not shown on the south side of the embankment crest road
- Fencing needs to prevent access by people, dogs, cyclists and horses to the wildflower meadow slope, in order to optimise its biodiversity value, reduce health & safety risks and erosion.
- Planned paths not shown traversing the embankment slopes from Staunton Country Park.
- No information provided on the Phase 3 LEMP.

Officer Comments: *The Council's Ecologist has considered the changes and raises no objection. The assessment of Ecological Impacts are considered at paragraphs 7.48 to 7.64. All fences will be stock proof and will include mesh, including post and rail fencing. Fencing has been limited to the locations necessary to maintain a sense of openness and avoid publicly accessible areas, such as the crest path, becoming confined and undesirable spaces for recreation. The outline fencing provided is considered sufficient to allow grazing of the embankment where appropriate. Further details on fencing are provided pursuant to Condition 28 – Landscaping details.*

Control House

- Changes will result in increase in visibility of this 6m high building in this sensitive area alongside the historic conservation area and no mitigation provided.
- Recued Embankment slope will result in structure being more visible from points within the Listed Park and Gardens, the Conservation Area, Gammon Hill and residential properties in the Well Meadow area.
- Should be buried into the slope.

Officer Comment: *The detailed design of the control house will be the subject of RMA. No objection has been raised from Historic England or the HBC Heritage Officer in respect of the changes to the approved parameter plan. At this stage no detail is provided to assess visual impact.*

Cumulative Impact / Piecemeal Changes

- Piecemeal nature of changes will result in significant changes.
- Changes result in move away from recreational reservoir more industrial.
- Will impact users of the reservoir.
- Not aligned to outline consent.

- Will not be natural looking.
- Would not accord with outline design principles relating to safety; integration with rural environment and woodland setting; soft engineering solutions; and blending into historic setting.

Officer Comment: *These objections are addressed at paragraphs 7.11 to 7.18.*

Off Shore Valve Tower

- Lack of information (landscape and visual impact assessment) to assess impacts including from viewpoints (the Avenue Staircase view point, the western viewpoint adjacent to Memory Park, but also from the visitor centre, hides/ view points along the northern shore of the wetland) and drawdown events.
- Result in industrial look not natural in breach of original design principles.
- Lack of detail on external appearance and resultant visual impact (including upper intake, including details of the steel external screens and safety rails that will be present) and how it will look at different water levels.
- Impact on natural setting and visual impact.
- Highly visible from the embankment crest path in the SW, the SW viewing platform and The Avenue viewing area.
- Will be visible from vantage points all around the reservoir (including from the Visitor Centre), and the eye will be drawn to this very urban feature in an otherwise rural historic woodland landscape.
- Original plan was in keeping with woodland setting and historic park landscape setting.
- It is an urbanising feature and does not meet approved design principles in respect of design, setting and safety.
- No robust justification provided and alternative options considered and original position in the bank should remain.
- Will be a safety issue, could lead to drowning. Will attract children and teenagers, especially in a drawdown event.
- No secondary bridge access provided to the valve tower, this should be provided for health and safety and visual impact reasons. Details of both should be provided at this stage.
- Bridge accessing water tower will lead to safety issues including by boat.
- Would not align with overarching principles of the outline consent – in respect of safety and health; limiting structures and ancillary clutter.
- Developer should instead create a localised land promontory to ensure the tower is not located in an offshore position

Officer Comment: *These objections/comments are addressed at paragraphs 7.7 – 7.8; 7.23 - 7.24 (engineering reasons/design development); 7.22 - 7.32 and 7.65 – 7.72 (design landscape and visual impact and safety/risk of drowning). Overall the conclusion is that the valve tower whilst visible would not have a significant visual*

impact or harm the setting of any heritage assets which have been identified by objectors.

Historic Environment

- Valve tower 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.

Officer Comment: *The impact of the valve tower on heritage assets is considered at paragraphs 7.73 - 7.79.*

SW Recycled Waste Water Project

- This should not be linked or provide ability for the reservoir receive SW recycled waste water.
- Infrastructure could be used for future recycled water.

Officer Comment: *The reservoir project is for the storage of raw water and the consent does not allow for its use for treated water. The proposed amendments would not allow or facilitate the use of the reservoir for recycled water. Separately, Southern Water Services Limited is currently at the pre-application stage of an application for a development consent order for recycled water. Any such application, once submitted, would be determined separately by the Secretary of State and, if approved, development would be permitted to be carried out in accordance with the Order as made.*

Havant Climate Alliance and Friends of the Earth

- Impact on Wildlife Corridor – eastern embankment impact on tree and hedgerow; detail on the width of vegetation is needed; widening of west embankment not clear impact on wildlife corridor and southern access road; needs to meet Natural England 100m minimum width.

Officer Comment: *Addressed at paragraphs 7.61 to 7.63.*

- Valve Tower – health and safety risk; should remain in core of embankment; no sound engineering reasons for moving; risk will be increased if secondary means of access included and should form part of this application; a promontory of compacted clay, could be built out from the north of the embankment to the tower. This would remove its attraction to swimmers and divers.

Officer Comment: *These objections are addressed at paragraphs 7.7 – 7.8; 7.23 - 7.24 (engineering reasons/design development); 7.22 - 7.32 and 7.65 – 7.72 (design landscape and visual impact and safety/risk of drowning).*

- Landscape Impact - There will be change in setting; will not look natural.

Officer Comment: *Addressed at paragraphs 7.65 to 7.72.*

- Control House - will not be so effectively screened by Round Wood; additional planting is needed in the gap to help with future screening, and to provide a biodiversity gain, which will help to mitigate for losses elsewhere.

Officer Comment: *The amendment only seeks to change the area where the control*

house is located. The detailed design including landscaping planting and screening will be the subject of a future RMA and landscaping condition as per the approved hybrid permission. Also addressed at paragraphs 7.33 to 7.37.

- Loss of wet grassland - By moving the embankment south here, there is less area available to establish purple moor-grass and rush pasture, as originally planned. This needs to be mitigated elsewhere and this not covered by the Phase 3 LEMP.

Officer Comment: The landscaping is a detail which is to be addressed at reserved matter stage and is controlled by condition 28. It must be noted that in approving the Approved Scheme the Outline Biodiversity Mitigation and Compensation Strategy was secured in the section 106 agreement. A bespoke on-site habitat would be created to compensate for the loss of purple moor-grass and rush pasture. Mitigation for the loss is included in the application with additional rush pasture and purple moor grass provided in the north east corner of the Wetland in compartment zero. The HBC ecologist has no objections to this proposal. Also addressed at paragraphs 7.52 to 7.57.

- Increase of CO2 – Changes and importation of material on site will result in increase in CO2 from baseline established in the outline.

Officer Comment: Addressed at paragraphs 7.91 to 7.96.

- Public Access – A footpath south of the planned embankment, connecting the two footpaths, could create an interesting and attractive walking route for local people.

Officer Comment – The completed development will provide safe and attractive routes for visitors as envisaged in the outline consent.

- **Planning Considerations**

- Having regard to the relevant policies of the development plan and all other material considerations it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Assessment of S73 Amendments
 - EIA Assessment
 - Conditions and S106 Obligations

- (i) **Principle of Development**

- 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. At the heart of the NPPF is the “presumption in favour of sustainable development”. For LPA’s this means, inter alia, approving

development proposals that accord with an up-to-date development plan unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

- 6 The Hybrid Consent was granted on 15th October 2021 by HBC (Application Ref. APP/20/00990) and EHDC (Application Ref. 51680/001). A Hybrid Consent means detailed approval is provided for some elements of the project (for example, storage capacity, parts of the embankment, access points and viewing areas), and outline approval is provided for other parts (such as, the wetland, parts of the embankment, control house, visitor centre and car park, access routes and recreational facilities). The design for the outline elements of the reservoir was illustrative, but details must be within certain parameters which are set out in the approved Development Specification.
 - 1 The Havant Thicket Reservoir is allocated in as a strategic site in the adopted local plans for Havant Borough and East Hampshire District (Policies CS18 and CP26 respectively). Policy CS18 Strategic Site Delivery identifies Havant Thicket Reservoir as a strategic site (Site 2) critical to achieving the Core Strategy vision for which permission will be granted provided the development requirements set out later in the policy are met.
- (iii) The principle of the development is therefore established through the grant of the hybrid permission for the reservoir. This application proposes a number of amendments to the approved parameters of the Approved Scheme which do not alter the principle of a reservoir facility being delivered in this location.
 - (iv) Section 73 of the Town and Country Planning Act 1990 provides the ability to make amendments or modifications to a Scheme through changes to conditions providing that those changes do not fundamentally alter the original permission or bring about changes to the description of the development; otherwise, a full planning application is required. If permission is granted it forms a new planning permission without invalidating the extant permission. In an assessment of a Section 73 application, the Town and Country Planning Act sets out that “*On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted.....*” In practice this means that only the amendments to the Scheme can be considered, and it does not present an opportunity to re-examine the merits of the original Scheme in circumstances where the development plan and other material considerations have not changed since the hybrid permission was granted. The considerations arising in this application are therefore limited to those conditions which it is proposed to amend but only if those changes to conditions do not amount to a fundamental alteration of the proposal put forward in the Approved Scheme. In this case the amendments sought, which are discussed in detail below, would not alter the substance of the Approved Scheme and thus are capable of being considered as S73 amendments in principle.

(ii) **Assessment of S73 Amendments**

Main Reservoir Embankment

- 1 The applicant's justification for seeking the amendments is that the design for the approved reservoir embankment was based on initial surveys and ground investigations undertaken a number of years ago. Since the grant of consent Portsmouth Water and Future Water, the appointed contractor constructing the reservoir, have carried out further extensive surveys and ground investigations to inform the detailed design and this has resulted in the need for refinement of the design.
- 2 Over the last few years Portsmouth Water and Future Water have completed extensive ground investigations and have completed a trial embankment using clay which was excavated from the reservoir site. This further work has provided a more detailed view of the ground conditions, and a greater understanding of how clay from this site behaves during and after construction. Portsmouth Water and Future Water have used this information to inform the design of the reservoir embankment and have concluded that the changes as proposed in the application to the slope angles of the main reservoir embankment are necessary to ensure its long-term structural strength and integrity.
- 3 The following changes are therefore sought to the size and alignment of the main reservoir embankment and proposed in the Section 73 application (see Fig 2):
 - 4 Realignment of the southern toe of the main embankment including: realignment up to 50m north at the eastern end of the main embankment; realignment up to 45m south at the western end of the main embankment; minor realignment of the western embankment.
 - 5 The slope angles of the inside and outside embankment faces have been re-designed to be shallower, with the slope reduced to between 1:7 and 1:9, which results in a larger main embankment footprint that extends further north.
 - 6 As a result of the combination of the realigned embankment and the redesigned slope angles, the crest line of the embankment also moves approximately 80m north and the overall embankment length increases by 30m to 2,800m in total, including the eastern side of the main embankment (the point at which the embankment ties in with the existing ground level) moving up to 55-60m to the north.
- 7 These changes to the main embankment would differ from the Approved Scheme parameters (as set out in Condition 2 of the approved consent), in respect of the following (and as set out in the Adams Hendry Planning Statement Table 2.2 page 16-19) (with changes to parameters highlighted in blue font):

Table 2 - Parameters Changes & Development Specification.

2020 ES Parameters approved under APP/20/00990			ES Addendum	
Element	Parameter	Level of Detail	Summary of the proposed changes compared to 2020 ES	Proposed Scheme Parameters being applied for in the S73

Embankment	Max 20 m high. Crest level 40.5 m AOD. Length 2,770 m. Inside slope: to range from 1:5 to 1:7. Outside slope: majority 1:7 with local variations to 1:5 at Round Wood and the Avenue woodland (see below).	Outline	Embankment southern toe realigned approximately to 50m north at the eastern and up to 45m south at the western end. Embankment slopes reduced to between 1:7 and 1:9.	Changed: Max 20 m high. Crest level 40.5 m AOD. Length 2,800 m. Inside slope: to range from 1:7 to 1:9. Outside slope: to range from 1:7 to 1:9.
	Outer toe (edge): +/- 2 m horizontal range (north to south). Crest line position: 0-37 m horizontal range (to north) to accommodate any potential future need for reducing the outer face slope from 1:5 to 1:7.		Embankment crest moved approximately 80m north. Embankment lengthened by 30m. Revised embankment location and design shown on drawing HTRCOF-EM-RE-DR-GE-4002.	Outer toe (edge): +/- 2 m horizontal range. Crest line position: +/- 20m horizontal range to accommodate any potential alignment change.
Embankment adjacent to Staunton Country Park	Toe (edge) of the embankment is fixed at a minimum of 25 m from the edge of woodland along the southern boundary of the Site (known as Hammond's Lands Copse). Length of embankment at 1:5 is approximately 185 m along this stretch and 390 m of embankment with slope varying from 1:5 to 1:7. Staircase detail along alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest.	Fixed	The embankment slopes changed to between 1:8 to 1:9 Revised embankment location and design shown on drawing HTRCOF-EM-RE-DR-GE-4002. Revised embankment slopes shown on drawing HTR-COF-EMRE-DR-GE-4003.	Changed: Toe (edge) of the embankment is fixed at a minimum of 25 m from the edge of woodland along the southern boundary of the Site (known as Hammond's Lands Copse). Embankment with slope varying from 1:8 to 1:9. Staircase detail along alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest.

Control house	Maximum width of building frontage: 33 m. Maximum height of building wall above external ground level: 6m (excluding security fence). Schedule of accommodation: total area approximately 430 m ² (excluding courtyard). Reinforced concrete outer structure with cladding, composite roof slab with green roof, steel frame/blockwork internal walls.	Outline	Location of the control house moved north to match relocated embankment and maintain the design principle of the majority of the building being set back into the embankment slope. The area required to contain the control house infrastructure has also been increased as a result of detailed design. Revised location shown on drawing HTR-GHDZZ-ZZ-DR-T-0013 and HTR-GHD-ZZ-ZZ-DR-T 0004.	Changed: Maximum width of building frontage: 33 m. Maximum height of building wall above external ground level: 6m (excluding security fence). Schedule of accommodation: total area approximately 567m² (excluding courtyard). Reinforced concrete outer structure with cladding, composite roof slab with green roof, steel frame/blockwork internal walls.
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Assessment of Embankment Changes

- 8 It is considered that the changes to the position of main embankment as set out in paragraphs 7.9 and 7.10 and Table 2 would not result in any significant impact in respect of environmental receptors, heritage assets and any neighbouring land users. The changes individually and cumulatively are considered acceptable and would not result in any change to the operative part of the Approved Scheme for a reservoir or affect the capacity as set out in the description of development.
- The changes must be considered in the context of the scale and size of the overall reservoir site, the outline nature of the principal consent and the flexibility inherently built into such permissions and the distances of the changes to adjoining receptors (environmental, heritage and adjoining land users). Owing to these distances and the minor nature of the changes there would be no discernible or noticeable differences when viewed against the approved parameters. It must also be noted that the outline nature of the embankment structure allowed for such flexibility to allow for Scheme evolution and design which the applicant has set out.
 - The proposed amendments to the parameters for the crest embankment allow for a +/- 20m horizontal range, which is intended to enable minor variations in the crest location to be approved as Reserved Matters Applications, should a need for them arise in the future. The revised parameter allows less variation than the approved parameter. The revised parameter has been assessed as part of the 2024 ES Addendum which concludes that there is “*no significant change from the previously predicted level of effects*” (ES Addendum paragraph 10.9.4).
 - The siting and changes to the eastern part of the embankment fall within the EHDC administrative boundary. Minor changes are proposed to the footprint of the eastern part of the embankment due to the reduced slope angles. The changes will not directly impact the eastern wildlife corridor (as acknowledged by the Council’s Ecologist) and the access strategy in this location remains unchanged from that granted outline planning permission. The minor changes to the embankment location

would create more space for landscape planting and habitat creation, including the proposed new watercourse close to Gipsies Plain.

- 9 The changes would not impact other elements of the Approved Scheme consented in outline and detail other than the changes summarised below (the “consequential changes”) which have been held not to cause any demonstrable or significant harm.
- 10 A number of objectors have made references to the nature of the changes being piecemeal and would significantly impact the enjoyment and use of the reservoir and the overarching principles of the consented development in respect to safety; integration with rural environment and woodland setting; soft engineering solutions; and blending into historic setting.
- 11 These matters have been considered, in the Sections below, and it is concluded that the changes would not be significant in the context of the Approved Scheme and its scale. The enjoyment of the reservoir would not be diminished or eroded and the ecological benefits will be realised as evidenced in the approval of the Wetland RMA Phase. The effect of the proposed amendments on historical setting and other heritage assets has been assessed at paragraphs 7.68 to 7.73.
- 12 Officers consider that the key considerations in respect of the proposed changes are the landscape and visual impacts. This has been considered further in paragraphs 7.62 to 7.67. In conclusion officers consider the applicant’s landscape and visual impact assessment to be a comprehensive and robust assessment of the proposed changes. The conclusion of the ES Addendum assessment is that the proposed changes will not result in any change from the effects previously predicted and assessed. Officers and the Council’s landscape technical consultees agree with this conclusion.
- 13 As result the main embankment changes it will result in the following **consequential changes** to parts of the outline and approved design:

Change to the Reservoir Culvert

- 14 The reservoir culvert functions to provide a route through the main reservoir embankment for reservoir “raw water” to be pumped into the reservoir from Bedhampton Springs, and for supply water to discharged to Farlington Water Treatment works via Bedhampton Pumping Station. As a consequence of the main reservoir embankment being realigned, and the embankment footprint increasing, the overall length of the culvert is proposed to increase by approximately 80m. As the reservoir culvert would be located within the embankment structure, it would not be visible under normal operating conditions of the reservoir. However, in the event that the reservoir is fully drawn down (which would only happen for emergency or maintenance reasons), parts of a concrete inlet structure would be visible at the upstream toe (inside) of the embankment. The primary access to the culvert would be via the control building.
- 15 The changes to the reservoir culvert would not result in new material planning or environmental impacts. These changes are below ground and within the embankment and would not be visible, other than in the event described at paragraph 7.20. There would be negligible harm once the development is completed

and these conclusions are also set out in the ES Addendum 2024.

Off Shore Valve Tower

- 16 It is proposed that the valve tower would be relocated outside the inner core of the main reservoir embankment where it was previously approved and would not have been visible. The valve tower would have an internal diameter of 8m and the upper 1.5 m of the valve tower would protrude above the high waterline, with this potentially increasing by 1.0-2.0m seasonally, due to variations in the reservoir water level. The top of the valve tower would be 60cm higher (+41.10 m AOD) than the embankment crest (+40.5 m AOD).
- 17 The applicant has set out the engineering and safety reasons for the proposed changes in the consented application. The relocation of the valve tower is required for engineering reasons in order to maintain an uninterrupted homogenous core along the full length of the main embankment which improves its safety, further reduces risk, and enhances the design. The detailed design process looks to reduce construction and operational risk wherever possible. When considering dam safety, it is preferable to eliminate interruptions to the homogeneous core, wherever possible. It is now viewed as an avoidable risk to place the valve tower within the core (as originally envisaged) and therefore is no longer an option when a safer alternative is available. Where there is no alternative to removing interruptions to the homogeneous core, like the culvert which has to pass through the core for the operation of the reservoir, it is possible but the risks have to be managed. By removing the valve tower from the core, the overall risk of the dam to the downstream population is reduced. Therefore, the applicant has made it clear that no option for having the valve tower within the dam inner core will be accepted from dam safety perspective to enable delivery of this crucial regionally significant water supply infrastructure project, the need for, and principle of which, has already been established through the approval of the hybrid planning permission for the development.
- 18 Officers have no reason to disagree with the reasoning for relocating the valve tower. It is clearly preferable to remove a risk to the safety of the reservoir embankment and therefore remove a risk of flooding to the downstream population, providing the relocation accords with national and local policy. However it is ultimately the harm that Officers need to consider from the relocation of the valve tower on identified receptors, inter alia, heritage receptors and the concerns raised by objectors. The need for essential reservoir infrastructure is not disputed it is the location and its visibility and safety that is for consideration.
- 19 Objectors have referred to the means of access to the valve tower and how this would be facilitated. The primary access to the valve tower will be via the control building and the culvert. Internal stairwells in the valve tower will provide access to the high level draw off valves, continuing to the roof of the valve tower accessed through lockable covers. The applicant has stated that the top of the valve tower can be accessed by boat, floating pontoon or other non-permanent method as secondary means of access in the case of an emergency. A bridge is not included as part of the application and thus is not for determination under this application.
- 20 The location of the valve tower from within the embankment structure into the

reservoir, has courted a significant level of objection from 3rd parties which have been summarised in the consultation section of the report. The objections centre around the visual impact, appearance and safety. In the latter regard the relocation of the valve tower away from the Embankment has led to concerns over it being used by swimmers and risk of drowning.

- 21 Objectors have made representations suggesting there are significant visual impacts as a result of the changes to the embankment including the valve tower and that this would adversely affect the character and appearance of the reservoir site and its natural setting. However the viewpoints in the ES Addendum demonstrate that there will be no significant harm to the overall landscape setting of the reservoir or to visual amenity. Officers concur with the conclusions of the ES Addendum which is summarised as follows: *in views from the base of the embankment and some considerable distance further, the top of the valve tower would not be visible due to the intervening height of the embankment crest screening the view due to the angle of the embankment. In more distant views, the small element of the top of the valve tower above the embankment would either be screened by intervening vegetation or be such a small element in a wider view, it would appear insignificant.*

Therefore, as highlighted above, there would be no significant change in the predicted effects, including views from Staunton Country Park and specifically from the Terrace of Staunton Country Park which is represented by the Photo Viewpoint 3B - Photo Visualisation View of the Scheme at year 1 and year 15 (ES Addendum Appendix B).

- 22 The potential use of the reservoir for swimming was considered at outline stage and it was concluded that it would not be safe to allow swimming in an unsupervised reservoir. Representations were received at that time raising concerns that the development would be a health and safety risk with regard to drowning. A condition (26 Public Safety) was secured for the developer/applicant to provide details of measures to reduce the risk of drowning. At that time it was acknowledged that this risk cannot be eliminated, as is the case with any water body, however methods can be implemented to reduce this risk. The applicant has designed the exterior of the valve tower to be untreated cast concrete and it is considered that the design's lack of exterior features to enable anyone to climb it is sufficient.
- 23 The applicant has also submitted details to discharge Condition 26, which details risk identification to drowning in an open body of water, provides detail on the control measures to be implemented to manage those risks and how they will be managed. Control measures include the use of hostile architecture and landscaping to guide behaviour, through the use of riprap, marginal planting and fencing / railings to deter unauthorised entry into the water and structures. The report acknowledges that despite comprehensive control measures, it is not always possible to fully prevent and stop purposeful entry into the water and prevent accidents during unauthorised access to the water. Therefore, measures to manage the residual risk shall be implemented which include the provision of lifesaving devices, alongside a school engagement programme to be implemented by Portsmouth Water.
- 24 During reservoir draw down events, the valve tower would become exposed, as would the upper draw off. However, the design of the reservoir includes hostile architecture and landscaping to guide behaviour and deter unauthorised access. Fencing and riprap will therefore act as clear deterrents for any attempted unauthorised access to the valve tower during draw down events. The valve tower is also designed without any means of climbing the sides, again to deter unauthorised

access.

- 25 Overall the valve tower would be an isolated structure that is sufficiently distant from the edge of the reservoir to deter unauthorised access and without any means of climbing the edges to further deter unauthorised access. It is considered that there is no increased risk of drowning as a result of relocating the valve tower over and above the risk associated with the approved reservoir. No further measures are proposed beyond the hostile architecture and landscaping to guide behaviour, through the use of riprap, marginal planting, signage, and fencing and railings to deter unauthorised entry into the water and structures. Access from a boat or other floating means of access will use a removable ladder to access the valve tower, therefore no gate or steps are required, and an overhang has specifically not been included to deter unauthorised access.

Control House – outline planning permission

- 26 The control house is also proposed to move north to match the relocated embankment whilst maintaining the design principle of the building being partially incorporated into the embankment slope. The area required to contain the control house infrastructure has also been increased as a result of detailed design increasing from 430m² to 567m².
- 27 The objectors consider that by moving the Control House & associated walled compound further north away from Round Wood will have adverse impacts on views from the historic Conservation Area, and detract from views from paths in the Historic Park & Gardens west of the remaining Avenue stub, as well as from Memory Park (Gammon Hill) in the SW. As will the significant reduction in the embankment slope from 1 in 5 to 1 in 9, which will increase how much of the structure will protrude above the embankment. It is argued that the new location for the Control House and courtyard will be more visible from the adjacent grassland and ancient woodland edges between The Avenue and Riders Lane Stream which form part of the remaining Historic Conservation Area. It is further argued that the Control House & courtyard will be visible from the footpath to the west of The Avenue ancient woodland stub, which is part of the Registered Park & Gardens.
- 28 Officers consider that the change in the area (+137m²) in which the control house is to be located would not have a significant impact on the wider reservoir site or the immediate surrounds. The design of the control house will be subject to a future RMA application and its visual impact, external appearance and landscaping will be assessed at that stage, including any harm to heritage assets. Any mitigation in the form of screen planting will be considered at that stage.
- 29 Other than the increase in area, the approved outline parameters for the control house are maintained. This includes the height and width of the building, and importantly the inclusion of a green roof. The original parameters (with the exception of a small increase in the total floor space as proposed in the Section 73 application) will therefore be adhered to as part of the future Reserved Matters Application for the Control House (Phase 8). The original parameters (with the exception of a small increase in the total floor space as proposed in the Section 73 application) will therefore be adhered to as part of the future Reserved Matters Application for the Control House.

- 30 In approving the Approved Scheme the use of hard built form and associated ancillary clutter was minimised, with buildings carefully sited and designed to reduce visual impact. This has included the future embedding of the Control House within the southern area of reservoir embankment close to the woodland edge to minimise visibility.

Staircase and Viewing Platform

- 31 The staircase and the viewing platform are also proposed to be realigned north and the steps amended to suit the shallower slope angles of the embankment. The staircase and the viewing platform remain aligned with the footpath through Staunton Country Park. These changes are considered to be minor and do not raise any new significant material planning considerations or impacts which were not previously assessed. The functionality and interface of the Staircase and Viewing Platform with the Staunton Country Park will remain unaltered. Details sought by objectors will be covered by condition 28 in respect of hard and soft landscaping and there is sufficient information to assess the impacts of the S73 Amendments. The value of the area for visitors and education will be maintained.

Western Viewing Platform

- 32 The location of the western viewing platform is proposed to be relocated slightly to the east and north. These changes are considered to be minor and do not raise any new significant material planning considerations or impacts which were not previously assessed.

Gipsies Plain (Falls with Administrative Boundary of EHDC)

- 33 Whilst these changes fall within the EHDC and their determination Officers have considered the changes and the scheme in a holistic manner despite no material impact on HBC. The proposed changes to the main embankment alignment do not change the details granted detailed planning permission for Gipsies Plain as part of the hybrid planning permissions for the reservoir. However, as the main embankment is being reprofiled and realigned the approved drawing for Gipsies Plain has been updated to reflect that change and to show how the realigned embankment will tie in with the approved details. As there are no material changes to the design of this part of the Approved Scheme and the reprofiling and realignment of the embankment is minor there would be no harm to the design and appearance of this part of the approved Scheme and there are no new material impacts on the area immediately around the "Gipsies Plain". Officers consider that sufficient detail has been provided in this location and a revised plan is not required as sought by objectors as no impacts would arise on ancillary infrastructure and landscaping or public routes.
- 34 The location and provision of the proposed new watercourse between Gipsies Plain and the main embankment is identified in the LEMP. It was not shown on the approved Outline Masterplan and thus is not shown on the revised Outline Masterplan, and it lies outside of the scope of the Phase 3 RMA. The exact location and details of the watercourse provision will set out in the Phase 8 RMA and Condition 28 landscaping specification in the future. The existing multiuser track to the east of the embankment remains in place and will not be used for access by

maintenance vehicles. Maintenance vehicle access to the embankment crest track and embankment toe track will be provided from the western site of the embankment with turning points at the eastern end of track. This strategy remains unchanged from that granted outline planning permission.

Conclusion on S73 Amendments

- 35 The Reservoir Scheme for which consent is now sought through the Section 73 application is in substance similar in nature to the consented hybrid permission Approved Scheme. The proposed amendments do not increase the capacity of the reservoir nor change the planning application boundary.
- 36 The ES Addendum to the 2020 ES has reassessed the impacts of the proposed changes including cumulative and in-combination impacts. The conclusion of the ES Addendum to the 2020 ES is that the revisions to the Scheme will give rise to no new or significantly different impacts over those identified in the 2020 ES.
- 37 Account has also been taken of the mitigation secured (conditions and S106 Obligations) as part of the Approved Scheme which the developer would be obliged to comply with. The S73 amendments would not give rise to any new or significant impacts over those identified and addressed in respect of the Approved Scheme. Therefore it is demonstrated that the proposed scheme accords with relevant national and local policy and, as such, the amendments are considered not to result in any demonstrable environmental harm or give rise to any new material impacts.

(iii) EIA Compliance

- 38 The Hybrid Consent was an EIA development and supported by an Environmental Statement (ES). The outline element was based on parameters for a range of matters proposed as part of the reservoir site and pipeline. The approved parameters provided the 'development envelope' for the detailed design for future RMA applications. The changes to the parameters have been assessed at paragraphs 7.7 to 7.42 where it has been concluded that the changes are acceptable in planning terms.
- 39 It is considered that the parameter amendments, individually and cumulatively, will not lead to any new or additional likely significant effects on the environment that were not identified or assessed at the outline stage, notwithstanding the other matters which have been assessed in the Sections below. This conclusion is also based on the specialist technical consultee responses, none of which have raised an objection.
- 40 There would be no change to the cumulative and in-combination effects reported in the 2020 ES. All the relevant committed mitigation will continue to be applied as envisaged in the 2020 ES. As such, there would be no change to the significance of effects reported in the 2020 ES. Notwithstanding the above conclusions, other environmental considerations are set out below.

Ecology & Biodiversity

- 41 The consented Scheme will result in the creation of new habitats of ecological value, particularly the new wetland (as approved under RMA application APP/24/00186) to the north of the reservoir, which remains unchanged by the Section 73 application amendments. The applicant's ES Addendum has considered the changes and the wider impacts and it is concluded that no additional impacts on ecological receptors are anticipated and this also supported by the Councils Ecologist who has concluded that there would no impact arising from the embankment changes, including the repositioning of the control tower and the lengthening of the culvert.
- 42 The Applicant has provided clarification on implications of the changes on a section of the Rider's Lane stream and wet grassland/rush pasture habitat, and the implications for habitat corridors along the eastern and western edges of the site, to the Ecologists satisfaction.
- 43 Whilst the construction period will be extended, the impact on ecological receptors is not likely to change. The Approved Scheme was the subject of mitigation, management and controls through the use of planning obligations and conditions. These can be required to remain in place and will bind the proposed application and would ensure that the impacts through construction and the completed development would not compromise existing and future habitats and ecology and also deliver the on and off-site mitigation.
- 44 Third objectors have raised reference to the ES Addendum and the need to ensure that additional mitigation measures are proposed to address the permanent effects of the S73 changes to the reservoir scheme. This should include clarifying where the additional mitigation area will be for creation of priority purple moor-grass habitat in a suitably wet area.

Wet Grassland / Rush Pasture

- 45 As a result of the S73 amendments, the applicant is proposing to amend the mitigation for Wet Grassland and Rush Pasture. Approximately 50% is proposed to be located north-east of the reservoir, in compartment zero within the approved wetlands area (within the administrative boundary of EHDC), whilst the other 50% will remain in the original location to the south-west of the reservoir. This is included in the updated Phase 3 LEMP and maintains the overall biodiversity mitigation proposals.
- 46 On the issue of wet grassland and rush pasture creation and enhancement, the embankment amendments will result in additional impacts to this habitat, specifically c.0.4 hectares of Priority Habitat 'Purple Moor Grass and Rush Pasture' located at the edges of the Riders Lane stream to the south-west of the application site. In order to address these impacts it is proposed to provide alternative conditions suitable for wet grassland/rush pasture development at two locations: in the south-west and the north-east of the reservoir, the latter to compensate for changes in impact to the south of reservoir.
- 47 Section 7.25.3 of the Phase 3 LEMP states: '*Neutral grassland habitat in the south of the Site will be enhanced through supply of overflow from the reservoir drainage system to create conditions suitable for Purple Moor-grass and Rush Pasture Priority*

habitat to develop. The mechanism for this overflow system will be determined during detailed design of the Compensation Flow Channel'.

- 48 Section 7.25.3 of the Phase 3 LEMP also states that *'the alternative habitat creation site, upslope of the reservoir has been appraised to ensure it meets the same design requirements and delivers the necessary mitigation measures to meet the LEMP objectives. The first phase of the mitigation strategy would also provide potential 'lessons learnt' to be considered on the later delivery stages. Overall, the alteration of the location of habitat will not reduce the total environmental benefit provided as the original location within the South West corner of the site will still be designed to create the right soil, slope and drainage requirements to deliver Wet Grassland and Rush Pasture. Utilising multiple areas of habitat creation ensures a greater probability of success for the pasture overall and promotes a greater diversity of final habitats'.*
- 49 Further information on the proposed works to the north-east has been provided (Wetlands Area Rush Pasture Landscape Plan HTR-GHD-WL-ZZ-DR-L-0150), which shows the location at the north-eastern edge of the reservoir of proposed wet grassland retention, soil translocation, scrape creation and flow channels. Whilst sited within the EHDC boundary, the Council's Ecologist is content that the proposed works in this location have been considered carefully and that the local hydrological conditions are conducive to wet grassland/rush pasture retention/creation.
- 50 The proposed wet grassland/rush pasture creation to the south-west of the reservoir will be achieved through the manipulation of surface water drainage from the embankment. It is acknowledged that the detailed design for this element is being developed and that there is a commitment to ensuring that this habitat creation/enhancement accords with the parameters detailed within the recently amended LEMP (Table 7-9).

Grazing

- 51 On the issue of grazing, in particular of the proposed wet grassland/rush pasture habitats, the Phase 3 LEMP states at 7.25.5 that 'as much as possible the rush pasture shall be grazed using cattle and horses. Where grazing is not feasible, small areas of rush pasture shall be mown annually'. This is not unreasonable, and grazing is preferable wherever it is possible but it must be safe. The Councils Ecologist does not object to a mixed approach to grassland management.

Impact on Water Courses

- 52 The revised embankment footprint will result in the loss of an additional 25m of the Riders Lane stream immediately downstream of the reservoir. The loss is from a section of the original stream that would not have remained as a functional watercourse as part of the approved hybrid planning application. Mitigation to reduce risks to aquatic habitats and species is included within the Register of Environmental Actions and Commitments (REAC) in Appendix A2.1 Outline Environmental Management Plan (OEMP) in Volume 4 of the 2020 ES. Overall, the reservoir development will lead to the loss of approximately 3.8 km of watercourse, however, the proposed mitigation and compensation measures aim to deliver watercourse improvements to 14 watercourse reaches totalling a length of 5.5 km. The 2024 ES

Addendum concludes that the mitigation measures outlined in the 2020 ES are sufficient and no further mitigation is required for the additional 25m loss associated with this S73 application.

- 53 The Council's Ecologist has considered this impact and concludes that this section of the stream would not have remained functional under the hybrid application. Whilst the loss of the 25m length is additional, the overall package of watercourse mitigation, compensation and enhancement works – which has been approved by the Environment Agency – will result in a significant increase in watercourse habitat quality. It is further noted that the submitted LEMP (Figure A-6) states that the new stream channels at the Compensation Flow Channel and Gipsies Plain will be subject to further detailed design.

Eastern and Western Habitat Corridors

- 54 Recent ecological survey works carried out at the Site associated with the ongoing European Protected Species licensing conditions had recorded observations of Hazel Dormice within atypical habitats at the site's western boundary and further to the north. Animals were recorded within low scrub, including in areas which demonstrate that they are willing to move across open ground. This evidence runs counter to the assumed requirement for Hazel Dormice needing mature, continuous shrub/woodland cover. The Council's Ecologist concludes that this is pertinent to the treatment of the site's eastern and western boundaries.
- 55 The expansion of the embankment to the east and west has the potential to reduce options for bolstering habitat connections around the reservoir, with the obvious result of possibly fragmenting suitable habitat. The Applicant has provided clarification on the treatments of the eastern and western boundaries. Confirmation has been provided that the eastern boundary will remain as previously permitted under the hybrid application, with no additional impact on the existing boundary vegetation. Detailed design for this boundary – to include habitat creation/enhancement measures to benefit protected species – will be submitted as part of the Phase 8 RMA submission to EHDC. It will be critical to ensure continued connectivity between the advanced habitat creation at Gipsies Plan and Havant Thicket Woodland to the north. The Ecologist acknowledges that scrub planting will not be possible on the embankment itself, and therefore it is imperative that opportunities for structured woody vegetation along this boundary are maximised.
- 56 In respect of the western boundary it is confirmed that the proposed changes will not result in impacts to retained and created habitat. Further details of landscaping, habitat creation/management and access are to be submitted alongside the future Phase 4 and Phase 8 submissions and it is confirmed that these will be in accordance with the permitted outline scheme, scheme parameters and the LEMP. The Council's Ecologist therefore concludes that the embankment amendments would not result in additional impacts to the ecological coherence of this boundary. The extended period of construction will be addressed through ongoing mitigation secured hybrid consent to ensure the protection of ecological habitats.

Overall Conclusion on Ecology

- 57 Overall the conclusion in the ES Addendum is that there will be no significant effects

as a result in these changes over those assessed and mitigated through the original suite of application documents as consented. Where additional non-significant effects are identified (as a consequence of the extended construction programme) these are mitigated by measures contained in the associated control documents. Therefore, the revisions to the Approved Scheme accord with relevant policy on ecology and biodiversity.

Landscape and Visual Impact

- 58 Policy at National and Local level seeks to ensure, inter alia, that developments are sympathetic to local character and historical setting, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The reservoir site is bound by large areas of woodland providing a good degree of screening and separation between the site and the immediate surrounding landscape.
- 59 A third party objector considers that the Landscape Visual Impact Assessment is not robust in respect of the valve tower as relates to the embankment crest and height above the water level. Nor is it considered to take into account the impact of the changes on heritage assets and nearby residential receptors (Manor Lodge Road (east) and Well Meadow (SW)). Reservoir drawdown is an integral part of the reservoir design and operational function post construction, and it is argued that the S73 changes will have detrimental impacts on what is visible during drawdown.
- 60 Officers consider that the proposed additional green infrastructure secured through the hybrid approval, comprising the new open grassland area, wetland and planting will, once mature substantially increase the landscape resource across the site. This would result in the strengthening of boundary vegetation, creation and enhancement of a range of landscape features. Once the sitewide landscaping mitigation measures mature, the initial adverse effects are reduced, with the proposed landscape features reflecting that of the wider landscape character, allowing the Scheme to assimilate into its landscape setting.
- 61 The landscape impacts of the amendments to the position and dimensions of the embankment would have a minimal visual impact when considered within the context of the wider approved reservoir site. Impacts on other environmental and heritage assets would ultimately not be discernible. The acknowledged level of changes consented under the hybrid Scheme and the need to retain existing on-site landscape features and woodland ensure this remains the case. The retention of these features along with the wider wooded boundaries will help the Scheme (as amended) to integrate into its wider landscape setting, reducing any landscape or visual effects and this is not considered to be undermined by the minor changes to the position of the embankment and consequential changes highlighted including the valve tower.
- 62 The changes to the embankment slope design would have a neutral visual effect on the landscape of the reservoir site area. The impact of the valve tower relocation would be less than significant in long and medium views (see assessment at paragraph 7.27). The position of the valve tower means that it would be noticeable in short views however this impact would not be significant or harmful when assessed

in the context of the wider reservoir site and its scale, and it would be limited to a small part of the overall reservoir area. Whilst of a utilitarian in design it would not represent an alien or incongruous feature in a reservoir.

- 63 There would be a negligible impact on the nearby residential receptors contrary to the objection citing harm to the impact on views from adjacent residential properties at Manor Lodge Road (east side) and Well Meadow (SW side). These properties are sited sufficiently far enough away that their outlook would not eroded or result in change that would warrant a refusal of the amendments. Although the views from upper floor windows will change this in itself is not considered to be harmful and the view of the valve tower would not alter their living conditions. No further mitigation would be necessary during the construction period or during the time it would take for landscaping to be established. The impact of the amendments to properties along Manor Lodge Road would not be significant and their outlook would not be materially diminished or harmed as result of the minor changes to the embankment to the north.
- 64 In approving the hybrid consent it was acknowledged in the balancing exercise that the introduction of this development (including the Embankment) onto the site would change the existing landscape character. However, a number of mitigation measures were proposed to assist in integrating the reservoir into the landscape - these measures include: positioning of built form in the landscape; retention of significant sections of hedging; retention of woodland areas and the introduction of additional planting; wetland and open spaces. At the time of determining the original hybrid application it was acknowledged that whilst there were positive elements to the development Scheme, it was clear that this scale of development, in this location, would permanently and significantly change the character of the area. The mitigation secured sought to be sympathetic to the landscape and its visual amenity, as such it was able to be considered on balance that the development, with suitable conditions, could be successfully accommodated on this site. The S73 amendments would not undermine the mitigation previously secured under the hybrid consent and therefore would not tip the balance of the overall assessment of acceptability of the scheme in landscape and visual impact terms.
- 65 In conclusion the overall effect/impact arising from the S73 amendments is not considered to result in a significant change from the previously predicted level of effects as recorded in the 2020 ES Chapter 11 (Landscape and Visual Table 11-19: Likely visual effects).

Historic Environment – Parks, Gardens Conservation Area and Listed Buildings

- 66 The objectors have made reference to the harm of the amendments (including the control house) on Heritage Assets (Registered Park & Gardens and designated Conservation Area). The substance of the objection is the increased visibility of the valve tower from various receptors – Staunton Country Park Terrace of the former Mansion House; valve tower does need to be considered as the longer views from The Terrace are mainly of woodland/ trees; visibility from the main path leading to the Terrace from Middle Park Way; Staunton Country Park west parkland gate; the embankment extension & valve tower will be visible from existing views in the E & NE.
- 67 It is argued that the LPA should require a more robust visibility impact assessment, taking into account the changes to important views in the new landscape. This

should include images showing the difference in how the view from key reservoir viewpoints (Western Viewpoint, Avenue Staircase Viewpoint, Visitor Centre location, northern shore central viewpoint, crest path in the west, east & adjacent to the valve tower) will look as a result of the S73 changes, compared to the views that would have been provided under the existing planning consent for the reservoir.

- 68 In this regard, part of the site is designated a country park (Staunton Country Park) and includes the Grade II* Registered Park and Garden (RPG) at Leigh Park and the Sir George Staunton Conservation Area. Paragraph 205 of the NPPF (2023) requires great weight to be given to the conservation of designated heritage assets and, the more important the asset, the greater the weight should be. Paragraphs 206 to 210 explain how the levels of harm should be weighed in the planning balance in respect of different levels of impact to different categories of asset.
- 69 Local Planning Authorities have a statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses when considering planning applications. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on LPAs to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 70 The ES Addendum to the 2020 ES (Chapter 7 Historic Environment) identifies the effects of the S73 revised Scheme would be '*...no greater than those reported in the 2020 ES*' (paragraph 7.12.1). Furthermore, paragraph 7.12.2 reports that '*...the investigative mitigations agreed with the local planning authority under the two WSIs and AMP (Planning conditions 21-23 of the hybrid planning decisions)..... would remain appropriate to the proposed changes to the Scheme*'. The requirements of planning conditions 21-23 of the Approved Scheme have now been discharged with the LPAs, and the archaeological evaluation report required by planning condition 24 will need to be discharged.
- 71 Paragraph 7.12.3 of Chapter 7 Historic Environment of the ES Addendum to the 2020 ES concludes: "*The changes to the embankment design and relocation of the valve tower represent a limited change in the setting of Leigh Park RPG, the Sir George Staunton Conservation Area and the listed buildings within it, but this change is limited and there would be no change to the magnitude of effect assessed in the 2020 ES.*" Accordingly the revisions to the Approved Scheme, taking into account the mitigation measures proposed, accord with relevant policy on the historic environment.
- 72 In approving the Approved Scheme it was concluded in respect of harm to heritage assets there would be less than substantial harm. As required by the NPPF where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In approving the Approved Scheme it was considered that the public benefits outweighed the harm identified to the heritage assets, in accordance with the NPPF and having regard to the requirements of Section 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposal was therefore considered acceptable in this regard and in accordance with Havant Borough Local Plan Policies CS11, and CS16. This conclusion also applies to the

amendments sought under this S73 application. No objections to the changes have been made by Historic England or the HBC Conservation Officer and thus it is concluded that, provided all relevant mitigation measures are re-secured, the revised proposal remains in accordance with relevant Local Plan policies.

South Downs National Park (SDNP)

- 73 The site does not lie within the boundary of the South Downs National Park (SDNP). The revised Scheme parameters will not change the relationship between the Scheme and the SDNP. Accordingly, it is considered that the previous assessment and consideration of these impacts as summarised above, taking into account the mitigation measures proposed, still stand and that the revised Scheme accords with relevant policy in respect the setting of the National Park. As such it is considered that the proposal would conserve the character and setting of the SDNP.

Water environment, flood risk and drainage

- 74 The ES Addendum (Chapter 14 Water) has considered the potential impacts of the amendments on the water environment and the mitigation measures previously identified in the 2020 ES. The conclusions of the ES Addendum align with the overall findings reported in the 2020 ES (Chapter 15 Water Environment) for the construction and operational phases of the Scheme. As these have not changed, the assessment remains current and no further mitigation measures are required. On the basis of the above it is considered that it has been demonstrated that the revisions to the Approved Scheme, taking into account the mitigation measures proposed, accord with relevant policy on the water environment, flood risk and drainage. No objection has been made by any statutory consultee in that respect in particular the Environment Agency.
- 75 Objectors state the ES does not consider the impact on the loss of the stream section below the SW embankment. It is argued that there is a loss of stream section and this should be reconsidered, along whether there is a need for additional mitigation for loss of stream and associated priority grassland habitats; furthermore the increase in the embankment footprint will require a larger area of cut-off wall/ barrier between the embankment and the Bognor sand formation at Gammon Hill. In responding to these objections officers note that no objection has been raised by Technical Consultees on the impacts stated above, and consequently it is not considered that the objections could be substantiated.

Leisure and recreation

- 76 A public right of way (PRoW), a bridleway, runs east-west across the centre of the site from Manor Lodge Road to Park Lane linking Rowlands Castle with Cowplain. Provision has been made in the consented Scheme for the diversion of this bridleway, both temporarily during construction and then permanently around the new reservoir. The land in Staunton Country Park (SCP) is designated Open Access land which includes a number of permissive paths within and adjoining the reservoir site. Within the Havant Thicket woodland to the north there is a mixture of gravel logging routes and grassed routes. There are a number of other PRoW and leisure routes adjacent to the site and within the SCP.

- 77 The ES Addendum (Chapter 12 Traffic and Transport) to the 2020 ES considers at paragraph 12.8.3 that: *“The alignment of the bridleway proposed along the foot of the embankment will alter to reflect the revised position of the foot of the embankment. The bridleway will continue to form a continuous loop around the reservoir, retaining the same connections as the consented Scheme. The realignment of the bridleway would have a negligible impact to the users of the Public Rights of Way”*. The amendments will therefore not erode or diminish the benefit associated with the PRow which was secured under the hybrid consent.
- 78 There will be no impact on the connection of the bridleway and the Southern Access Road. The crossing points for future users will form part of the Southern Access Road RMA phase.
- 79 The east end of the PRow bridleway (RowlandsCastle29) is not being changed by the creation of the reservoir. That part of the bridleway between Manor Lodge Road and the application 'red line' is to remain as shown on the Outline Masterplan and will connect to the permanent diversion of the bridleway along the toe of the reservoir embankment.

The submitted plans show a permissive footpath link to the south-west of the main embankment from permissive footpaths in Staunton Country Park to the embankment toe path bridleway. The route has been aligned to avoid the proposed wet grassland area. A link up the embankment slope is not included in this location as there are already links to the crest path provided approximately 150m to the west at the western viewing platform. The exact location of this permissive footpath link and south of the embankment will be set out in the Phase 8 RMA in the future.

- 80 The permissive footpath link to Swanmore Road, west of the main embankment, has been adjusted to the existing vehicular access point and thereby avoid any loss of trees. The exact location of this permissive footpath link will be set out in the Phase 8 RMA in the future. To address comments from the Ramblers Association this link is also shown as a proposed bridleway to provide a dedicated access to Swanmore Road. The proposed bridleway diversion has also been shown joining up with bridleway 120 where it crosses the southern access road.
- 81 The crest path and the embankment tow path are proposed to be 4m wide in accordance with paragraph 6.82 of the Design and Access Statement submitted as part of the approved hybrid planning application. This is considered to be sufficient to provide space for all users, being in excess of the HCC design standard of 3m width for a bridleway. Operational vehicle access to the crest path and the embankment toe path will be infrequent, up to twice daily during scheduled maintenance. To manage safety risks and any potential conflicts with other user's, operational vehicles will be limited to 5mph within the reservoir site.
- 82 Objectors have made reference to the impact the changes would have on the leisure use of the site. The Approved Scheme considered the potential use of the site for various activities including fishing; swimming; and water sports and it was concluded that the reservoir was not suitable for such uses. The proposed changes would not affect the leisure use of the site or its enjoyment for passive recreation including walking and cycling.

Minerals, material resources and waste

- 83 Chapter 13 of the ES Addendum to the 2020 ES considers the impacts of the revisions to the Scheme on material resources and waste. The ES Addendum identifies that there will be an increase in both site-won material (not imported) and material brought to the site. The increase in site-won material is a result of the proposed changes to the size and alignment of the embankment requiring more material to construct the embankment.
- 84 The increase in imported material is also a result of the proposed changes to the size and alignment of the embankment requiring more material in its construction. The changes have increased the quantities of materials required at the base of the embankment and throughout its upper layers. Due to the shallower embankment slopes, there is also an increase in the amount of rip-rap (material to protect from erosion including rocks) required to protect the top of the embankment from erosion from wave action.
- 85 While there will be an increase in material imported compared to that assumed in the 2020 ES, as noted in the ES Addendum, the number of HGV vehicle movements required to bring in this higher amount of imported material is still significantly less than the worst case scenario assumed in the 2020 ES. The ES Addendum paragraph 12.7.7 states: *“The 2020 ES anticipated a daily maximum of 100 HGVs arriving and 100 HGVs departing the reservoir construction site. Similarly, a daily maximum of 125 cars arriving and 125 departing the reservoir construction site was anticipated.”*
- 86 As noted in paragraph 13.13.1 of the ES Addendum to the 2020 ES: “A Site Waste Management Plan (SWMP) and Materials Management Plan (MMP) will be developed and implemented for the construction phase as set out in the REAC (Vol 4 Appendix 2 of the 2020 ES) and further estimates of the quantities of materials and wastes developed.”
- 87 A Soil Management Plan (SMP) has also been submitted to discharge the requirements of condition 39 attached to the original grant of planning permission for the Approved Scheme. This plan explains how soils at the site will be recovered and reused as part of the construction of the Scheme and how soil quality will be maintained.
- 88 On the basis of the above it is considered that it has been demonstrated in the ES Addendum to the 2020 ES that, taking account of the mitigation measures proposed, the revisions to the design of the Scheme will not give rise to any additional significant adverse effects over those assessed in the 2020 ES as part of the Approved Scheme. The management of materials and waste would be monitored during construction to determine the Scheme's environmental performance and would be controlled through an appropriate condition.

Traffic, transport and access

- 89 The traffic impacts on sensitive receptors were identified in the 2020 ES to be negligible and the revisions to the Scheme in the S73 application are not considered to change that position. No objection has been received from the HCC Highways.

Chapter 12 of the ES Addendum to the 2020 ES demonstrates that the proposed revisions to the Scheme are not going to increase the HGV movements. Also, that the transport related conditions attached to the grant of planning permission for the Scheme (which authorised up to 100 2-way HGV movements a day during construction) are being complied with on-site currently. Accordingly, it is considered that the Scheme, taking into account the mitigation measures proposed, accords with relevant national and local policy on transport, traffic and access.

- 90 The details of the Southern Access Road are subject to Reserved Matters Application as Phase 4. The width of the access road, access track, and verge to allow landscape planting, remain unchanged. The location and geometry of the junction between Swanmore Road and the Southern Access Road were fixed by the hybrid planning permission. The alignment of links and any necessary access gates between the Southern Access Road, access tracks, footpaths and the visitor centre have not been designed in detail and will be subject to RMAs as Phases 4, 8 and 9 as set out in the Phasing Plan. The RMAs will take into account subsequent agreements with HCC Highways and the British Horse Society regarding crossing facilities and integration with Bridleway 121.
- 91 Objectors have referred to the lack of details in respect of operational vehicles and that the Traffic & Transport Assessment should consider how operational vehicles will use the site safely with all other recreation users, without introducing unnecessary conflicts. They argue that the ES Addendum 2024 fails to consider this important issue and the design currently shown is inappropriate. In responding to these objections officers note that no objections has been raised from the HCC Highways Team and the construction detail is matter of detail controlled by condition.

Amenity – noise and air pollution

- 92 Chapter 11 Noise and Vibration of the ES Addendum to the 2020 ES concludes at paragraphs 11.13.1 and 11.13.2 that the proposed amendments to the Scheme result in effects that are no greater than those reported in the 2020 ES and that the mitigation agreed in the form of conditions (noise, vibration and construction management) for the consented Scheme would be reimposed in the light of the revisions. Objectors state that the construction period will be longer and will significantly extend the time period over which noise impacts will occur in this area close to residents in Rowlands Castle.
- 93 In terms of air quality, Chapter 6 of the ES Addendum to the 2020 ES concludes at paragraph 6.11.1 that there will be no changes to the significance of the air quality effects previously assessed in the 2020 ES and, and it is envisaged that the magnitude of effects will likely be lower than those originally assessed. This is because it is proposed that the embankment is to be moved a further 80m north of the location in the consented Scheme and so further away from potentially sensitive receptors in the nearby residential areas in both EHDC and HBC.
- 94 On this basis it is considered that it has been demonstrated in the ES Addendum to the 2020 ES that the revisions to the Scheme, taking into account the mitigation measures proposed, accord with relevant national and local policy on amenity in terms of noise, vibration and air quality impacts and the conclusions held in respect

of the hybrid Scheme at paragraphs 7.300 to 7.302 remain unchanged.

- 95 Objectors have also referred to the amendments as impacting human health from prolonged construction period and loss access. In that regard officers recognise that during construction period there will be an impact on the ability of members of the public to access parts of the site owing to safety issues. These impacts will be short term however, and once the development is complete, the Reservoir will be a valuable asset for local residents and visitors to enjoy. There are conditions to mitigate impact from the construction. No further mitigation is therefore required over and above what was secured under the hybrid consent.
- 96 Objectors have made reference to the reinstatement of a safe path from the parkland gate on the east side of the Riders Lane Stream to the embankment crest path in this sensitive area where essential biodiversity wet grassland mitigation is proposed, rather than allow the development of informal desire lines through the wet grassland area in the SW which would have a negative impact on ecology. This will also provide a long-term safe route for people, to traverse from the SCP parkland / lake area to Memory Park & Warren Park, via the bridge over the stream to be provided along the operational access road. In responding to these objections officers advise that the Ecological impacts including the movement of people across the site has been considered and no objection has been raised from the Council's Ecologist. The outline masterplan includes a permissive footpath link to the south west of the main embankment from permissive footpaths in Staunton Country Park to the embankment toe path bridleway. The route shown on the outline master plan has been aligned to avoid the proposed wet grassland area. A link up the embankment slope is not included in this location as there are already links to the crest path provided approximately 150m to the west at the western viewing platform. The exact location of this permissive footpath link and south of the embankment will be set out in the Phase 8 RMA in the future.

Climate

- 97 The changes in embankment design will require an increase in materials use and a longer construction programme. The ES Addendum to the 2020 ES (Chapter 15 Effect on Climate) includes an updated assessment to reflect the increased amount of materials being transported into the site (albeit the vast majority will still be sourced in situ) to be used in the construction of the embankment and the longer construction period.
- 98 The 2020 ES assessment concluded that the approved hybrid Scheme would be unlikely to cause a significant effect on climate change or to significantly affect the emission reduction targets. At paragraph 15.12.1 of the ES Addendum it is concluded: "*The Greenhouse Gas (GHG) emissions for the construction of the Scheme, with consideration of the design changes and the additional assessment of emission sources not considered in the 2020 ES, resulted in a 53% decrease in construction emissions*". Therefore, the conclusion of the 2020 ES that the Scheme is deemed unlikely to cause a significant effect on climate change remains unchanged and the scheme as proposed would result in less vehicle and construction emissions.
- 99 In terms of vulnerability to climate change, Chapter 16 Effect on Climate of the ES

Addendum to the 2020 ES concludes that the proposed Scheme will not give rise to any significant effects in respect to climate change. It can therefore be reasonably concluded that the re-design of the proposed Scheme accords with relevant national and local policies on the climate.

Sustainable design

- 100 One of the primary aims of both the Approved and proposed Scheme is to deliver a sustainable water supply for residents of South Hampshire. The Sustainability Assessment submitted with the application for the Approved Scheme outlined the sustainability measures incorporated into the design of the Approved Scheme. These design principles remain relevant and applicable to the revisions to the Scheme proposed in the Section 73 application. Accordingly, it has been demonstrated that the principle of sustainability remains at the heart of all aspects of the design of the Scheme, both in terms of its construction and its operation. As such and taking into account the mitigation measures proposed, the Scheme accords with relevant national and local policy on sustainable design. The Sustainability Assessment submitted with the application for the consented scheme outlined the sustainability measures incorporated into the design of the scheme which were as follows:
- 101 The clay required for the construction of the embankment and development of a wetland is already available on-site, hence most of the embankment material would not incur transport emissions and costs;
- 102 The reservoir inherently reduces flood risk in the region through capture and storage of rainwater and surface water runoff;
- 103 The design proposes use of energy efficient lighting to reduce energy requirements of the new developments (visitor centre, car parks), alongside the use of natural material in the visitor centre to improve insulation and thereby the building energy performance;
- 104 Sustainable material procurement and use through the re-use of excavated materials and re-use of timber on site as much as possible;
- 105 Further development during detailed design would explore the use of SuDS (Sustainable Urban Drainage Systems) to provide more green spaces.

Cumulative Impacts

- 106 The NPPF requires local planning authorities to consider the cumulative and in-combination effects of development. The cumulative and in-combination effects of the Approved Scheme as consented in 2021 were assessed in the 2020 ES. Chapter 18 of the ES Addendum to the 2020 ES assesses cumulative and in-combination impacts of the proposed Scheme.
- 107 The conclusion of the 2020 ES was that, taking into account the mitigation measures proposed as part of the development (i.e. conditions and S106 obligations), and assuming that the other developments considered in the assessment delivered the mitigation proposed as part of those schemes, while there may be temporary and minor impacts (primarily during construction) none of these cumulative or in-combination impacts were considered significant in ES terms. Section 18.13 of the ES Addendum to the 2020 ES concludes that this position remains unchanged. Accordingly, it has been demonstrated that the Section 73 application accords with

relevant policy on cumulative and in-combination effects.

(iv) Conditions and S106 Obligations

- 108 The Approved Scheme includes a series of pre-commencement conditions which relate to all development forming part of the Approved Scheme and others that relate to each phase of the Approved Scheme. The planning history section of the report outlines the conditions which have been submitted to date. All the conditions which formed part of the approved hybrid consent would remain and apply to the S73 Scheme amendments and are set out in full Section 9 of this committee report.
- 109 The Section 106 Legal Agreement also includes commitments which will need to be discharged prior to commencement of development (excluding site enabling works); those which relate to the Phase 3 Embankment includes inter alia a Detailed Biodiversity Mitigation and Compensation Strategy including a Landscape Ecological Management Plan (LEMP). The Section 106 legal agreement will apply to and bind any development pursuant to the Section 73 application.
- Both the Biodiversity Mitigation and Compensation Strategy (BMCS) and the Landscape and Ecology Management Plan (LEMP) for the project have been updated to reflect the proposals set out in the Section 73 application and the Phase 3 RMA and are being submitted to the Council pursuant to the requirements of the Section 106 Agreement.

Conclusion

- 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.
- Paragraph 11 of the NPPF (2023) 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 provides a clear reason for refusing the development proposed or any adverse impacts would significantly and demonstrably outweigh the benefits.
- This Section 73 application seeks permission for amendments to a major infrastructure project which is necessary to ensure the delivery of water supply in Hampshire. The principle of development has already been established through the grant of hybrid planning permission in 2021. The scale and impact of the amendments to the Approved Scheme for which planning permission is sought through the Section 73 application are considered to be minor, when set within the context of the overall Approved Scheme as a whole, and do not significantly alter the substance (the “operative” part) of the consented Approved Scheme and would not alter the established principle of permission for a reservoir and associated facilities in this location.
- The environmental impacts of the amendments to the Approved Scheme have been assessed as part of the ES Addendum to the 2020 ES submitted in support of the

consented Approved Scheme. This assessment has taken into account changes in the policy context in the form of updates to the NPPF and local planning policies.

- 110 The overarching conclusion of the ES Addendum to the 2020 ES is that, when taking into account mitigation and compensatory measures proposed both as part of the consented Approved Scheme and the Section 73 applications, the proposed revisions to the consented Scheme give rise to no new or additional significant impacts over those arising from the consented Scheme. The fact that the original Scheme was consented acknowledges the acceptability in planning terms of those impacts which were, and still are, minor and/or temporary and not significant in ES terms.
- 111 Accordingly, it has been demonstrated that the proposed amendments, accord with national and local policy and should be granted planning permission. There are no other material planning considerations which would indicate otherwise. The comments from statutory consultees and 3rd party objectors have been considered in the planning balance and it has been concluded that no significant impacts arise and that specific matters of detail will be the subject of phase specific Reserved Matters Applications and conditions.
- 112 In accordance with section 38 (6) of the Planning and Compulsory Purchase Act 2004, officers have considered the planning application with regard to the requirements of the National Planning Policy Framework 2023 and the Equality Act (2010) and are satisfied that the development would be in general compliance with the Development Plan for the Borough and that there are no material considerations of sufficient weight that would dictate that the application should otherwise be refused. Therefore, planning permission should be granted subject to the conditions.
- 1 The development must be begun not later than five years beginning with the date of the original permission APP/20/00990 dated 15th October 2021.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

No part of the development hereby approved in outline (as set out in the Development Specification, Table 2.2, enclosed below) shall be commenced, except for site clearance, set up and remediation works, and ground investigations until applications for written approval of the details of the siting, scale and external appearance of the development, and the landscaping of the site (herein after called "the reserved matters") have been submitted to and approved by the Local Planning Authority. Application(s) for approval of the matters reserved by this planning permission must be made not later than the expiration of 5 years from the date of the decision notice dated 15th October 2021; and Development must be begun not later than the expiration of 2 years from the final approval of reserved matters for the relevant phase, or, in the case of approval on different dates, the approval of the last such matter to be approved.

Element	Scheme Parameters (Section 73)	Level of Detail
Reservoir capacity	Minimum required total capacity: 8,700 million litres Maximum capacity: at least 9,600 million litres, up to a Top Water Level	Fixed

	(TWL) of 39.5 m AOD.	
Supply rate	Output capacity: at least 21 Ml/d in extreme (currently defined as 1:200 year) drought conditions.	Fixed
Embankment	Max 20 m high. Crest level 40.5 m AOD. Length 2,800 m. Inside slope: to range from 1:7 to 1:9. Outside slope: to range from 1:7 to 1:9. Outer toe (edge): +/- 2 m horizontal range. Crest line position: +/- 20m horizontal range to accommodate any potential alignment change.	Outline
Embankment adjacent to Staunton Country Park	Toe (edge) of the embankment is fixed at a minimum of 25 m from the edge of woodland along the southern boundary of the Site (known as Hammond's Lands Copse). Embankment with slope varying from 1:8 to 1:9. Staircase detail along alignment of The Avenue joining pedestrian access from Staunton Country Park with viewing area at the crest.	Fixed
Top Water Level (TWL)	39.5 m AOD. 1.0 m freeboard (height from TWL to embankment crest) to prevent/limit overtopping.	Fixed
Spillway/overflow	3 m long weir/700 mm diameter pipe.	Fixed
Slope protection material	Range of up to 450 mm thick layer of protection. Rip-rap (rock armour). Rock mattresses would be brushed with topsoil allowing planting with aquatic/marginal species such as reeds and sedge grasses.	Fixed
Lowest operating level	27.5 m AOD Lowest 20% to be considered dead storage, minimum level before reservoir operationally fails.	Fixed
Emergency drawdown facility	Discharge capacity of 10.9 m ³ /s Reservoir can be lowered by 1/3 of water depth in six days. 1.4 m diameter scour pipe and submerged discharge valve discharging into Riders Lane Stream at the proposed control house. 1.2 m diameter inlet/outlet pipe discharging into the Hermitage Stream 3 km downstream.	Fixed
Wetland retaining structure	A retained wetland extending for approximately 1.3 km along the northern shoreline. 4No. retained wetland compartments, plus provision of an area for wet grassland habitat creation to the east of the retained wetland. Retention of wetland during drought levels in main reservoir. Minimum area of retained wetland provided ~10 ha.	Outline (commitment to minimum area)
Control house	Maximum width of building frontage: 33 m. Maximum height of building wall above external ground level: 6m (excluding security fence). Schedule of accommodation: total area approximately 567m ² (excluding courtyard). Reinforced concrete outer structure with cladding, composite roof slab with green roof, steel frame/blockwork internal walls.	Outline

Reason: The application was submitted as part outline part full application in accordance with the provisions of Article 3(1) of the Town and Country Planning (Development Management Procedure) Order 1995 and in accordance with the provisions of Section 92 of the Town and Country Planning Act, 1990 and the Planning and Compulsory Purchase Act 2004.

2

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings

HTR-GHD-ZZ-ZZ-DR-T-0001 P04 RESERVOIR OUTLINE MASTERPLAN
HTR-GHD-ZZ-ZZ-DR-T-0021 PLANNING STRATEGY KEY PLAN
HTR-GHD-ZZ-ZZ-DR-T0001 P04 RESERVOIR OUTLINE MASTERPLAN
HTR-GHD-ZZ-ZZ-DR-T-0004 P04 LANDSCAPE PLAN CONTROL HOUSE
HTR-GHD-ZZ-ZZ-DR-T-0005 P02 LANDSCAPE PLAN AVENUE STAIRCASE
HTR-GHD-ZZ-ZZ-DR-T-0006 P03 LANDSCAPE PLAN GIPSIES PLAIN
HTR-ATK-ZZ-ZZ-DR-L-0015 Landscape Plan - North West Corner
HTR-GHD-ZZ-ZZ-DR-T-0007 P03 LANDSCAPE PLAN VIEWING PLATFORM
HTR-GHD-ZZ-ZZ-DR-T-0008 P02 MAIN EMBANKMENT SECTION A
HTR-GHD-ZZ-ZZ-DR-T-0009 P03 MAIN EMBANKMENT SECTIONS B & C
HTR-GHD-ZZ-ZZ-DR-T-0010 P02 MAIN EMBANKMENT SECTIONS D & E
HTR-ATK-AR-RE-DR-D-0001 Northern Access Route off B2149
HTR-ATK-AR-RE-DR-D-0002 Northern Access Junction off B2149
HTR-GHD-ZZ-ZZ-DR-T-0002 P03 ACCESS ROUTES VEHICLE ACCESS
ROUTE SOUTH SHEET 1 OF 1
HTR-GHD-ZZ-ZZ-DR-T-0003 P02 ACCESS ROUTES VEHICLE ACCESS
ROUTE SOUTH SWANMORE ROAD

S73 Additional Drawings

HTR-COF-EM-RE-DR-GE-4002 P01 MAIN EMBANKMENT PROPOSED SITE
LAYOUT
HTR-COF-EM-RE-DR-GE-4003 P01 MAIN EMBANKMENT
CROSS-SECTIONS
HTR-GHD-ZZ-ZZ-DR-T-0013 P04 PROPOSED CULVERT AND VALVE
TOWER SITE LAYOUT
HTR-GHD-ZZ-ZZ-DR-T-0020 P07 OUTLET WORKS VALVE TOWER &
CULVERT GENERAL ARRANGEMENT PLANS AND SECTIONS
HTR-GHD-ZZ-ZZ-DR-T-0015 P04 VALVE TOWER PLAN AND SECTIONS
GENERAL ARRANGEMENT

Documents

Engineering and Design Report

Planning Statement

Development Specification

Environmental Statement (Volumes 1 - 4) including Non-Technical Summary. The Volume 4 Appendices include the following standalone reports:

Outline Construction Environmental Management Plan including Record of Environmental Actions and Commitments or REAC
(ES_Volume_4_Appendix_A2.1_OEMP)

Transport Assessment (ES_Volume_4_Appendix_A13.1_TA)

Flood Risk Assessment (ES_Volume_4_Appendix_A15.2_FRA)

Water Framework Directive Compliance Assessment
(ES_Volume_4_Appendix_A15.1_WFD)

Arboricultural Impact Assessment (ES_Volume_4_Appendix_A9.14_AIA)

HTR-ATK-RZ-RE-DR-L-113 Revised Tree Protection Plan Sheet 37 of 40
(revP01.1)

Design and Access Statement

Statement of Community Involvement

Outline Biodiversity Mitigation and Compensation
Strategy Article 4.7 Statement

S73 Documents April 2024

Planning Statement (April 2024)

Design and Access Statement (April 2024)

'You Said, We Did' Report (April 2024)

Section 73 Development Specification (April 2024)

Section 73 Engineering and Design Report – Addendum (April 2024)

Environmental Statement Addendum (April 2024), including updated visualisations and Non-technical Summary

ADDITIONAL INFORMATION SUBMITTED FEBRUARY 2021

A Summary of the Benefits of Havant Thicket Reservoir

HTR TNPS02 Traffic Distribution Sensitivity revision_V2.0 dated
25/01/2021

HTR TNPS03 Report on Northern Access Layout dated 29/01/2021

HTR Water Framework Directive Article 4.7 29/01/2021

ADDITIONAL INFORMATION SUBMITTED APRIL 2021

Access for Non-Motorised Users - Technical Note dated 01/04/2021

Access Strategy, Rat Running and Construction Management - Technical Note dated 01/04/2021

Framework Construction Management Plan dated 31/03/2021

Article 4.7 Shortlisting Methodology dated 01/04/2021

Transport Assessment Addendum - Framework Travel Plan dated 01/04/2021

Implementation Plan for Off Site Biodiversity Mitigation and Compensation dated 01/04/2021

Reason: - To ensure provision of a satisfactory development.

- 4 Prior to the commencement of development, a detailed phasing plan for the development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan and no variation shall be made without the prior written approval of the Local Planning Authority. Approval will not be given if in the reasonable opinion of the Local Planning Authority the proposed variation creates new environmental impacts which exceed the range or scale of those measured and assessed in the Environmental Statement (including the further information) and which the Local Planning Authority considers may require further or additional mitigation measures.

Reason: The Environmental Impact and merits of the proposed development have been assessed on this basis.

- 5 No phase of the development approved under Condition 4 shall commence until a phase specific Construction Environmental Management Plan for that parcel has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall be based upon, and be in broad accordance with, Volume 4 Appendix A2.1 of the application Environmental Statement (Outline Environmental Management Plan). It should demonstrate that the risk to controlled waters will be appropriately managed, and include both temporary and permanent construction features and detail information on locations of proposed techniques such as cofferdams, culverting and piping and the associated flood risks and mitigation measures. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure that the construction process is carried out in a manner which will minimise disturbance, pollution & nuisance to neighbouring properties or within the public realm. To avoid inappropriate parking practices, and turning and manoeuvring of construction vehicles which adversely impact either the use- or safety- of the public highway. This condition is imposed having due regard to policies DM10 & CS15 (Havant Borough Local Plan (Core Strategy) 2011), and the National Planning Policy Framework.

- 6 No phase of the development approved under Condition 4 shall commence until a Construction Method Statement (CMS) for that phase 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.
Reason: To ensure that the construction process is carried out in a manner which will minimise disturbance, pollution & nuisance to neighbouring properties
- 7 The reserved matters application for the North West Corner (including visitor centre and car park) submitted pursuant to Conditions 2 and 4 shall include:
-Consideration of the play area location (currently in proximity to the bin store, a more suitable location should be explored);
-Any non-residential buildings to achieve BREEAM 'Very Good' certification and/or contribute to a reduction in greenhouse gas emissions using 'Fabric First' principles and renewable technology (i.e. solar PV);
-Closed Circuit Television (CCTV) cameras linked to a monitoring station to provide for immediate response to incidents as they are occurring; - Electric Vehicle (EV) parking spaces and charging points; - Cycle parking (within a covered Sheffield stand).
Regarding the latter, cycle parking for e-bikes, tandem bikes, cargo bikes and bicycles used by disabled visitors should be considered and provided.
Reason: In the interests of safety, social inclusion and sustainable development
- 8 No construction on the reservoir site shall take place outside the hours of 07:30-18:00 Monday to Friday, 07:30-13:00 on Saturday and no Sunday working, with the exception of specific works that shall have been agreed in writing with the Local Planning Authority in advance and shall include details of the task, the date and duration of works. No works shall take place on Bank or Public Holidays.
Reason: In the interests of the amenities of local residents.
- 9 No phase of the development approved under Condition 4 shall commence until a construction noise and vibration management plan, including a targeted scheme wide construction noise and vibration monitoring and reporting programme, 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.
Reason: To ensure that construction noise and vibration is managed effectively so that levels do not regularly exceed the threshold for significant impacts.
- 10 No phase of the development approved under Condition 4 shall commence until a revised and updated assessment of potential noise and vibration arising during construction shall be prepared in accordance with BS 5228-1:2009+A1:2014. The assessments shall include likely eligibility for noise insulation or temporary re housing and shall be submitted to and approved in writing by the Local Planning Authority and construction carried out in accordance with the agreed recommendations.
Reason: To minimise potential noise impacts on nearby sensitive receptors.

- 11 Subject to Condition 10 [ABOVE], no night time working shall take place, unless otherwise in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Night-time works to be carried out strictly in accordance with the approved scheme.

Reason: To avoid potentially significant impacts of noise and vibration upon residential receptors.

- 12 A) No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Hampshire County Council as local highways authority).

B) No phase of the development approved under Condition 4 shall commence until a phase specific CTMP for that parcel has been approved in writing by the local planning authority. The CTMP(s) shall include all commitments set out in the Framework CTMP, dated 31/03/2021, submitted with the planning applications and will include a Construction Traffic Management Strategy and Construction Worker Travel Plan. The CTMP shall include the following:

113 vehicle routing plans

114 proposed programme and duration

8. number of construction personnel including travel arrangements and mitigation where necessary

1 alterations to the highway, including temporary and / or permanent, to enable construction

2 details of the number of construction and delivery vehicles using the public highway (no abnormal loads are anticipated at this stage)

3 traffic management details

- compounds and laydown area details

- highway condition surveys

- methods for managing the site to prevent mud onto the highway

- details of on-site contractor parking.

The CTMP shall be implemented in accordance with the agreed details.

Reason: To ensure the safe and efficient operation of the highway network.

- 13 Before each phase of development approved under Condition 4 above is commenced, a scheme indicating the provision to be made within that phase for people with disabilities to gain access to publicly accessible area and buildings shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the land and/or buildings concerned are brought into use.

Reason: In the interests of social inclusion and sustainable development.

- 14 Before the development of the final phase (visitor facilities phase) of

development approved under Condition 4 above is commenced, a signage strategy for the operational phase of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details before commencement of the operation phase and retained thereafter.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats

- 15 Prior to commencement of construction of the visitor facilities a Wayfinding Infrastructure Strategy shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Strategy should include the design and location of signage, seating and public art across the site. Signage should not be limited to the visitor centre, trails and bird watching areas, but should also include key areas surrounding Havant Thicket such as, but not limited to, Dunsbury Park, Horndean, Leigh Park, Rowlands Castle and Staunton Country Park. The requirements of the Wayfinding Infrastructure Strategy shall be implemented in full prior to visitor facilities first being brought into use.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

- 16 The following site access improvements for non-motorised users (within the red line boundary) will be implemented in full prior to completion of the Access Junctions, as outlined on drawing HTR ATK RP - Z - 0076:

- Improved site access at Cedar Drive to connect to the diverted bridleway with new kissing (accessible and cycle friendly) and horse friendly gates (Access 3);
- A new bridleway access into the site to the north of the southern access road (diversion of Bridleway 121); in accordance with the Access for Non Motorised Users Technical Note, dated 01/04/2021, submitted with the planning applications and Planning Drawings: HTR-ATK-AR-RE-DR-D-0005-Vehicle Access Route South Plan revC04; HTR-ATK-AR-RE-DR-D-0006-Vehicle Access Junction South (Swanmore Road) revC04. Furthermore, investigations shall take place to provide a further non-motorised users on the northern access to provide a direct north-south sustainable link.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

- 17 The following site access improvements for non-motorised users (within the red line boundary) will be implemented in full prior to completion of the visitor facilities:

- Localised upgraded of existing site access at the south western corner of the site close to junction of Swanmore Road and Well Meadow (Access 6);
- A new gated pedestrian and cycle access to be provided from Swanmore Road into the site south of the new vehicular access (Access 7);
- A bridleway crossing will be provided from the new southern access route to link the diverted Bridleway 120 to the junction of the existing Bridleways 120 and 121 in accordance with (Access 8), in accordance with the Access for Non Motorised Users Technical

Note, dated 01/04/2021, submitted with the planning applications and Planning Drawings: HTR-ATK-AR-RE-DR-D-0005-Vehicle Access Route South Plan revC04; HTR-ATK-AR-RE-DR-D-0006-Vehicle Access Junction South (Swanmore Road) revC04.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats

- 18 Unless otherwise agreed in writing before the development of the final phase (visitor facilities) of development, details of how through movement of traffic has been prevented by the detailed design, in the form of a physical barrier within the car park to ensure visitors can not travel between the north and south access (rat-running), and details of measures to deter motorcyclist access shall be submitted to and agreed in writing by the Local Planning Authority. The barriers should also be provided at the northern and southern entrances and locked at night time to prevent anti-social behaviour. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

- 19 No development shall commence on site until the works to the vertical profile on the B2149, in accordance with drawing HTR-ATK-AR-RE-DR-D-0010, has been undertaken to the satisfaction of the Local Planning Authority, in consultation with the Highway Authority, and as such approved in writing, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

- 20 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.

- 21 No phase of development approved under Condition 4 hereby approved shall commence until an Archaeological Management Plan (AMP) has been submitted to, and approved in writing by, the Local Planning Authority. The AMP will provide appropriately for all aspects of archaeological recording and will serve as an over-arching Written Scheme of Investigation for all archaeological works.
Reason: To record important archaeological features.
- 22 No development within a Development Phase shall commence until the applicant has submitted, and the Local Planning Authority has approved, a written scheme for the programme of archaeological mitigation within that Development Phase area. The programme for archaeological mitigation shall then be implemented in accordance with the agreed written scheme.
This condition may be discharged on an individual Development Phase basis or on a section by section basis.
Reason - To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. This is a pre-commencement requirement because of the need to secure satisfactory archaeological protection in advance of each individual Development Phase commencing.
- 23 No development within a Development Phase shall commence until the applicant has submitted, and the Local Planning Authority has approved in writing, a Written Scheme for recording all historic assets within that Development Phase area. The recording of all historic assets shall then be implemented in accordance with the agreed scheme.
This condition may be discharged on an individual Development Phase basis or on a section by section basis.
Reason - To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. This is a pre-commencement requirement because of the need to secure satisfactory archaeological protection in advance of each individual Development Phase commencing.
- 24 Following completion of archaeological fieldwork within a Development Phase, a report shall be produced in accordance with an approved programme including, where appropriate, post-excavation assessment, specialist analysis and reports, publication and public engagement related to that Development Phase area and submitted to the Local Planning Authority.
This condition may be discharged on an individual Development Phase basis or on a section by section basis.
Reason - To contribute to the knowledge and understanding of past uses and activities on site by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.
- 25 No development of the Embankment phase, approved under Condition 4,

hereby approved shall commence until the applicant has submitted, and the Local Planning Authority has approved in writing options for enhancement and interpretation of the historic environment. Measures shall include the following:

- i. A mechanism to interpret the role of the Avenue in the understanding of value of the Leigh Park RPG and Sir George Staunton Conservation Area in order to offset the harm caused by its partial removal.
- ii. The full extent of the Avenue is fully recorded before it is further truncated. This should include a photographic record and a detailed plan showing all features of historical interest.
- iii. A landscaping scheme is devised to integrate the reservoir with the Avenue a detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority.
- iv. A timetable for implementation and arrangements for maintenance of the approved details

The designs should be developed in consultation with Historic England and the Local Planning Authority Heritage Manager, as well as the Hampshire County Archaeologist, where appropriate. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the protection of important heritage and historical features.

- 26 Prior to construction of the Embankment phase of development approved under Condition 4 above, a scheme indicating the measures to reduce the risk of drowning shall be submitted to and approved 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 safety for the general public.

- 27 Any reserved matters application for layout or landscaping submitted pursuant to Condition 4 shall include the submission of a Tree Survey and updated Arboricultural Impact Assessment (including a Tree Constraints Plan), Arboricultural Method Statement and Tree Protection Plan showing the tree or group of trees, the Root Protection Area(s) and the crown spread(s) in relation to the proposed development. All tree root protection areas identified, shall be protected by protection fencing in accordance with BS 5837:2012. The approved tree protection measures shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works. They shall be retained intact for the duration of the construction works and shall only be removed or altered following completion of that phase.

Reason: To preserve the amenity visual amenity of the locality.

- 28 No phase of the development approved under Condition 4 shall commence until full details of the landscaping of that parcel has been submitted to and approved by the Local Planning Authority. Each reserved matter application shall set out how it complies with the approved planning drawings and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The details shall include:
- Written specifications (including cultivation and other operations associated with plant and grass establishment,

- ii) Planting methods, tree pits & guying methods,
- iii) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
- iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
- v) Manner and treatment of watercourses, ditches and banks,
- vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,
- vii) A timetable for implementation of the soft and hard landscaping works.

The scheme of Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed, within 10 years shall be replaced with another of similar type and size, unless otherwise agreed 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 visual amenity and managing impact on the existing habitats.

- 29 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.

- 30 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. In line with paragraph 170 of the National Planning Policy Framework.

- 31 The development shall be carried out in accordance with the submitted flood risk assessment (ref HTR-ATK-XX-XX-RP-Z-0042, titled A15.2 Flood Risk Assessment Report, compiled by Atkins on behalf of Portsmouth Water Ltd dated 01/09/20) and the mitigation measures it details. These mitigation measures shall be fully implemented prior to operation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed throughout the FRA shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants. To ensure flood risk off site is not increased as a result of the proposed development in line with paragraph 163 of the National Planning Policy Framework.

- 32 No phase of the development approved under Condition 4 shall commence

until a detailed scheme, to ensure the development will not increase the risk of flooding, has been submitted to, and approved in writing by, the local planning authority. Specifically, further details should be provided where relevant to that phase including:

- A detailed drainage management plan that adequately details the management of the drainage associated with the phase.
- Detailed information surrounding a number of permanent structural elements including the proposed dimensions and height of the embankment, associated spillway, control house and wetland retaining structure (including the proposed piped controls). Confirmation should be provided through detailed modelling that flood risk will not be increased as a result of any design changes.
- Detailed information including the long-term maintenance scheduled for the proposed development.
- Detailed information on the proposed location and design of the visitor centre, including proposed finished floor levels.
- Should the proposed access routes to and from the visitor centre be situated within proximity to main river or within the flood zone then further details should be provided on the associated impacts on flood risk and the proposed mitigation measures. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and its future users. This is in line with paragraph 163 of the National Planning Policy Framework.

- 33 The Reservoir Scheme shall be constructed in accordance with the parameters set out in Table 2.2 of the Development Specification, as set out in Condition 2, and the design standards and principles set out in the Design and Access Statement and summarised in Section 3 of the Development Specification.

Reason: To ensure the development reflects the approved scheme.

- 34 Construction of the Visitor Centre development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate provision of foul and surface water sewerage disposal.

- 35 Prior to construction of the Embankment phase of development approved under Condition 4 above, an On-site Emergency Flood Plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The development shall be carried out in accordance with the details approved.

Reason: To ensure that residual flood risks on site are safely managed in accordance with the NPPF.

- 36 No phase of the development approved under Condition 4 shall commence until full details of all ecological mitigation, compensation and

enhancement measures (to be informed as necessary by up-to-date survey and assessment) and on-going monitoring of mitigation measures required for each reserved matters application (including both ecological works directly related to that Development Phase reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted for approval to the Local Planning Authority. Such details shall be in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Outline Biodiversity Mitigation and Compensation Strategy (ECOSA, September 2020), the Habitats Regulations Assessment (Atkins/Portsmouth Water, September 2020) and the Implementation Plan for Off Site Biodiversity Mitigation and Compensation (Atkins, April 2021. Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance biodiversity in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 37 The development shall be carried out in accordance with the European Protected Species (EPS) licences for hazel dormouse (Natural England reference 2020-50257-EPS-AD2) and bats (Natural England reference-2020-50625-EPS-AD2) issued by Natural England. The requirements of the licences shall be adhered to, unless varied through agreement with Natural England.

Reason: To protect and enhance biodiversity in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, NERC Act 2006, NPPF and Policy CS11 of the Havant Borough Core Strategy March 2011.

- 38 An Ecological Clerk of Works (ECoW) shall be appointed, to be full time on site during site preparation and clearance and during any works in sensitive areas, and to undertake regular monitoring visits throughout the construction programme.

Reason: To protect and enhance biodiversity in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 39 No phase of the development approved under Condition 4 shall commence until a Soil Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include separate management of ancient woodland soils for restoration. The Plan shall include a timetable for the carrying out of the works, once approved. The development shall be carried out in accordance with the approved details and timetable.

Reason: To support reinstatement of the landscape disturbed by the construction works

- 40 The development hereby permitted shall be carried out in accordance with the

following planning approvals pursuant to planning permission reference HBC APP/20/00990 and EHDC 51680 and shall be taken as approvals to comply with conditions of this permission as relevant and no variation shall be made without the prior written approval of the Local Planning Authority:

- a) Phase 1 – Northern Access Road – Reserved Matters Application and condition Nos: 2, 13, 20, 27, 28, 32, 36, 37, 38 and 39 – Reference HBC 22/00681 / EHDC 51680/003
- b) Phase 1 – Conditions 4, 5, 6, 9 (Part D), 10, 12, 21, 22, 23 and 29 - Reference HBC APP/20/00990 and EHDC 51680/001
- a) Condition 21, 22, 23 – Reference HBC APP/20/00990 and EHDC 51680/004
- b) Phase 2 – Wetland – Reserved Matters Application – Reference HBC APP/24/00186 and EHDC 51680/008.

Reason: To ensure provision of a satisfactory development.

Appendices:...