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Chartered Town Planners

Havant Thicket Reservoir

Reserved Matters Application – Phase 5 – Control House
Planning Statement

For Future Water MJJV Ltd

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Havant Thicket Reservoir – Reserved Matters Application – Phase 5 – Control House - Planning Statement

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Contents

Contents 3
1 Introduction 4
2 Description of Reserved Matters Development 9
3 Accordance with Development Specification 16
4 Planning Policy Context 19
5 Summary and Conclusions 23
Appendix A Pre-app email from HBC 24

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1 Introduction

1.1 This Planning Statement supports an application for the approval of Reserved Matters relating to Phase 5 – Control House, in connection with the Section 73 Planning Permission reference APP/24/00312 (hereafter referred to as the 'Section 73 permission') for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant.

1.2 As part of the hybrid consent, outline planning permission was granted for the reservoir Control House, subject to the approval of reserved matters pursuant to Condition 2. This application is seeking approval of the following Reserved Matters for Phase 5 – Control House, the details of which are set out in Section 2 of this Statement:

- Siting
- Scale
- External appearance
- Landscaping

1.3 This Reserved Matters Application (RMA) is for the red line area as shown on drawing reference HTR-GHD-CB-RE-DR-T-0020 P02 – Control Building Application Boundary. This fits with the RMA (APP/24/00311) already approved for Phase 3 main embankment. It also excludes all development and landscaping to the south of the Control House which will form part of the RMAs for Phases 7 and 8.

Overview of the Approved Reservoir Scheme

1.4 When constructed, the reservoir will be filled via a new pipeline, with surplus water drawn from Bedhampton Springs when flows are at their highest in Winter and stored at the reservoir to enable provision of supply to Portsmouth Water customers in the summer months as required. The increase in water supplies available on completion of the scheme will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers to meet the region's challenges in the future, in particular relating to abstraction licence changes, predicted population growth and climate change which will all place pressure on meeting future water supply demand.

1.5 Complementary to its infrastructure resilience function, the reservoir will provide a new recreational facility/resource in an area which the community can access on foot, by bike, or through existing bus routes. It offers further opportunities to improve the wider footpath, cycleway, and bridleway networks in the area.

1.6 The reservoir will provide a new wetland habitat and associated area for nature conservation. The proximity of the reservoir to the internationally important Langstone Harbour means that it can be used as a safe retreat for roosting birds when there is disturbance in the Harbour (Special Protection Area (SPA) and Special Area of Conservation (SAC)).

1.7 The Control House is an operational structure set within the main (southern) embankment of the reservoir, with the location being dictated by the culvert through the embankment

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which enables water to be extracted from the reservoir. The Control House is required to provide access to the culvert and house equipment necessary for the daily operation of the reservoir, as well as the emergency discharge from the reservoir.

Reserved Matters Application Documents

1.8 The Reserved Matters application comprises the following documents:

- Covering letter
- Application form
- Application drawings – as set out in Section 2 of this Planning Statement
- Planning Statement (this document)
- Statement of Community Involvement
- Statement of Conformity with the Environmental Statement (Phase 5 – Control House)
- Control House Retaining Wall Management Plan

Environmental Impact Assessment

1.9 The application which formed the subject of the original Hybrid Consent was supported by an Environmental Statement (ES) (2020) which reported the findings of the Environmental Impact Assessment (EIA). The EIA process was based on the parameters for a range of elements as set out in the Development Specification that was submitted and approved as part of the respective planning permissions.

1.10 An ES Addendum (2024) was submitted with the Section 73 application, which concluded that there are no new or materially different significant effects to those identified in the 2020 ES.

1.11 A Statement of Conformity with the Environmental Statement (Control House) has been submitted as part of the Reserved Matters application. The report considers whether the proposed detailed design for the control house is likely to give rise to any new or materially different effects to those identified in the 2020 ES. The report concludes that the proposed Phase 5 Control House design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES and the 2024 ES Addendum.

Public Consultation and Engagement

1.12 Prior to submission of this Phase 5 – Control House RMA, consultation has been undertaken with a variety of local stakeholders..

1.13 A Stakeholder Workshop was held on the 6th May 2025 with 12 stakeholders attending from

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the HTR Stakeholder Advisory Group. The session provided an opportunity for stakeholders to ask questions about the emerging Control House design and provide input on their preferences for the architectural features and finishes proposed. As a direct result of feedback through the workshop, the design for the Control House has been amended as follows:

- The opportunity has been taken to include bat bricks with the façade of the Control House building to increase biodiversity value.
- The façade of the Control House includes architectural detailing to match other local examples of red brick and flint in the surrounding area.
- The retaining walls have evolved from clad structures to reinforced earth retaining walls following stakeholders' clear preference to use vegetation where possible to add biodiversity value and help to minimise the retaining walls visibility.

1.14 Hampshire County Council and the Forestry Commission have received details of the proposed works and have had the opportunity to comment on the proposed development. Hampshire County Council's Park Business Manager attended the stakeholder workshop.

1.15 Further details and outcomes of the consultation are set out in the Statement of Community Involvement, submitted as part of the Reserved Matters application.

Pre-application advice

1.16 A pre-application meeting was held with Havant Borough Council's planning, landscape, ecology, and historic environment advisors to outline the proposals for the Phase 5 – Control House RMA and ask any questions.

1.17 The Council's advisors were positive about the general design principles for setting the Control House back into the main embankment to minimise its visibility and the reinforced earth retaining walls covered in vegetation to minimise visibility of the Control House and provide biodiversity value.

1.18 Similarly, it was agreed that the proposed architectural detail of red brick and flint is a positive design feature for the façade of the Control House and is in keeping with other local architectural examples. It would also be positive to include bat bricks within the Control House façade.

1.19 A series of points were raised to ensure they were addressed in the RMA as follows:

- Include a management and maintenance plan for the reinforced earth retaining walls – A Retaining Wall Management Plan (HTR-FUW-PS-CB-PL-W-1714) forms part of this planning application.
- Include detail of architectural pattern for the Control House building façade – this is addressed in Section 2 and provided on the application drawings.
- Provide samples of architectural and surfacing materials – due to the size and weight of the samples, these will be made available for Council Officers to view at the reservoir construction site.

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- Include details of any lighting and its operation – this is addressed in Section 2 and the details submitted to discharge condition 20.
- Consider what, if any, landscape planting can be planted to grow up the fence and around the outside the fence – this is addressed in Section 2.
- Consider the design detail for the vehicle access to the courtyard and how it links to the toe path / maintenance access track – this is addressed in Section 2 and provided on the application drawings.
- Members (Ward and Committee) to be provided with a set of A3 plans (scaled) which they can view the scheme in detail without the need to download them from the web – copies of A3 scaled drawings will be provided to the Council following submission so that they can be disseminated to the respective Ward and Committee Members.
- The RMA submission should be accompanied by a planning statement, statement of conformity with the ES, setting out the scheme in detail and compliance with the outline parameters/EIA – this Planning Statement, combined with the Statement of Conformity with the Environmental Statement submitted with the RMA address this requirement.

1.20 A copy of the email correspondence with the Havant Borough Council's (HBC) planning advisor is attached to this Statement as Appendix A.

Structure of this Planning Statement

1.21 This Planning Statement provides:

- A description of the Reserved Matters development relating to Phase 5 – Control House (Section 2).
- A description of how the proposals comply with the development parameters and the development specification set by the Section 73 permission (Section 3).
- A description of the Reserved Matters developments accordance with planning policy (Section 4).
- A summary and conclusion (Section 5).

1.22 This planning statement sets out that the siting, scale, appearance, and landscaping of the Control House accords with the approved outline design parameters and development specification. The Statement also explains how the submitted information serves to provide sufficient detail to discharge the Reserved Matters application.

Discharge of Planning Conditions

1.23 A separate application is also being made to HBC to discharge the requirements of the various conditions attached to the Section 73 permission relevant to this phase of the development. These include:

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- Condition 20 – Control House Lighting Strategy (Phase 5)
- Condition 28 – Landscape Details and Drawings (Phase 5)
- Condition 32 – Drainage Scheme (Phase 5)
- Condition 36 – Ecological Mitigation and Enhancement Report (Phase 5)

1.24 The following is also being submitted to both HBC and East Hampshire District Council to cover all Phases, excluding the visitor centre, and updated the Phasing number references which have evolved since the first approval:

- Condition 29 – Renewable Energy Strategy (Updated to cover all Phases 1-8)

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2 Description of Reserved Matters Development

Context of the Control House

2.1 The Control House is an operational structure required for the reservoir. It is needed to house operational equipment for the control of potential emergency discharge of the reservoir, and the equipment required for daily running of the reservoir, including sampling and mixing instrumentation. The Control House is not designed to be accessed by anyone other than operation and maintenance personnel for safety and security reasons.

2.2 The location of the Control House is dictated by the location and orientation of the culvert which is designed to accommodate the inlet / outlet supply pipes and the scour pipe through the embankment.

2.3 The proposed location of the Control House is within the Sir George Staunton Conservation Area (CA) and is opposite the Grade II* Registered Park and Garden (RPG) at Leigh Park.

2.4 In preparing the RMA and refining the design for the Control House, Future Water have been acutely aware of the sensitive location of this part of the overall reservoir scheme in the context of the RPG and CA and has sought to ensure that the original design proposals and scheme parameters are respected to ensure a suitable proposal can be development.

2.5 Through the Section 73 permission the visual impact of the building has been reduced by embedding the control house further into the embankment.

Description of the Development

2.6 The design of the Control House for the Phase 5 RMA is based on the outline design work undertaken to secure the hybrid planning permission and subsequent revisions to the outline design as part of the Section 73 permission.

2.7 As set out in Section 3 of this Statement, the overall design of the Control House is consistent with the parameters, principles and standards set out in the Development Specification that is approved as part of the Section 73 permission.

2.8 The Control House development comprises of two principal elements; the Control House building, and the Control House courtyard.

2.9 The Control House building will be formed by a 6m above ground reinforced concrete outer structure with cladding to the front façade of the building, a composite roof slab with a green roof and a steel frame with blockwork internal walls. The ground level of the Control House will provide access to a basement level for operating and maintaining the reservoir pipework, as well as to the culvert, which serves as the primary access to the valve tower.

2.10 The building will be set back into the main (southern) embankment and feature a green roof.

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Localised ground profiling will also be utilised so that the building does not visually protrude from the embankment, minimising its visibility from the surrounding areas and viewpoints. This is considered to be a positive design development from the initial concept design illustrated in the original hybrid planning application.

2.11 The façade of the building will be clad using a natural palette of materials, with a red brick and flint architectural pattern, as illustrated in Figure 2.1, to match the local examples of this vernacular in the surrounding areas of Staunton County Park and Rowlands Castle. The façade will also include bat bricks to provide biodiversity enhancements to the area. For operation and maintenance of the reservoir, the façade includes personnel access doors, a vehicle roller shutter door, and ventilation louvre panels. These will all be a neutral brown grey colour (brown grey RAL 7013) to fit with the architectural details.

2.12 For security purposes the Control House building has a fence around its roof and the courtyard perimeter. The fence will be green (green RAL 6032), 3m tall and anti-climb design to meet the necessary specifications for preventing access to the reservoir operational infrastructure, as illustrated in Figure 2.1 below.

Figure 2.1 – Illustration of Phase 5 RMA – Control House

2.13 The Control House courtyard in front of the Control House building will be formed by naturally vegetated reinforced earth retaining walls, which slope to follow the profile of the reservoir main (southern) embankment. Security fencing is present around the courtyard perimeter, with secure pedestrian and vehicle access gates on the southern fence line.

2.14 As illustrated in Figure 2.1 above, the courtyard will be surfaced with a compacted gravel surface laid on top of a concrete grid system to provide the necessary structural strength

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vehicular movements within the courtyard. This will match the approved surfacing for the reservoir crest path and the Avenue steps, and the proposed surfacing for the reservoir tow path / maintenance access track (diverted Bridleway 120) to the south of the Control House building and courtyard, although approval for this will form part of the Phase 8 RMA.

2.15 The courtyard provides secure access to the Control House building, parking for operational and maintenance vehicles, including infrequent HGVs, and access to below ground chambers for maintenance of the operational pipework and valves.

2.16 Lighting in the courtyard will be low lux, downward facing task lighting affixed to the front of the building and perimeter fencing to illuminate the courtyard. Full details of the lighting and the operational controls are including in the Lighting Strategy submitted to discharge Condition 20.

2.17 The reinforced earth retaining walls will be formed using TensarTech® GreenSlope System with a slope angle of 70 degrees. The reinforced earth retaining walls will be planted with EM5 Wildflower Mix to provide enhanced biodiversity value for the Control House development and help to minimise the visibility of the Control House. The reinforced earth retaining walls will be maintained in accordance with the Control House Retaining Wall Management Plan to ensure the planting is successful and maintained in perpetuity.

2.18 The following drawings have been submitted as part of the Phase 5 RMA:

- HTR-GHD-CB-RE-DR-T-0020 P02 – Control Building Application Boundary
- HTR-GHD-CB-RE-DR-T-0021 P02 – Conservation Area Boundary
- HTR-GHD-CB-RE-DR-T-0001 P06 - Control Building Planning Site/Roof Plan
- HTR-GHD-CB-RE-DR-T-0002 P06 - Control Building Planning Ground Floor Plan
- HTR-GHD-CB-RE-DR-T-0004 P06 - Control Building Planning Building Sections
- HTR-GHD-CB-RE-DR-T-0005 P06 - Control Building Planning Front And Side Elevations
- HTR-GHD-CB-RE-DR-T-0006 P06 - Control Building Planning Rear And Side Elevations
- HTR-GHD-CB-RE-DR-T-0008 P06 - Control Building Planning 3d View 1
- HTR-GHD-CB-RE-DR-T-0009 P06 - Control Building Planning 3d View 2
- HTR-GHD-CB-RE-DR-T-0010 P06 - Control Building Planning 3d View 3
- HTR-GHD-CB-RE-DR-T-0011 P06 - Control Building Planning 3d View 4
- HTR-GHD-CB-RE-DR-T-0022 P05 – Control Building Landscape Plan
- HTR-GHD-CB-RE-DR-T-0023 P03 – Control Building Landscape Cross Sections Sheet 1
- HTR-GHD-CB-RE-DR-T-0024 P04 – Control Building Landscape Cross Sections Sheet 2

Reserved Matters Application

2.19 The application is seeking approval of the following ‘reserved matters’ for the Phase 5 - Control House:

- Siting
- Scale
- External appearance
- Landscaping

2.20 Each of the matters is addressed below providing reference to the application drawings that

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provide the detail.

Siting

2.21 As part of the Section 73 permission (approved in 2024), the location of the Control House was moved north to follow the relocated main (southern) embankment. This permission also set the Control House building further into the embankment when compared to the original hybrid permission location, in turn greatly reducing the visibility of the Control House.

2.22 The siting of the Control House is shown on application drawing numbers:

- HTR-GHD-CB-RE-DR-T-0020 P02 – Control Building Application Boundary
- HTR-GHD-CB-RE-DR-T-0001 P06 - Control Building Planning Site/Roof Plan

2.23 Following engagement with stakeholders the vehicle connection into the courtyard has been reviewed as part of this application. The details outside the Phase 5 RMA boundary will form part of the Phase 8 RMA, however, the requirements for this influence the design for the connection to the courtyard. It is necessary for the access area between the courtyard gates and toe path to be the width of the courtyard frontage in order to accommodate HGV movements into the courtyard and crane footing outside the courtyard if required. This area will be reinforced below the surface with the same concrete grid system as proposed in the courtyard (to ensure it can withstand vehicles turning) and be surfaced with the same gravel as used within the courtyard and on footpaths around the site. This will ensure it suitably blends into both environments.

2.24 As set out in Section 3 of this Planning Statement, the siting of the Control House is in accordance with the parameters, principles and standards set out in Condition 2 of the approved Section 73 permission and the associated Development Specification. The siting of the Control House is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

Scale

2.25 As part of the Section 73 permission (approved in 2024), the scale of the Control House was amended to set further into the main (southern) embankment and the building floor space increased from 430m^2 to 567m^2 when compared to the original hybrid permission. However, by setting the Control House further into the main embankment the overall visibility of the Control House has reduced, even though the floor space has increased.

2.26 The scale of the Control House is shown on application drawing numbers:

- HTR-GHD-CB-RE-DR-T-0001 P06 - Control Building Planning Site/Roof Plan
- HTR-GHD-CB-RE-DR-T-0002 P06 - Control Building Planning Ground Floor Plan
- HTR-GHD-CB-RE-DR-T-0004 P06 - Control Building Planning Building Sections
- HTR-GHD-CB-RE-DR-T-0005 P06 - Control Building Planning Front And Side Elevations
- HTR-GHD-CB-RE-DR-T-0006 P06 - Control Building Planning Rear And Side Elevations
- HTR-GHD-CB-RE-DR-T-0008 P06 - Control Building Planning 3d View 1
- HTR-GHD-CB-RE-DR-T-0009 P06 - Control Building Planning 3d View 2
- HTR-GHD-CB-RE-DR-T-0010 P06 - Control Building Planning 3d View 3

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- HTR-GHD-CB-RE-DR-T-0011 P06 - Control Building Planning 3d View 4
- HTR-GHD-CB-RE-DR-T-0022 P05 – Control Building Landscape Plan
- HTR-GHD-CB-RE-DR-T-0023 P03 – Control Building Landscape Cross Sections Sheet 1
- HTR-GHD-CB-RE-DR-T-0024-P04 – Control Building Landscape Cross Sections Sheet 2

As set out in Section 3 of this Planning Statement, the scale of the Control House is in accordance with the parameters, principles and standards set out in Condition 2 of the approved Section 73 permission, and the associated Development Specification. The Control House building will have the maximum floor space of 566m^2 and will be the maximum height of 6m, but the width has been reduced from the maximum parameter of 33m to 25m, thereby reducing the scale of the development as far as reasonably practicable. The scale of the Control House is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

External Appearance

2.27 As part of the Section 73 permission (approved in 2024), the external appearance of the Control House was amended to be set further into the main (southern) embankment when compared to the original hybrid permission location, in turn greatly reducing the visibility of the Control House. All of the parameters, principles and standards were unchanged as a result of the approved Section 73 permission and the associated Development Specification.

2.28 The external appearance of the Control House is shown on application drawing numbers:

- HTR-GHD-CB-RE-DR-T-0001 P06 - Control Building Planning Site/Roof Plan
- HTR-GHD-CB-RE-DR-T-0002 P06 - Control Building Planning Ground Floor Plan
- HTR-GHD-CB-RE-DR-T-0004 P06 - Control Building Planning Building Sections
- HTR-GHD-CB-RE-DR-T-0005 P06 - Control Building Planning Front And Side Elevations
- HTR-GHD-CB-RE-DR-T-0006 P06 - Control Building Planning Rear And Side Elevations
- HTR-GHD-CB-RE-DR-T-0008 P06 - Control Building Planning 3d View 1
- HTR-GHD-CB-RE-DR-T-0009 P06 - Control Building Planning 3d View 2
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- HTR-GHD-CB-RE-DR-T-0011 P06 - Control Building Planning 3d View 4
- HTR-GHD-CB-RE-DR-T-0022 P05 – Control Building Landscape Plan
- HTR-GHD-CB-RE-DR-T-0023 P03 – Control Building Landscape Cross Sections Sheet 1
- HTR-GHD-CB-RE-DR-T-0024 P04 – Control Building Landscape Cross Sections Sheet 2

2.29 As set out in Section 3 of this Planning Statement, the external appearance of the Control House is in accordance with the parameters, principles and standards set out in Condition 2 of the approved Section 73 permission and the associated Development Specification.

2.30 The design comprises a large area of green / living roof which will provide biodiversity value as well as serving to reduce the visibility of the Control House building.

2.31 The façade of the Control House building uses natural materials sympathetic to the building's location – a red brick and flint architectural pattern, as illustrated in Figure 2.1, is proposed to match local examples of this vernacular in the surrounding areas of Staunton County Park

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and Rowlands Castle. The façade will also include bat bricks to provide biodiversity enhancements to the area. For operation and maintenance of the reservoir, the façade includes personnel access doors, a vehicle roller shutter door, and ventilation louvre panels. These will all be a neutral brown grey colour (brown grey RAL 7013) to fit with the architectural details.

2.32 The parapets walls of the Control House building will be topped with a re-constituted coping stone to provide a weather proof covering. The coping stone will be reconstituted stone to match the Avenue limestone steps, which is in keeping with other architectural detailing in the area.

2.33 For security purposes the Control House building has a fence around the top of the green roof. The fence will be green (green RAL 6032), 3m tall and anti-climb design to meet the necessary specifications for preventing access to the reservoir operational infrastructure as illustrated in Figure 2.1 below.

2.34 The Control House courtyard in front of the Control House building will be formed by naturally vegetated reinforced earth retaining walls which are set and slope to follow the profile of the reservoir main (southern) embankment. Security fencing is present around the courtyard perimeter, with secure pedestrian and vehicle access gates on the southern fence line.

2.35 As illustrated in Figure 2.1 above, the courtyard will be surfaced with a permeable Terram Truckpave with gravel infill. This will match the approved surfacing for the reservoir crest path and the Avenue steps, and the proposed surfacing for the reservoir toe path / maintenance access track (diverted Bridleway 120) to the south of the Control House and courtyard, although approval for this will form part of the Phase 8 RMA.

2.36 The external appearance of the Control House is considered to be sympathetic to the character and location within the Sir George Staunton Conservation Area, using a limited palette of natural materials where possible and in keeping with architectural designs in the surrounding area. The design is also considered to comply with the Sir George Staunton Conservation Area Management Plan. The external appearance of the Control House is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

Landscaping

2.37 As part of the Section 73 permission (approved in 2024), the landscaping of the Control House was amended to be set further into the main embankment when compared to the original hybrid permission location, which minimised the visibility of the Control House.

2.38 The landscaping for the Control House is shown on application drawing numbers:

- HTR-GHD-CB-RE-DR-T-0022 P05 – Control Building Landscape Plan
- HTR-GHD-CB-RE-DR-T-0023 P03 – Control Building Landscape Cross Sections Sheet 1
- HTR-GHD-CB-RE-DR-T-0024 P04 – Control Building Landscape Cross Sections Sheet 2

2.39 As set out in Section 3 of this Planning Statement, the landscaping of the Control House is in accordance with the parameters, principles and standards set out in Condition 2 of the

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approved Section 73 permission and the associated Development Specification.

2.40 The landscape design for the Control House will tie into the reservoir's main embankment, with wildflower seeding mix EM5 around the outside of the fencing. It is not possible to include shrub or other planting around the fence, or climbing up the fence, for security reasons as clear lines of sight must be maintained around the fencing at all times.

2.41 The reinforced earth retaining walls will be formed using TensarTech® GreenSlope System with a slope of 70 degrees. The reinforced earth retaining walls will be a planted with EM5 Wildflower Mix to provide enhanced biodiversity value for the Control House development and help to minimise the visibility of the Control House and courtyard. The reinforced earth retaining walls will be maintained in accordance with the Control House Retaining Wall Management Plan to ensure the planting is successful and maintained in perpetuity.

2.42 The landscaping design ties into the surrounding reservoir development, with the naturally vegetated reinforced earth retaining walls helping to minimise the visibility of the Control House building. The landscaping of the Control House is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

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3 Accordance with Development Specification

3.1 The development is required to be carried out in accordance with the Development Specification that was submitted and approved as part of the Section 73 planning permissions.

3.2 The Development Specification requires the RMA for the Control House to accord with:

- Scheme Parameters – Table 2.2 of the Development Specification
- Scheme Environmental Design Principles – Paragraph 3.2 of the Development Specification
- Detailed Design Standards and Principles – Paragraph 3.3 of the Development Specification

3.3 The following tables set out how the reserved matters application for the Control House accords with these.

Table 3.1 – Accordance with Scheme Parameters

Scheme Parameters (2020)	Scheme Parameters Section 73 permission (2024)	Accordance of RMA
Maximum width of building frontage: 33 m	Unchanged	The building is proposed with a 25m wide frontage reducing its visibility, therefore the RMA accords with the Scheme Parameters.
Maximum height of building wall above external ground level: 6m (excluding security fence)	Unchanged	The building is proposed with a 6m high façade from ground level (excluding security fence), therefore the RMA accords with the Scheme Parameters.
Schedule of accommodation: total area approximately 430 m^2 (excluding courtyard)	Increased to 567m^2	The building is proposed with a total area of building 566m^2, therefore the RMA accords with the Scheme Parameters.
Reinforced concrete outer structure with cladding, composite roof slab with green roof, steel frame/blockwork internal walls	Unchanged	The building is proposed with a reinforced concrete outer structure with cladding, composite roof slab with a green roof, and steel frame/blockwork internal walls. Therefore the RMA accords with the Scheme Parameters.

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Table 3.2 – Accordance with Scheme Environmental Design Principles

Design Principle **- There were no changes as a result of the Section 73 permission**	**Accordance of reserved matters application**
Create a safe environment to work and play. Use creative and intelligent design to minimise any short and long-term health and safety issues.	The recreation and access strategy sets out the changes to the current network of public routes through the construction and post completion stages. The designers have also reviewed the original design intent proposals and considered Construction Design & Management (CDM) and Building Regulations Part M requirements when looking at Operation and Maintenance plus areas of the scheme that function more for public access/ visitor enjoyment. Protective fencing and barriers are included where there is considered a benefit to public safety.
Maintain and integrate with the rural landscape character and woodland setting, through the design layout and material selection process, and where possible developing soft engineering solutions - limiting structures and ancillary clutter.	A palette of natural materials sympathetic to its surroundings is proposed, with large areas of living roof and a combination of brick and flint cladding for the front façade. The reinforced earth retaining walls that form the Control House courtyard will be faced with a naturally vegetated slope.
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.	The Control House has been set back into the main embankment to minimise its visibility. A limited palette of natural materials sympathetic to its surroundings is also proposed, with large areas of living roof, naturally vegetated retaining walls and a stone clad front façade, with architectural details to match the local vernacular.
Design to minimise whole life costs such as maintenance and need for replacement ensuring durability in a challenging public setting and flexibility in the design to manage future requirements.	All main elements of outlets are constructed of reinforced concrete to meet a 100 year design life. Main pipelines and fittings are all ductile iron or stainless steel to meet a 100 year design life and are all located where they can be easily accessed and is designed to be accessible and removable.
Maintain and enhance public access to the site, optimise opportunities to link to existing walking, cycling and bridleway routes.	On completion of the scheme, public access will be provided to the Havant Thicket Reservoir site including numerous footpaths, cycleways and bridleways to provide access for all ages and abilities. Visitor and education facilities will also be provided. The Control House has been designed to avoid any limitations to this, but has been designed to prevent public access for operational and safety reasons.
Design of the site and all facilities for all ages and abilities.	
Incorporate recreational facilities that are in keeping with the quiet enjoyment of the countryside setting, optimising health and wellbeing opportunities.	
Optimise educational opportunities in all design elements.	
Maximise opportunities for biodiversity in the design of the landscape and buildings and minimise and mitigate any conflict with wildlife through forward planning.	The design for the Control House has provided a large area for green/living roof and has also integrated naturally vegetated reinforced earth retaining walls to form the courtyard. Bat bricks are also being provided in the façade of the Control house, and operational lighting is being designed to minimise any impacts upon bats and other wildlife. The design therefore maximises the opportunities for biodiversity in the design of both the landscaping and the building.
Where possible avoid ancient woodland, an irreplaceable habitat, and maintain a minimum 15m gap as buffer along the	No further loss of ancient woodland is required as part of the design, and a buffer of over 15m has

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Design Principle - There were no changes as a result of the Section 73 permission	Accordance of reserved matters application
boundary (apart from at boundary with Staunton Country Park).	been provided to the retained ancient woodland.
Incorporate public art into the design in an innovative and robust way.	Public art will be incorporated in the visitors centre which will be included in future soft/hard landscape design & Visitors Centre reserved matters application.
Incorporate interpretation of the wider historic landscape and connections to the Grade II* RPG at Leigh Park and Sir George Staunton Conservation Area.	Interpretation of the wider historic landscape and connections to the Grade II* RPG at Leigh Park and Sir George Staunton Conservation Area has been provided as part of the approval of the Phase 3 RMA and Condition 25 – Historic Interpretation Plan.
Optimise opportunities for a sustainable design where practical to include: • Improving energy efficiency in base design, consider decentralised low carbon energy sources to achieve an overall improvement in operational energy efficiency. • Improving climate resilience of the reservoir, ensuring management of reservoir flows, considering whole life sustainability impacts. • Minimising material quantities as much as possible and select alternative low carbon materials in design wherever possible.	Design of the reservoir and Control House has been completed based on the latest guidance on climate change effects on extreme floods. The design has sought to reduce the use of concrete by using a vegetated retaining wall system and use the most energy efficient equipment and construction methods.
Support the UK's Net Zero Carbon target by minimising where practical greenhouse gas emissions at all stages of the infrastructure lifecycle, and maximising opportunities for greenhouse gas removals through sequestration by vegetation and renewable energy generation.	All elements have been designed to minimise materials in construction and requires minimal operation and maintenance.
Design infrastructure which is resilient to expected climate change and extreme weather events.	Design of the reservoir and Control House has been completed based on the latest guidance on climate change effects on extreme floods.

Table 3.3 – Accordance with Detailed Design Standards and Principles

Detailed Design Standard and Principles	Accordance of reserved matters application
A limited palette of natural materials sympathetic to its surroundings is proposed, with large areas of living roof and a stone clad front façade.	A palette of natural materials sympathetic to its surroundings is proposed, with large areas of living roof and a combination of brick and flint cladding for the front façade. The reinforced earth retaining walls adjacent to the Control House courtyard will be faced with a naturally vegetated slope.
Perimeter security fencing will be required around all accessible retained sides, the front face of the building will be a solid wall with access gates and doors.	Perimeter security fencing is provided around sides of the Control House roof and courtyard. The front face of the building is proposed to be a solid wall with access gates and doors.

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4 Planning Policy Context

4.1 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.

4.2 Paragraph 11 of the National Planning Policy Framework (NPPF) (2024) 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 provide a clear reason for refusing the development proposed or any adverse impacts would significantly and demonstrably outweigh the benefits.

4.3 The Reserved Matters application relating to Phase 5 – Control House lies within the administrative boundary of Havant Borough Council.

4.4 The adopted development plan for Havant Borough Council comprises:

- Havant Borough Core Strategy (2011)
- Havant Borough Local Plan (Allocations) (2014)
- Hampshire Minerals and Waste Plan (2013)

4.5 Consultation has recently taken place by Havant Borough Council on the draft Building a Better Future Plan (2025), which once adopted would replace the Core Strategy and Local Plan Allocations. It is however, at a very early stage in its preparation and therefore in accordance with NPPF paragraph 49, little weight can be given to emerging draft development plan and its respective policies, which are therefore not considered further in this Statement.

4.6 The adopted development plan context for the RMA therefore remains unchanged since the 2020 hybrid planning application and subsequently the Section 73 application was considered and approved.

4.7 The Phase 5 – Control House RMA forms part of the approved Havant Thicket Reservoir development and as set out in Section 3 of this Planning Statement the application accords with the parameters, principles and standards set out in Condition 2 of the approved Section 73 permission and the associated Development Specification.

4.8 Similarly, the Statement of Conformity with the Environmental Statement (Phase 5 – Control House) concludes in Section 4 that *"the Phase 5 design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES, or the 2024 ES Addendum".*

4.9 Therefore, the principle of the Phase 5 – Control House RMA accords with the adopted development plan and relevant planning policies as previously considered by the local planning authority in granting planning permission for Havant Thicket Reservoir.

4.10 The following three topic areas of specific relevance to the Phase 5 – Control House RMA are considered further below:

- Historic Environment

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- Landscape and Visual
- Biodiversity

Historic Environment

4.11 The Control House is sited within the Sir George Staunton Conservation Area, and the Leigh Park Grade II* Registered Park and Garden (RPG) is located to the south of the Control House site (see Figure 8.1 Designated Cultural and Heritage Assets of the 2020 ES, Chapter 8 – Drawing Number HTR-ATK-ZZ-ZZ-GS-Z-0051).

4.12 Paragraph 212 of the NPPF 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. Paragraph 213 requires applicants to provide clear and convincing justification for any harm to or loss of the significance of a designated heritage asset and that harm to, or loss of, assets of the highest significance (including RPGs) should be wholly exceptional. Paragraphs 215 to 2017 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.

4.13 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough of the Havant Borough Core Strategy (2011) seeks to protect, and where appropriate enhance, the Borough's statutory and non-statutory heritage designations by appropriately managing development in areas where heritage assets are present. Policy CS16 High Quality Design adds to this requiring development to respond to and draw inspiration from the local context, responding positively to existing historic features.

4.14 As set out above, the principle of the development, including the location of the Control House in the Sir George Staunton Conservation Area and proximity to Leigh Park Grade II* RPG, has already been established by the hybrid planning permission for Havant Thicket Reservoir.

4.15 In relation to the historic environment the Statement of Conformity with the Environmental Statement (Phase 5 – Control House) states in Table 1 that *"A palette of natural materials has been selected for the Control House which are sympathetic to the existing nearby heritage assets. The Control House will be covered by a large area of living roof, with a combination of brick and flint cladding on the front façade. The earth embankments adjacent to the Control House courtyard will be reinforced and faced with a naturally vegetated slope. As such, the design presented in the Reserved Matters application for the Phase 5 Control House is consistent with that considered in the 2020 ES and 2024 ES Addendum and no changes to their conclusions are anticipated".*

4.16 The RMA design of the Control House has responded positively to existing historic features and the local context with red brick and flint architectural detailing, which is in keeping with other architectural examples in the Conservation Area and surrounding areas. In combination with the Control House building being set back into the main embankment, the design has incorporated a green / living roof to the Control House building and naturally vegetated reinforced earth retaining walls to form the courtyard, to minimise the visibility of the Control House as far as practicable and to protect and enhance the heritage designations. The design for the Control House is also in line within the guidance in the Sir George Staunton Conservation Area Character Appraisal and aims to ensure that the

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building is in keeping with the character and appearance of the Conservation Area.

4.17 The RMA design for the Control House is therefore in accordance with the relevant planning policies on the historic environment.

Landscape and Visual

4.18 The consented reservoir development lies within a shallow valley and comprises predominantly open grassland with some woodland, vegetation and ditches. The South Downs National Park lies to the north east of the reservoir site.

4.19 The reservoir site contains a number of areas of Ancient Semi Natural Woodland (ASNW) (The Avenue, Clearing and Round Wood). The Corsican Pine Planation is classified as Plantation on Ancient Woodland Site (PAWS). Where the consented reservoir development proposed tree clearance, much of this has now taken place in accordance with the respective hybrid planning permissions and conditions.

4.20 Due to the location of the Control House at the southern toe of the embankment, it will not be visible from the South Downs National Park and does not require the removal of any additional trees or any further vegetation clearance.

4.21 Paragraph 187 of the NPPF advises that planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 189 requires great weight to be afforded to the conservation and enhancement of the landscape, scenic beauty, wildlife and cultural heritage of National Parks.

4.22 Policies CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough and DM8 Conservation, Protection and Enhancement Existing Natural Features of the Havant Borough Core Strategy (2011), seek to protect and enhance the special environment and heritage of the borough and to conserve, protect and enhance its natural features.

4.23 As set out above, the principle of the development, including the loss of ancient woodland, has already been established by the hybrid planning permission for Havant Thicket Reservoir.

4.24 The RMA design of the Control House is set back into the main embankment and includes a green/living roof to the Control House building and naturally vegetated reinforced earth retaining walls to form the courtyard, which seek to minimise the visibility of the Control House as far as practicable helping to protect and enhance the locations natural features. The use of red brick and flint architectural detailing will also integrate the Control House into the local landscape character.

4.25 In relation to landscape and visual the Statement of Conformity with the Environmental Statement (Phase 5 – Control House) states in Table 1 that *"the design presented in the Reserved Matters application for the Phase 5 Control House is consistent with that considered in the 2020 ES and 2024 ES Addendum and no changes to their conclusions are anticipated".*

4.26 The RMA design for the Control House is therefore in accordance with the relevant

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landscape and visual planning policies.

Biodiversity

4.27 The consented reservoir development will result in the creation of new habitats of ecological value, particularly the new wetland to the north of the reservoir. Early planting has already taken place (prior to the Reservoir Scheme receiving consent) within the south west and south east corners of the site which has allowed new habitats to become established prior to work commencing on site. This planting, together with off-site compensation habitat creation and measures identified in the Record of Environmental Actions and Commitments, will compensate for the loss of 12.45ha of irreplaceable Ancient Semi Natural Woodland (ASNW), 17 veteran trees, 7.18ha of priority lowland mixed deciduous woodland habitat, 1.21ha of purple moor-grass and 3.7km of watercourses. Much of this consented tree clearance has now taken place in accordance with the respective hybrid planning permissions and conditions.

4.28 The RMA design of the Control House does not result in the removal of any additional trees or any further vegetation clearance or habitat loss.

4.29 Paragraph 187 of the NPPF requires planning policies and decisions to contribute to and enhance the natural environment. Paragraph 189 requires great weight to be attached to conserving and enhancing landscape and scenic beauty in National Parks. Paragraph 193, criteria a, c and d advise that applications for planning permission should be refused permission if they would cause significant harm to biodiversity or loss of irreplaceable habitats unless the benefits of the development in the location proposed outweigh its impacts (including the public benefits of infrastructure projects (footnote 70)).

4.30 Policies CS11 Protecting and Enhancing the Special Environment of Havant Borough and Heritage and DM8 Conservation, Protection and Enhancement of Existing Natural Features of the Havant Borough Core Strategy (2011) seek to protect and enhance the special environment and heritage of the borough and to conserve, protect and enhance its natural features.

4.31 As set out above, the principle of the development, including the loss of ASNW and off-site compensation habitat creation, has already been established by the hybrid planning permission for Havant Thicket Reservoir.

4.32 The RMA design for the Control House includes opportunities for biodiversity enhancement, including a large area of green/living roof, naturally vegetated reinforced earth retaining walls and bat bricks in the façade of the Control House building.

4.33 In relation to Biodiversity the Statement of Conformity with the Environmental Statement (Phase 5 – Control House) states in Table 1 that *"all relevant committed mitigation can continue to be applied as envisaged in the 2020 ES and 2024 ES Addendum. As such, there would be no change to the significance of effects on biodiversity previously reported".*

4.34 The RMA design for the Control House is therefore in accordance with the relevant planning policies on biodiversity.

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5 Summary and Conclusions

5.1 This Statement supports the RMA relating to Phase 5 – Control House in connection with the Section 73 permission for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant.

5.2 As part of the hybrid consent, outline planning permission was granted for the Control House part of the reservoir, subject to the approval of reserved matters pursuant to Condition 2.

5.3 This application is seeking approval of the following Reserved Matters for Phase 5 – Control House as set out in Section 2 of this Statement:

- Siting
- Scale
- External appearance
- Landscaping

5.4 This Planning Statement sets out that the Reserved Matters proposals are in accordance with the parameters, principles and standards set out in the approved Development Specification.

5.5 A Statement of Conformity with the Environmental Statement (Phase 5 – Control House) has been submitted as part of the Reserved Matters application, which confirms that the Phase 5 Control House design does not give rise to any new or materially different effects to those reported in the 2020 ES or the 2024 ES Addendum.

5.6 The carefully considered and high-quality design of the Control House building is a crucial part of this regionally significant water supply infrastructure project. The need for, and principle of, this regionally significant project has already been established through the approval of the hybrid planning permission for the development.

5.7 As set out in Section 4 of this Statement, the Control House RMA design is considered to accord with the relevant national policy and adopted development plan policies and so should be granted planning permission and there are no other material planning considerations which would indicate otherwise.

5.8 It is therefore requested that HBC approve the RMA as soon as possible to enable the reservoir project to continue to be brought forward in a timely manner.

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Appendix A - Pre-app email from HBC

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November 2025

[redacted]

From: [redacted]
Sent: 05 August 2025 16:39
To: [redacted]
Cc: [redacted]
Subject: RE: HTR - Control House - Pre-application discussion

Categories: Phase 5 - Control House

Dear Andy,

Thank you for your email note below setting out the main issues which were presented and discussed at the meeting with colleagues in respect of the Phase 5 Control House RMA application.

I can agree that the first set of bullet points reflect the matters that were discussed, and the consensus was that the overall design and appearance presented would make a positive contribution to the overall character and appearance of the Reservoir with minimal harm to views from surrounding vantage points.

In respect of the second set of bullet points which summarises what LPA would want to see covered in the submission documents and drawings, I would add that Members (Ward and Committee) should be provided with a set of A3 plans (scaled) which they can view the scheme in detail without the need to download them from the web.

I would recommend / assume that the submission will be accompanied by a planning statement, statement of conformity, setting out the scheme in detail and compliance with the outline parameters/EIA.

Kind Regards
Narinder Lakhan
Planning Consultant.

From: [redacted]
Sent: 24 July 2025 08:29
To: [redacted]
Cc: [redacted]
Subject: HTR - Control House - Pre-application discussion

Dear Narinder,

Thank you for organising the pre-application meeting with the Council's planning, landscape, ecology, and historic environment advisors to discuss the proposals for the Phase 5 – Control House Reserved Matters Application at Havant Thicket Reservoir.

Our understanding of the comments and discussion with yourself and technical specialists at the meeting is as follows:

- All were positive about the general design principles for setting the control house back into the main embankment to minimise its visibility.
- All were positive about the design development to include reinforced earth retaining walls covered in vegetation to minimise visibility of the Control House and provide biodiversity value.
- All agreed that the proposed architectural detail of red brick and flint is a positive design feature for the façade of the Control House and is in keeping with other local architectural examples.
- All agreed it would be positive to include bat bricks within the Control House façade.
- All agreed that a colour that blended with the flint should be used for the doors and louvres of the Control House.

We took the following actions to address as part of the Reserved Matters Application:

- Include a management and maintenance plan for the reinforced earth retaining walls.
- Include detail of architectural pattern for Control House building façade.
- Provide samples of architectural and surfacing materials.

- Include details of any lighting and its operation.
- Consider what, if any, landscape planting can be planted to grow up the fence and around the outside the fence.
- Consider the design detail for the vehicle access to the courtyard and how it links to the toe path / maintenance access track.

Please could you confirm if the above accords with your understanding of the key points and conclusions of the discussion.

If you have any other points to note, please let us know.

Kind regards
Andy

Andy Turner
Technical Director

Adams Hendry Consulting Ltd.
[redacted]

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