

# Condition Discharge Report

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

Application Number Havant Borough Council (HBC): APP/25/00989

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| Details                | <p><u>Details to discharge the following conditions:</u></p> <ul style="list-style-type: none"><li>● Request to discharge the following conditions of Section 73 Permission HBC ref APP/24/00312 &amp; EHDC ref 51680/012 relating to Phase 5 of the Reservoir development:<ul style="list-style-type: none"><li>● Condition 20 – Lighting Strategy.</li><li>● Condition 28 – Landscaping.</li><li>● Condition 29 – Renewable Energy Phases 1-8.</li><li>● Condition 32 – Drainage Plan</li><li>● Condition 36 – Ecological Mitigation, Compensation and Enhancement Measures</li></ul></li></ul>                                                                                                                                                                                                                                       |
| Planning History       | <ol style="list-style-type: none"><li>1. APP/20/00990 and 51680/01 - Hybrid planning permission for main reservoir – Approved.</li><li>2. APP/20/00991 and 51680/02 - Outline planning permission for new pipeline - Approved.</li><li>3. APP/22/00681 and 51680/03 - Reserved Matters Northern Access Route (Phase 1) - Approved.</li><li>4. APP/24/00186 and 51680/08 – Reserved Matter Wetland (Phase 2) – Approved.</li><li>5. APP/24/00311 and 51680/ Reserved Matters Main Embankment (Phase 3) – Approved.</li><li>6. APP/24/00312 and 51680/012 Section 73 Main Embankment Realignment – Approved.</li><li>7. APP/25/00837 and EHDC-25-1219 - NMA to Section 73 Application APP/240312 and 51680/012 – Approved.</li><li>8. APP/25/00859 and EHDC-25-1220 – NMA to Phase 3 RMA APP/24/00311 and 51680/011 – Approved.</li></ol> |
| Planning Policy        | <ul style="list-style-type: none"><li>● HBC Planning Policy – Havant Borough Local Plan (Core Strategy) March 2011 and Havant Borough Local Plan (Allocations) July 2014.</li><li>● National Planning Policy Framework (NPPF) (Feb 2025).</li><li>● Planning Practice Guidance (Use of Planning Conditions March 2014 updated July 2019).</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Consultation Responses | <p><u>Statutory and Non Statutory Consultee Responses:</u></p> <ul style="list-style-type: none"><li>● Natural England – No comments.</li><li>● Environment Agency – No objection.</li><li>● Lead Local Flood Agency – No objection.</li></ul> <p><u>LPA Consultee Response</u></p> <ul style="list-style-type: none"><li>● HBC Ecologist – <i>No objection.</i></li><li>● HBC Landscape Officer – No objection to landscaping details.</li><li>● HBC Sustainable Lead – No objection comments summarised below.</li></ul>                                                                                                                                                                                                                                                                                                              |

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|                     | <ul style="list-style-type: none"> <li>EHDC Strategy Manager (Sustainable Growth) – No objection comments as follows: Make sure the visitor centre and other amenities are built to incorporate renewables.</li> </ul> <p><u>3rd Party Comments</u></p> <p>Comments received making the following comments (summarised):</p> <ul style="list-style-type: none"> <li>Lighting should not impact ecological habitats.</li> <li>Minor modifications are made to the maintenance regime for the vegetated embankment retaining structure to optimise its value before it is incorporated into the Landscape Environment Management Plan.</li> <li>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? (from the sampling &amp; monitoring room shown on the site layout plan).</li> <li>Space should be made available in the Control House to enable hydro-electric power generation to be retrofitted at a later date.</li> </ul> <p><b>Officer Comments:</b> The details submitted in respect of the conditions has been reviewed and assessed by technical consultants internal and external and consider no cogent reasons to withhold consent.</p> <p>In respect of the last comment, this comment was considered in the assessment of the control Phase 5 Control House RMA (pages 140 and 152 Table 4 HBC Planning Committee Report 12<sup>th</sup> March 2026). The Officers/Applicants response was as follows:</p> <p><i>“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. 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”.</i></p> <p>The details of the renewable energy for phases 1-8 have been found acceptable by both EHDC and HBC Technical Sustainability Officers.</p> |
| Planning Assessment | <p>This submission follows approval for the RMA to the Phase 5 Control House of the reservoir development.</p> <p><u>Conditions 20 – Lighting Strategy</u></p> <p>Comments from EHO as follows:</p> <p>I am satisfied that the report has considered relevant guidance including ILP Guidance Note GN01 'the reduction of obtrusive light, 2020'. The Control House and courtyard is predominantly buried in the embankment. The nearest human receptors are 380m away at Winterslow Drive. The proposed floodlighting is angled downwards into the courtyard and light spill is contained. It is noted that the latest version of ILP guidance note GN01 has not been referenced, however this does not materially impact the impact of the lighting. The proposed lighting is not anticipated to result in impacts to residential amenity, Environmental</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Health (pollution) has no objection to the condition being discharged. Matters relating to wildlife and ecology are not within the remit of this department.

#### Condition 28 – Landscaping

The landscaping details relate to the area around the control house and the retaining walls and roof. Overall the details are considered of a high quality and sympathetic to the surrounding areas of the approved reservoir including the phase 3 embankment landscaping details. The HBC landscape officer has therefore raised no objection and commented as follows: *“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”*.

#### Condition 29 – Renewable Energy Phases 1-8

The Councils Sustainable Lead Officer makes the following comments:

The applicant has submitted a Renewable Energy Strategy (Phases 1-8) Main Reservoir Works Phase Date: 28/11/25 | Rev: FW01 Document Reference: HTR-FUW-P5-CB-RP-W-1709 in order to discharge this condition. The report provides detail over the assessment and determination of approach onsite and concludes *‘The strategy prioritises energy reduction and efficiency through design and engineering choices, with a detailed assessment of on-site renewable energy opportunities. Due to the environmental sensitivities and planning constraints of the reservoir site, large-scale on-site renewable installations such as wind turbines, solar arrays, and hydroelectric systems have been deemed unfeasible. Microgeneration technologies have also been evaluated, with limited applicability for the Control House, as the only building in Phases 1-8, due to its location within a conservation area and proximity to sensitive ecological features*

Recognising these constraints, the RES identifies off-site renewable energy provision as a viable alternative with Portsmouth Water currently delivering a programme of solar generation and battery storage projects to provide renewable energy across their sites. This initiative complements Portsmouth Water's existing HTR-FUW-P5-CB-RP-W-1709 Page 14 of 15 commitment to sourcing 99% of its electricity from the grid backed by Renewable Energy Guarantee of Origin (REGO) certificates

Following previous comments highlighting the concern that no provision is to be accommodated onsite, further information has been submitted by the applicant providing further detail regarding the assessment that's been undergone to justify this lack of provision and to confirm that in phase 9 of the application, these considerations will be included. It has been acknowledged that the authority cannot accept an off-site provision as a viable alternative for the renewable requirements onsite and that this should be accommodate onsite where possible.

Taking into account the above and the wording of the condition, it is considered that an objection could not be sustained and therefore the condition can be discharged.

#### Condition 32 – Drainage Plan

The details have been considered by the EA and LLFA no objection raised.

#### Condition 36 – Ecological Mitigation, Compensation and Enhancement Measures

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|                 | <p>The Councils Ecologist has raised no objection to the proposed details. His comments are as follows:</p> <p>“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”.</p> <p>No comments or objection is raised in respect of the lighting details.</p>                                                                                                                                                                                                                                            |
| Conclusion      | As per above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Recommendation  | <p>Discharge Planning Conditions. Subject to the following Informative:</p> <p>Condition 29 Renewable Energy is part discharged and only for Phases 1-8. The Applicant is reminded that a full renewable assessment will be required to be submitted in respect of Phase 9 (Visitor Centre). This renewable assessment will incorporate measures onsite to ensure the works align with the councils net zero goals and improve the sustainability of the development site.</p>                                                                                                                                                                                                                                  |
| Drawing Numbers | <ul style="list-style-type: none"> <li>• Adams Hendry Consulting covering Letter dated 1<sup>st</sup> December 2025</li> <li>• HTR-FUW-P5-CB-RP-W-1712 – Lighting Strategy</li> <li>• HTR-GHD-CB-ZZ-RP-D-0004 – Control Building Drainage Management Plan</li> <li>• HTR-RHD-P5-CB-RP-Z-0001 - Ecological Mitigation, Compensation and Enhancement Measures</li> <li>• HTR-FUW-P5-CB-RP-W-1709 – Renewable Energy Strategy (Phases 1-8)</li> <li>HTR-GHD-CB-RE-DR-T-0022 P05 – Control Building Landscape Plan</li> <li>• HTR-GHD-CB-RE-DR-T-0023 P03 – Control Building Landscape Cross Sections Sheet 1</li> <li>• HTR-GHD-CB-RE-DR-T-0024 P04 – Control Building Landscape Cross Sections Sheet 2</li> </ul> |

## Contact Information

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## Background Documents and Reports

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