
Site Address: Havant Thicket Winter Storage Reservoir, Manor Lodge Road, Rowlands Castle.

Proposal: Application for approval of all Reserved Matters (siting, scale, external appearance and landscaping) relating to Phase 5 (Control House) of the Thicket Reservoir development pursuant to Condition 2 of the S73 consent planning reference APP/24/00312 dated 6th December 2024.

Application No: APP/25/00988

Expiry Date: 02 March 2026

Applicant: Portsmouth Water Ltd

Agent: Adams Hendry Consulting Ltd

Case Officer: Narinder Lakhan

Ward: Leigh Park Hermitage

Reason for Committee Consideration: Referral to Committee by the Development Manager – Phase 5 of a Large-Scale Major Application

Density: N/A

Development Manager Recommendation: **APPROVE RESERVED MATTERS APPLICATION**

Executive Summary

This application has been submitted to Havant Borough Council (HBC) on behalf of Portsmouth Water and seeks approval for Reserved Matters relating to the Control House (Phase 5) in connection with the Hybrid Planning Permission (reference APP/20/00990 and as amended by S73 Amendment Application APP/24/00312) 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 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 facility resource which the public can access. It will further opportunities to improve the wider footpath, cycleway, and bridleway networks in the area.

As part of the Hybrid consent, outline planning permission was granted for the Control House, subject to a Reserved Matters application (RMA). It is considered the siting, scale, appearance, and landscaping of the Control House accords with the approved outline design parameters and specification to ensure that the structure will result in minimal impact to nearby sensitive receptors including existing ecological habitats, landscape, trees, ancient woodland, heritage assets, highways and residential land users.

The Phase 5 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) which assessed the scheme submitted in detail and parameters for the scheme submitted in outline. It

has been demonstrated that this Phase does not result in any additional impacts which were not considered as part of the Approved Scheme EIA. The Control House has been designed within the context of the requirements of relevant national and local planning policy, as well as facilitating future development phases within the Approved Scheme.

The Control House RMA has been subject to statutory and non-statutory consultation. No consultee has raised any concerns or objections. Where conditions have been recommended these have been subject to statutory tests as to their acceptability and relevance. Responses have also been considered from third parties and no material planning considerations have been raised which warrant a refusal of the details submitted.

In accordance with section 38 (6) of the Planning and Compulsory Purchase Act 2004, Officers have considered the RM application with regard to the requirements of the National Planning Policy Framework (NPPF) 2025, the Local Plan, Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and are satisfied that the development would be in 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

1 Site Description

The Reservoir Site

- 1.1 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 Avenue woodland within the site.
- 1.2 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. 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 Road park via the Forestry England car park and a logging track also off Manor Lodge Park Road.
- 1.3 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, 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.

Environmental and Heritage Designations

- 1.4 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.
- 1.5 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.
- 1.6 The majority of the reservoir site is located 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 Stream 4 and 5). All watercourses are very narrow, typically around 1m in width, and are generally dry from May to October.
- 1.7 The plan below shows the location of the control house within the wider Reservoir Site.
- 1.8 Fig 1 – Control House location within wider Reservoir Site.



2 Planning History

- 2.1 The application site has been subject to planning applications, the more significant/relevant applications are listed below:
- 2.2 **APP/20/0090** - 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 (Approved 15/10/21).
- 2.3 **APP/24/00312** - 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 51680/001 dated 15th October 2021 for proposed changes to the size and alignment of the main reservoir embankment. (Approved 06/12/2024).

Linked Applications

Pipeline

- 2.4 **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 (Approved 15/10/21).
- 2.5 **APP/24/00405** - Hybrid application seeking: 1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the

winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; upgrades to existing culverts close to shafts five, six and eight to manage flood risk; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station. Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. (Approved 22/9/2025).

Non Material Amendments

- 2.6 **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 20/3/2024).
- 2.7 **APP/25/00837** - Application for Non- Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) relating to the Western Embankment of the hybrid planning permission reference APP/24/00312 dated 15th October 2021 (Approved 12/02/2026).
- 2.8 **APP/25/00859** - Application for Non- Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) relating to the Western Embankment of the hybrid planning permission reference APP/24/00311 (Approved 23/02/2026).

Reserved Matters Applications

- 2.9 **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 24/2/2023).
- 2.10 **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 06/9/2024).
- 2.11 **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 (as recommended to be amended by S73 Application APP/24/00312). (Approved 20.12.2024).

Phase 5 Conditions

- 2.12 **APP/25/00989** - Phase 5 Control house Conditions 20 (Lighting), 28 (Landscaping) 29 (Renewable Energy All Phases), 32 (Drainage) and 36 (Ecological Mitigation, Compensation and Enhancement Measures) of planning permission APP/24/00312.

3 Proposal

- 3.1 This Reserved Matters Application (RMA) is made exclusively to Havant Borough Council (HBC) by the applicant (Future Water for Portsmouth Water Ltd) for Reserved Matters (RM) approval (siting, scale, external appearance, and landscaping) relating to the Phase 5 Control House located within the main Embankment to accord with the approved outline design parameters and development specification (which is the subject of a S73 Amendment under planning application reference APP/24/00312).

Design Summary

- 3.2 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 which enables water to be extracted from the reservoir. The culvert is designed to accommodate the inlet/outlet supply pipes and the scour pipe through the embankment.
- 3.3 The Control House will 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. The Control House is not designed to be accessed by anyone other than operation and maintenance personnel for safety and security reasons.
- 3.4 The Control House development comprises of two principal elements; (i) the Control House Building, and (ii) the Control House Courtyard.

(i) Control House Building

- 3.5 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.
- 3.6 The building will be set back into the main (southern) embankment and feature a green roof. Ground profiling will also be used so that the building does not visually protrude from the embankment, minimising its visibility from the surrounding areas and viewpoints.
- 3.7 The façade of the building will be clad using a natural palette of materials, with a red brick and flint architectural pattern. The façade will also include bat bricks to provide biodiversity enhancements. 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 to fit with the architectural details.

- 3.8 For security purposes the Control House building has a fence around its roof and the courtyard perimeter. The fence will be green, 3m tall and anti-climb design to meet the necessary specifications for preventing access to the reservoir operational infrastructure.

(ii) Control House Courtyard

- 3.9 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 positioned around the courtyard perimeter, with secure pedestrian and vehicle access gates on the southern fence line.
- 3.10 The Courtyard will be surfaced with a compacted gravel surface laid on top of a concrete grid system to provide structural strength for vehicular movements within the courtyard. This surface treatment 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 (the details of which will form part of the Phase 8 RMA, yet to be submitted).
- 3.11 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.
- 3.12 Lighting in the courtyard will be low lux, downward facing 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 included in the Lighting Strategy submitted to discharge Condition 20 (submitted under reference APP/25/00989 and under consideration by the Local Planning Authority at the time of writing).
- 3.13 The reinforced earth retaining walls will be formed using a “TensarTech® GreenSlope” system with a slope angle of 70 degrees. They 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, and will be maintained in accordance with the Control House Retaining Wall Management Plan submitted as part of the application documentation to ensure the planting is successful and maintained in perpetuity.

Supporting Documents and Drawings

- 3.14 The Reserved Matters application comprises the following documents:
- Covering Letter
 - Planning Statement
 - Statement of Community Involvement

- Statement of Conformity with the Environmental Statement (Phase 5 – Control House)
- Control House Retaining Wall Management Plan

3.15 The submission drawings are set out in the Table below:

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

4 Policy Considerations

National Planning Policy Framework (2025)

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)
Conservation Area: Sir George Staunton CA

5 **Statutory and Non-Statutory Consultations**

The following Section sets out the consultees' most up to date responses to the application.

HBC Landscape Officer

Having reviewed the submitted documents we have no adverse comments in relation to the control house siting, scale external appearance and landscaping. We would have liked to see further soft landscaping incorporated, however we understand rational as set out in the planning statement.

HBC Building Control

This work does not involve Building Regulation consent due to the following:

Schedule 2 Regulation 9

Exempt Buildings and Work

Class 2

Buildings not frequented by people

1. Subject to paragraph 2, a detached building -

(a) into which people do not normally go; or

(b) into which people go only intermittently and then only for the purpose of inspection or maintaining fixed plant or machinery

HBC CIL S106 Team

There is an existing S106 dated 15/10/2021 for this site, if this proposed development affects these agreements a further deed of variation will be required.

Officer Comment: *The proposed works do not affect the existing S106 Agreement.*

Historic England

No advice offered – Historic England suggest that the matter be referred to the Council's own specialist heritage advisor.

HBC Conservation

The proposed control tower has potential to affect the settings of the adjacent Grade II* registered park and garden and Sir George Staunton CA. However, the location of the control tower is further away from these assets than originally proposed and the design has incorporated a palette of materials which responds to the local character – flint and brickwork and would also include a large area of living roof which would help it integrate into the environment. Based on these mitigation measures, it is considered that the proposed control tower would not result in harm to the setting of the nearby heritage assets and as such, no heritage objection is raised to this application.

Local Lead Flood Authority

We have no comments and no objection to this reserved matters application.

Hampshire Fire Rescue

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

Southern Water

No objections.

National Highways Agency

The proposals will not materially impact safety, reliability and / or operation of the SRN (based on the tests set out in DfT Circular 01/2022 and DLUHC NPPF 2023) and we therefore have 'No Objections'.

County Archaeologist

Does not raise any archaeological issues but would continue to rely on the submitted written scheme associated with archaeological conditions attached to the outline planning permission for any archaeological matters arising.

Forestry Commission

As a Non-Ministerial Government Department, we do not provide an opinion supporting or objecting to planning applications. Reference made to standing advice.

Environment Agency

No comments to make on the application with regards to matters within their remit.

South Downs National Parks Authority

No comments to make on the application.

HBC Ecologist

Having had the opportunity to discuss the Phase 5 works in advance and to provide input to overall design, I am content with the submitted details. The proposed wildflower grassland roof is welcome, as are the integral bat roost features on the main façade.

Hampshire County Council Highways Authority

The Highway Authority are satisfied that movements by vehicles to the control building are light in use and large less frequent vehicles and movement numbers would maintain at all times a 4m clear bridleway. The operation and access arrangements for this control building should be secured by condition. Such measures should include limiting vehicular access to the buildings at peak usage times of the bridleway in the interest of protecting bridleway users.

With regards the tracking this demonstrates that this can be achieved noting that this would be under controlled conditions. With regards this maintenance activities in relation to such works, in order to ensure the impact on the bridleway is managed suitably, it should be conditioned that any major planned maintenance activities are subject to a construction method statement which includes consideration of the minimising the impacts on the bridleway and suitable protective measures to bridleway users.

In relation to the gate's confirmation has been provided on the dimensions and this are to open inwards therefore not impacting the bridleway users either by causing an obstruction themselves or through waiting vehicles. This is therefore suitably addressed.

Recommendation

The Highway Authority raise no objection to the application subject to suitable conditions being in place on the outline consent or placed on this application in relation to the following matters:

1. An operational management plan which covers vehicular access considerations for the control building including the times or access, frequency and size of vehicles
2. A requirement to obtain consent from the Highway Authority through provision of the Construction Method statement to be agreed with the Highway Authority for any major maintenance activities involving the control building and therefore impacting the safe operation of the bridleway.

Officer Comments: *The comments of the Highways Authority are noted, Officers have considered the recommended conditions and consider that the condition recommended at (2) below would meet the relevant statutory tests in respect of Conditions (as set out in National Planning Practice Guidance "Use of Conditions" July 2019). The Applicant is satisfied with the wording of the condition as are the Highways Authority.*

6 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: 111

Number of site notices: posted 6.01.2026.

Statutory advertisement: 26.12.2025.

Number of representations received: 2 representations.

The comments of the 3rd party representations are summarised as follows (detailed responses are set out in section 7 (iv)).

Support Comments

- External appearance is welcomed especially the use of the natural external materials.

Outstanding Issues to consider.

- Design does not include external storage space required for grounds maintenance. Consent should not be granted unless this is provided.
- The 2020/21 design of control house included a Site Maintenance Workshop Room - this is a change from what was approved.
- Pipework and other ancillary infrastructure associated with the Control house lies outside the red line boundary, this should be included. It must then be ensured that the area is safe for the public, and that it can be included in landscaping plans in later phases.
- When in use, lighting should be of minimal brightness for safe working, and directed away from adjacent habitats.
- Lighting should be directed away from the new bat bricks at the front of the Control House, or that they should be shielded from the light, if they are to serve their purpose.
- Portsmouth Water should make a written commitment ahead of Phase 8, to replant as much of this ancient woodland as possible, with native trees, before planning consent is given.
- Additional mitigation should also be provided by planting a hedge along the south side of the southern bridleway, linking to Round Wood. This resulting wildlife corridor will enhance biodiversity. This will also increase screening of the Control House from the south-west.
- The retaining wall management plan for vegetation needs to be amended to incorporate to include native species.
- Watering should be kept to a minimum to prevent the washing away of new seed stock and soil. Increased inspections should take place during heavy rain.
- Opportunity for hydro-electric power generation should be explored. Appropriate space needs to be set aside within the Control House, so that this can be retro-fitted in future.

7 Planning Considerations

- 7.1 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 Reserved Matters (siting, scale, external appearance and landscaping)
 - (iii) EIA Compliance
 - (iv) Response to 3rd Party Comments
- (i) Principle of Development
- 7.2 The Havant Thicket Reservoir is a regionally significant infrastructure project which benefits from planning policy support and a planning permission which has been implemented. The principle of the development is therefore established in planning terms.
- 7.3 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 (2025) 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.
- 7.4 The Hybrid Consent for the Reservoir that was granted on 15th October 2021 by HBC (Application Ref. APP/20/00990) has been amended by a Section 73 planning application APP/24/00312. A Hybrid Consent means detailed approval is provided for some elements of the project (for example, storage capacity, embankment, access points and viewing areas), and outline approval is provided for other parts (such as the wetland, control house, visitor centre and car park, access routes and recreational facilities). The design for the outline elements of the reservoir were illustrative, but within certain parameters which are set out in the approved Development Specification (as amended).
- 7.5 This ‘reserved matters’ application seeks approval for detailed matters relating to the siting, scale, appearance, and landscaping of the Phase 5 Control House of the development. These detailed matters are considered within the report below. The principle of the reservoir has therefore been established and cannot be revisited through this application, as it is not an application for planning permission and the RMA cannot change what has been approved under the principal consent.
- 7.6 It is considered that this Phase forms part of the Approved Scheme as amended by Section 73 application APP/24/00312, which is safeguarded in the adopted Local Plans through HBC Policies CS18 and CS19. The Approved Scheme was subject to an Environmental Impact Assessment (EIA) which assessed the scheme submitted in detail and parameters for the scheme submitted in outline. The assessment in the following report concludes that the Embankment as proposed will not result in any additional impacts which were not considered as part of the Approved Scheme Environmental Statement.

7.7 In summary, the principle of the Phase 5 “Control House” is supported, subject to compliance with other planning policies and material considerations which will be addressed in the following sections of the report. This includes the requirement for the development to pay due regard to the statutory duties set out under Sections 66 (1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which places a statutory duty on local planning authorities (LPAs) to have “special regard” to the desirability of preserving a listed building, its setting, or any features of special architectural/historic interest when considering planning applications, and with respect to any buildings or other land in a conservation area, requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

(ii) Assessment of Reserved Matters Details

7.8 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Article 2) sets out the definition of reserved matters as follows:

- “appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- “landscaping”, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.
- “scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

7.9 The development and each phase is also required to be carried out in accordance with the Development Specification that was approved as part of the Hybrid planning permission (as amended by APP/24/00312). An assessment of both the degree to which the proposals comply with the approved Development Specification, and the reserved matters in themselves, now follows.

Do the RM details accord with the approved parameters and developments specification (under application APP/24/00312)?

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

- (1) Scheme Parameters – Table 2.2 of the Development Specification
- (2) Scheme Environmental Design Principles – Paragraphs 3.2 of the Development Specification
- (3) Detailed Design Standards and Principles – Paragraph 3.3 of the Development Specification.

(1) Compliance with Scheme Parameters

- 7.11 The table below demonstrates that the control house as proposed complies with the scheme parameters as approved and amended.

Table 1 – 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 m2 (excluding courtyard)	Increased to 567m2	The building is proposed with a total area of building 566m2 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.

(2) Compliance with Design Principles (Para 3.2 of Dev Spec Table 2)

- 7.12 Overall the control house has been designed to accord with the approved design principles (where relevant) in the following ways:

Table 2 - Compliance with Design Principles

Design Principle (there were no changes as a result of the Section	Accordance of reserved matters application
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73 permission)	
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 visual impact. A palette of natural materials 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.
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 boundary (apart from at boundary with Staunton Country Park).	No further loss of ancient woodland is required as part of the design, and a buffer of over 15m has been provided to the retained ancient woodland.
Optimise opportunities for a sustainable design where practical to include: <ul style="list-style-type: none"> Improving energy efficiency in base design, consider 	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

<p>decentralised low carbon energy sources to achieve an overall improvement in operational energy efficiency.</p> <ul style="list-style-type: none"> 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. 	<p>of concrete by using a vegetated retaining wall system and use the most energy efficient equipment and construction methods.</p>
<p>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.</p>	<p>All elements have been designed to minimise materials in construction and requires minimal operation and maintenance.</p>
<p>Design infrastructure which is resilient to expected climate change and extreme weather events.</p>	<p>Design of the reservoir and Control House has been completed based on the latest guidance on climate change effects on extreme floods.</p>

(3) Compliance Detailed Design Standards and Principles – Paragraph 3.3 of the Development Specification.

- 7.13 Overall the control house has been designed to accord with the approved detailed design standards in the following ways:

Table 3 - Compliance 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	Perimeter security fencing is provided around sides of the Control House roof and courtyard.

building will be a solid wall with access gates and doors.	The front face of the building is proposed to be a solid wall with access gates and doors.
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Reserved Matter - Siting

- 7.14 As part of the Section 73 permission (APP/24/00312), 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. As result of these changes it is concluded that the visual impact of the Control House will be reduced.
- 7.15 The siting of the Control House is considered to be in accordance with the parameters, principles and standards set out in Condition 2 of the approved Section 73 and RMA 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 (please refer to paragraph 7.10 Table 1).
- 7.16 It is further considered that the siting of the control house will not impact nearby land uses (including residential receptors within Havant and East Hampshire District Council) by way of noise, outlook and privacy owing to the relevant distance (300m+ at nearest boundary with Winterslow Drive) between them and the structure. The construction of the control house will be subject to the conditions annexed to the extant permission which seek to minimise impacts during the construction phase by limiting hours of construction and adherence to the CEMP.

Reserved Matter - Scale

- 7.17 As part of the Section 73 permission (approved in 2024), the indicative scale of the Control House was amended to be set further into the main (southern) embankment and the building floor space increased from 430m² to 567m² when compared to the original hybrid permission. 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.
- 7.18 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 (Refer to Tables 2 and 3 above). The Control House building will have the maximum approved floor space of 566m² and will be the maximum approved height of 6m, but the width has been reduced from the maximum parameter of 33m to 25m. The scale of the Control House is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

Reserved Matter - Appearance

“The Control House”

- 7.19 The external appearance of the Control House accords with the parameters, principles and standards set out in Condition 2 of the approved Section 73

permission and the associated Development Specification. The design comprises a large area of green / living roof which will provide biodiversity value. The façade of the Control House building uses natural materials sympathetic to the building's location (a red brick and flint architectural pattern). The choice of materials is proposed to match local examples of this vernacular in the surrounding areas of Staunton Country Park and Rowlands Castle.

- 7.20 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 to fit with the architectural details.
- 7.21 The parapet walls of the Control House building will be topped with a reconstituted coping stone to provide a weather proof covering. This will match the Avenue limestone steps, which is in keeping with other architectural detailing in the area. For security purposes the Control House building has a steel weld mesh fence around the top of the green roof. The fence will be green, 3m tall and anti-climb design to meet the necessary specifications for preventing access to the reservoir operational infrastructure. Overall the building will integrate into the reservoir setting with minimal visual harm from all surrounding public vantage points.

“The Courtyard”

- 7.22 The Control House courtyard in front of the Control House building will be formed by naturally vegetated reinforced earth retaining walls which are set into 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. The courtyard will be surfaced with a permeable Terram Truckpave, a permeable paving grid 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 tow path /maintenance access track (diverted Bridleway 120) to the south of the Control House and courtyard, although approval for this will be subject to a future Phase 8 RMA.
- 7.23 The external appearance of the Control House and Courtyard is considered to be sympathetic to the character and location of 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 and its associated Courtyard is therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

Reserved Matter - Landscaping

- 7.24 As set out in paragraph 7.12 and 7.13, the landscaping of the Control House is in accordance with the principles and standards set out in Condition 2 of the approved Section 73 permission and the associated Development Specification as they relate to siting, scale and appearance of the control house.

- 7.25 The landscape design for the Control House will match the reservoir's main embankment, with wildflower seeding mix around the outside of the fencing. The reinforced earth retaining walls will be formed using the TensarTech® GreenSlope System with a slope angle of 70 degrees. The reinforced earth retaining walls will be planted with a 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 submitted Control House "Retaining Wall Management Plan" to ensure the planting is successful and maintained in perpetuity.
- 7.26 Overall 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 and appearance of the control house will result in no visual harm or adverse impact. 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. 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 location's natural features. The use of red brick and flint architectural detailing will also integrate the Control House into the local landscape character.
- 7.27 The landscaping of the Control House is therefore considered appropriate as part of the overall Havant Thicket Reservoir development and a result no objection has been raised by the HBC Landscape Architect.
- 7.28 In respect of ecological impacts 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. No objections have been raised from HBC Officers in that respect or any Statutory Consultees. 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. These design details have been welcomed by the Council's Ecologist.

Heritage Impacts

- 7.29 The siting, scale and appearance of the control house does not result in any harm to any historic receptors which includes the Sir George Staunton Conservation Area, and the Leigh Park Grade II* Registered Park and Garden (RPG) which is located to the south of the Control House site. As set out in paragraphs 7.2 to 7.7, 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 (as amended) for Havant Thicket Reservoir.
- 7.30 Officers have consulted with the Council's Conservation Officer who has raised no objection and stated the following: *"The proposed control house has potential to*

affect the settings of the adjacent Grade II registered park and garden and Sir George Staunton CA. However, the location of the control tower is further away from these assets than originally proposed and the design has incorporated a palette of materials which responds to the local character – flint and brickwork and would also include a large area of living roof which would help it integrate into the environment. Based on these mitigation measures, it is considered that the proposed control tower would not result in harm to the setting of the nearby heritage assets and as such, no heritage objection is raised to this application”.*

Overall conclusions

- 7.31 Overall it is considered that the proposed control house and its associated Courtyard is a structure which will integrate successfully into the embankment and have a minimal impact on its historical setting and landscape and have a negligible visual impact on the character and appearance of the area.

(iii) EIA Compliance

- 7.32 The Hybrid Consent was an EIA development and supported by an Environmental Statement (ES). The outline element was based on a number of parameters for a range of elements proposed as part of the reservoir site and pipeline. The approved parameters (as amended by S73 Application APP/24/00312) applied to the Main Embankment. This has provided the ‘development envelope’ for the detailed design for this phase.
- 7.33 It is considered that the proposed Phase 5 Scheme will not lead to any new or additional likely significant effects on the environment that were not identified or assessed at the outline stage and in the assessment of the S73 Application APP/24/00312. This conclusion is also based on the information submitted by the applicant and consultee responses, none of which have raised objection. As such it is considered that there is no requirement for a further EIA to be undertaken in connection with the Phase 5 Reserved Matters application and matters pertaining to the detailed design and operational impacts will also be addressed through the discharge of conditions and S106 Obligations.
- 7.34 There would be no change to the cumulative and in-combination effects reported in the 2020 ES Cumulative and In-Combination effects Chapter arising from the construction of the Control House. All relevant committed mitigation can continue to be applied as envisaged in the 2020 ES and as updated in the ES Addendum 2024. As such, there would be no change to the significance of effects reported in the 2020 ES and the Updated ES Addendum 2024 (under application APP/24/00312).

(iv) Response to Third Party Comments

- 7.35 A total of two representations have been received which are summarised in Section 6. The table below sets out those comments in detail with responses from both the Applicant to any queries and Officer comments on the materiality of the concerns. It is concluded that the objections/comments are not of such weight as to prevent the reserved matters detailed from being recommended for approval. Matters which can

be addressed through future submissions or matters for details under a relevant condition has been referenced.

Table 4 – Third Party Comments and Officer Response.

Public Comment	Response
<p>Portsmouth Water should confirm where the storage area/ workshop for grounds maintenance will be before consent is granted, as that was to have been accommodated within the Control House area.</p> <p>The removal of the 'Site Maintenance Workshop Room' from the approved outline design represents a material change. No provision for replacement of this essential facility is currently made in the outline design layouts for buildings in the NW area of the site that were recently shared with stakeholders. If details of the alternative provision cannot be confirmed by the applicant before consent for the Control House is needed, then a planning condition should be added to require reprovision of the facility of a minimum size before planning permission is granted.</p>	<p>Officers consider that the design for the Control House is in accordance with the parameters set out in Condition 2 of the planning permission for the reservoir. The design for the Control House is also in accordance with the design principles and standards set out in the Development Specification. The design for the Control House is also in accordance with all the principles related to appearance and materials.</p> <p>The Applicant has confirmed that the storage and maintenance space proposed is sufficient for the operational needs of the Control House and has been provided with the building, which will be accessible by operational staff.</p> <p>Due to security and safety restrictions on access to the Control House and the courtyard, which are critical to the operation of the reservoir, the storage and maintenance areas cannot be accessed by the general public, including volunteers. This is set out in the Design and Access Statement (paragraph 6.18).</p> <p>The Applicant considers more appropriate to locate a publicly accessible site maintenance store/workshop which could be used by volunteers close to the Visitor Centre, rather than within the secure Control House. These details will form part of the Visitor Centre reserved matters application.</p>
<p>Portsmouth Water should commit in writing now that tree planting and landscape enhancements will be incorporated in to the Phase 8 landscape plan, to offset the unnecessary loss of ancient woodland in this area of the site (Round Wood) as a result of the Control</p>	<p>The Applicants have already made commitments which are secured as part of the extant planning permission for the reservoir to offset the loss of woodland and habitats as a result of the reservoir development. As part of this Portsmouth Water have already undertaken</p>

<p>Room having moved north, and to improve screening of the control house.</p>	<p>extensive tree planting across the reservoir site, transplanting a considerable number of trees from areas of Ancient Woodland. This RMA does not necessitate any further landscape enhancements,</p> <p>The Applicant has confirmed that there has not been any removal of Ancient Woodland at Roundwood that was not necessary. The embankment toe was moved north to provide space to enable construction of the reservoir, and the area is currently being used to construct the embankment and the culvert.</p> <p>The area to the north of Roundwood (and south of the embankment toe track) is outside of the Phase 5 RMA boundary and therefore commitments cannot be made as part of the Phase 5 RMA.</p> <p>As noted in the Statement of Community Involvement (ref. HTRFUW-P5-CB-RP-W-1711), additional landscape planting within this area is being considered as part of the Phase 8 RMA as it falls within this application's boundary. The Phase 8 RMA will be submitted in Q3/4 of 2026.</p>
<p>Portsmouth Water should confirm what ancillary infrastructure is needed in association with the Control House pipework outside of the red line boundary, and that the use of above ground structures is minimised through intelligent design. If above ground infrastructure is required, then the red line boundary should be extended to include this area as it does not represent 'landscaping' which is covered in later phases.</p>	<p>Pipework south of the Control House courtyard, and other ancillary infrastructure, will be detailed as part of the Phase 7 and 8 RMAs as this is outside the Phase 5 RMA boundary.</p>
<p>Lighting should minimise the impact on adjacent habitats, including the ancient woodland, but also there is a need to ensure that lighting is directed away/ shielded from the new bat boxes to be placed on the Control House frontage to ensure they can serve their purpose.</p>	<p>A detailed Lighting Strategy has been submitted to discharge Condition 20 (LPA Ref APP/25/00989). This submission details that all lighting is downward facing and directed into the courtyard to minimise light spill outside of the courtyard. Lighting will also only be activated when required for access into the building or during works in the</p>

	courtyard.
Minor modifications should be made to the maintenance regime for the vegetated embankment retaining structure to optimise its value <u>before</u> it is incorporated into the Landscape Environment Management Plan.	<p>No changes are considered necessary to the Control House Retaining Wall Management Plan. No objections have been received in respect of this document from any statutory or non-statutory consultees, including the Council's Ecologist and Landscape Officer.</p> <p>The Applicant has confirmed that the planting specification has been designed to ensure the long term success of the vegetated retaining wall structure. Therefore it will be necessary to remove self-seeded vegetation to ensure its continued success as a vegetated surface, otherwise self-seeded species could become dominant and then reduce the overall resilience of the vegetated surface.</p> <p>The retaining wall will be constructed using technologies which include a steel mesh facing and an erosion control layer. This is designed to prevent erosion from rainfall or any necessary watering of the vegetated face.</p> <p>Officers consider that no amendments to the management plan regarding watering or inspection following heavy rainfall are necessary.</p>
Portsmouth Water should be required to allocate space at suitable location(s) in the Control House to enable hydro-electric power generation to be retrofitted at a later date.	<p>The design of the Control House and the culvert have taken into account of the possibility of retro-fitting of hydro-electric power generation as far as can be reasonably understood without any specific details.</p> <p>The Renewable Energy Strategy submitted can only comment on the viability of current technologies based on principles of the approved reservoir scheme. Should any new technologies make the provision economically viable or the operation of the reservoir changes in the future, then appropriate applications will have to be made at that time.</p>
It is noted that the Control Building	The drainage elements outside the

<p>Drainage Management Plan submitted in relation to discharge of Condition 32 (APP/25/00989) only considers surface water drainage from the roof and courtyard, as well as provision of a cess pit to serve the staff toilet. Yet the Control House contains the flow control structures and pipework for the daily discharge of a compensation flow to the Riders Lane Stream, drawdown pipe(s) and emergency drawdown system.</p> <p>The LPA should seek clarification on;</p> <ul style="list-style-type: none"> - When will the drainage report for these integral structures be provided, where will these pipes discharge on site, and what ancillary structures are needed? (Item 3 refers) - Where waste water from the water quality monitoring taps and analysers will drain to? (<i>from the sampling & monitoring room shown on the site layout plan</i>) 	<p>Phase 5 RMA boundary will be addressed in the future RMAs and condition discharges as necessary. Waste water from water quality monitoring will be captured and stored within the Control House building before being disposed of, off site according to suitable COSHH protocols.</p>
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8 **Conclusions**

- 8.1 The Havant Thicket Reservoir is a regionally significant infrastructure project which benefits from planning policy support and planning permission. The principle of the development is therefore established in planning terms.
- 8.2 This application seeks approval with respect to Reserved Matters relating to the siting, scale, appearance and landscaping of the 'Control House' (and its associated Courtyard) that will form the fifth phase of this strategically important infrastructure project. It is considered that the RM details accord with the development principles set out in the Approved Scheme application and as amended and recommended for approval under S73 Application APP/24/00312. The Phase 5 Scheme has also been demonstrated to be in general conformity with all pertinent national and local planning policies.
- 8.3 The landscape, design and appearance to be created by the proposed development would be of a high-quality with an acceptable visual impact on the environment and landscape character. The environmental and ecological effects, noise, air quality, drainage, heritage and the cumulative impacts have also been considered.
- 8.4 The amenity of the existing and future occupiers which surround the site will not be significantly affected, owing to the comparative distance between the control house and neighbouring land users; any visual changes will be localised. The extant hybrid planning permission is a material consideration and the parameters set at that time and as amended by S73 application APP/24/00312. The current proposal has been

treated on its individual merits and assessed against the current planning policy regime and the material objections received from all third parties.

- 8.5 Officers have given consideration to the desirability of preserving the setting of heritage assets in accordance with Section 66(1) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). In accordance with the Council's statutory duties and relevant policies of the development plan, the Council has paid special attention to the desirability of preserving or enhancing the character or appearance of the setting of the conservation areas and other heritage designations (statutory and non-statutory).
- 8.6 The control house design has been carefully considered within the context of landscaping, functionality, visual design and ecology. Whilst the objectors have questioned the RMA, its relationship to the outline approved scheme and the impact on safety and visual appearance, the applicant has sought to achieve a balance between the site constraints and the development parameters (which are adhered to) as set out in the development specification as approved under the extant hybrid permission, as amended by APP/24/00312, as well as the design evolution since the grant of planning permission in 2021.
- 8.7 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 (2025) 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. Planning permission should be granted subject to the conditions.

9 RECOMMENDATION

That the Development Manager be authorised to **GRANT RESERVED MATTERS APPROVAL** subject to the following conditions: (subject to such changes and/or additions that the Development Manager considers necessary to impose prior to the issuing of the decision):

1. Approved Drawings and Documents

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

Documents

- Covering Letter
- 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

Drawings

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

Reason - To ensure provision of a satisfactory development.

2 – Control House Operational and Maintenance Vehicular Access Management Plan

Prior to any public access to the reservoir site, a Control House Operational and Maintenance Vehicular Access Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of safe operational vehicle access arrangements to and from the Control House including the likely times for access, frequency, and size of vehicles. The Plan shall also include details on how major maintenance activities at the Control House will be managed and agreed with the Highways Authority to ensure the safe operation of Bridleway 120.

Reasons: In the interests of highway and pedestrian safety and having due regard to Policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.