

Condition Discharge Report

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

Application Number Havant Borough Council (HBC): APP/25/00856

Application Number Havant Borough Council (EHDC): EHDC-25-1230-DCON

Details	<p><u>Details to discharge the following conditions:</u></p> <ul style="list-style-type: none">● Request to Discharge conditions 28 (Landscaping) & 36 (Ecological Mitigation, Compensation & Enhancement Measures) of Section 73 Permission HBC ref APP/24/00312 & EHDC ref 51680/012 relating to Phase 3 of the development
Planning History	<ol style="list-style-type: none">1. APP/20/00990 and 51680/01 - Hybrid planning permission for main reservoir – Approved.2. APP/20/00991 and 51680/02 - Outline planning permission for new pipeline - Approved.3. APP/22/00681 and 51680/03 - Reserved Matters Northern Access Route (Phase 1) - Approved.4. APP/24/00186 and 51680/08 – Reserved Matter Wetland (Phase 2) – Approved.5. APP/24/00311 and 51680/ Reserved Matters Main Embankment (Phase 3) – Approved.6. APP/24/00312 and 51680/012 Section 73 Main Embankment Realignment – Approved.7. APP/25/00837 and EHDC-25-1219 - NMA to Section 73 Application APP/24/00312 and 51680/012 – Approved.8. APP/25/00859 and EHDC-25-1220 – NMA to Phase 3 RMA APP/24/00311 and 51680/011 – Approved.
Planning Policy	<ul style="list-style-type: none">● HBC Planning Policy – Havant Borough Local Plan (Core Strategy) March 2011 and Havant Borough Local Plan (Allocations) July 2014.● National Planning Policy Framework (NPPF) (Feb 2025).● Planning Practice Guidance (Use of Planning Conditions March 2014 updated July 2019).
Consultation Responses	<p><u>Statutory and Non Statutory Consultee Responses:</u></p> <ul style="list-style-type: none">● Natural England – No comments.● Environment Agency – No objection.● Hampshire Highways – No objection.● South Downs National Parks Authority – No comments.● Landscape Team, Environmental Initiatives Hampshire County Council (HCC) – No objection. <p><u>LPA Consultee Response</u></p> <ul style="list-style-type: none">● HBC Ecologist – Makes the following comments: “<i>content that the proposed changes to the embankment design do not present a fundamental change to the previously agreed ecological measures. I consider that Condition 36 can be discharged</i>”.● HBC Landscape Officer – No objection to landscaping details.

	<p><u>3rd Party Comments</u></p> <p>Two comments received making the following comments:</p> <ul style="list-style-type: none"> ▪ Welcome retention of mature oak tree. ▪ Ornamental planting is proposed in the area proposed adjacent to the amphitheatre (drawing HTR-GHD-ZZ-ZZ-DR-T-0007) with a high percentage of non-native species. We would like to see a higher percentage of native species planted here to enhance biodiversity. ▪ Maximise biodiversity opportunities. ▪ More native species planting should be incorporated. ▪ Fence needs to be added to the south west edge of the crest to prevent public access and damage to landscaping and biodiversity. ▪ Landscape corridor to the NE corner of Swanmore Road this is an error and will impact wildlife corridor. Landscape connectively needs more attention. <p>Officer Response: The comments are noted, however the details as set out in the submission align with what was previously approved, in terms of alignment and position on embankment. The landscaping details have been subject to technical review and considered to be acceptable .</p> <p>The amendments reflect the changes secured under the NMA approvals under references set out in the planning history (bullet 7 and 8). The amendments and details have been subject to consultation with technical consultees and no objections have been received. The consultees, includes inter alia, an Ecologist and Landscape Architect. Who are responsible for such matters as alluded to in the 3rd party response.</p> <p>The consultees considered the non-native planting and loss of wildlife corridor concerns and consider no justification to refuse the submitted details. This position is reinforced by the fact the details the landscaping details are essentially as per the previous Phase 3 DoC approval for Conditions 28 and 36 (under reference APP/24/00312). The NMA changes do not materially affect the acceptability of the previously approved approach.</p>
Planning Assessment	<p>This submission follows approvals for NMA amendments to the Phase 3 Westerns Embankment of the reservoir development.</p> <p>The application seeks to re-discharge Condition 28 (Landscaping) and Condition 36 (Ecological Mitigation) attached to Section 73 permission APP/24/00312 and 51680/012 for Phase 3 of the development for the Havant Thicket Reservoir development to take account of approved non-material amendments to the Western Embankment and Transition Zone. In respect of the re-discharge of Condition 28 (Landscaping) only the drawings that are revised by the proposed non-material amendments to the Western Embankment and Transition Zone have been submitted.</p> <p>The submitted details have been assessed by relevant technical advisors, principally the Council's Ecologist and Landscape Officer, who have both raised no objection. The submitted details therefore are considered acceptable.</p>
Conclusion	As per above.

Recommendation	Discharge Planning Conditions.
Drawing Numbers	<ul style="list-style-type: none"> ▪ Adams Hendry Consulting Ltd covering letter dates 21st October 2025. ▪ HTR-RHD-P3-XX-RP-Z-0003 P03 Ecological Mitigation, Compensation and Enhancement Measures. ▪ HTR-GHD-ZZ-ZZ-DR-T-0030 P06 MAIN EMBANKMENT LANDSCAPE HARDWORKS AND SOFTWARES SHEET 9 OF 13 ▪ HTR-GHD-ZZ-ZZ-DR-T-0031 P06 MAIN EMBANKMENT LANDSCAPE HARDWORKS AND SOFTWARES SHEET 10 OF 13 ▪ HTR-GHD-ZZ-ZZ-DR-T-0032 P05 MAIN EMBANKMENT LANDSCAPE HARDWORKS AND SOFTWARES SHEET 11 OF 13 ▪ HTR-GHD-ZZ-ZZ-DR-T-0033 P05 MAIN EMBANKMENT LANDSCAPE HARDWORKS AND SOFTWARES SHEET 12 OF 13 ▪ HTR-GHD-ZZ-ZZ-DR-T-0034 P06 MAIN EMBANKMENT LANDSCAPE HARDWORKS AND SOFTWARES SHEET 13 OF 13

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Background Documents and Reports
