

Condition Discharge Report

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

Application Number East Hampshire District Council (EHDC): EHDC-26-0532-DCON

Application Number Havant Borough Council (HBC): APP/26/00334

Details	<ul style="list-style-type: none">● Details to discharge Condition 4 of planning approval reference HBC APP/24/00312 and EHDC 51680/012.● Condition 4 requires details of phasing plan which is required to be approved by the LPA and not raise any new planning environmental impacts and the mitigation already approved.● In support of the submission the applicant has provided an updated Detailed Phasing Plan: P.12 (HTR-FUW-RZ-RE-DP-W-507)
Planning History	<ul style="list-style-type: none">● APP/20/00990 and 51680/01 - Hybrid planning permission for main reservoir – Approved.● APP/20/00991 and 51680/02 - Outline planning permission for new pipeline - Approved.● APP/22/00681 and 51680/03 - Reserved Matters Northern Access Route (Phase 1) - Approved.● APP/24/00186 and 51680/08 – Reserved Matter Wetland (Phase 2) – Approved.● APP/24/00311 and 51680/011- Reserved Matters Main Embankment (phase 3) – Approved.● APP/24/00312 and 51680/012 - Section 73 Main Embankment Realignment – Approved. <p><u>Similar or Previous Relevant Condition</u></p> <ul style="list-style-type: none">● APP/20/00990 and 51680/01 – Discharge of Condition 4 Phasing Plan (drawing number HTR-MRW-PP-v3) Approved.● APP/24/00312 and 51680/007 - Discharge of Condition 4 Phasing Plan (Phasing Plan (v10) reference HTR-FUW-RZ-RE-DP-W-0507.) Approved● APP/00312 and EHDC-25-0731-DCON - Discharge of Condition 4 Phasing Plan (Phasing Plan (v11) reference HTR-FUW-RZ-RE-DP-W-0507.) Approved
Planning Policy	<ul style="list-style-type: none">● EHDC Planning Policy – East Hampshire District Local Plan: Joint Core Strategy (2014) and East Hampshire District Local Plan: Second Review.● HBC Planning Policy – Havant Borough Local Plan (Core Strategy) March 2011 and Havant Borough Local Plan (Allocations) July 2014.● National Planning Policy Framework (NPPF) (December 2023).● Planning Practice Guidance (Use of Planning Conditions March 2014 updated July 2019).
Consultation Responses	<ul style="list-style-type: none">● Statutory and Non Statutory Responses – None relevant.

Planning
Assessment

In 2020, planning applications (ref APP/20/00990 and 51680/001) were submitted to Havant Borough Council (HBC) and East Hampshire District Council (EHDC) for permission to develop a reservoir for raw water storage. Planning permission was subsequently granted in 2021 subject to Conditions. A further permission was granted under S73 Application APP/24/00312 which now forms the permission. As a large multi-phase infrastructure project is it accepted that the Phasing Plan will remain a live document, being reviewed and updated as required and owing to the complexity of the project.

Two previous phasing plans have been approved and this version takes into account recent permissions and also the resolution to grant planning permission for the amended pipeline route (planning reference APP/24/00405).

The Detailed Phasing Plan has been updated to only reflect the amended timescale for the remaining phases of RMA submissions to allow for sufficient time for pre-application consultation and engagement with key stakeholders. The remaining phases and anticipated submission dates are:

- Phase 4 – Southern Access Road – Q2-3 2026
- Phase 6 – Forestry England track culverts – Q2-3 2026
- Phase 7 – Spillway and bi-directional pipe – Q3 2026 (combined with Phase 8)
- Phase 8 – Remaining areas of hard and soft landscaping – Q3 2026 (combined with Phase 7)
- Phase 9 – Visitor Centre and associated visitor amenities – Q3 2026

The Revised Phases are set out as follows:

Phase	Description	Submission Timing
1	Northern Access Road.	RMA approved under construction.
2	Wetland Retaining Earthworks and Structures.	Approved under reference 51680/008 and APP/24/00186.
3	Main embankment, culvert and valve tower	Approved under reference 51680/011 and APP/24/00311. This phase was the subject to a S73 Minor Material Amendment application (51680/012/VOC and APP/24/00312) which were granted approval. As a proposed phase it is not unacceptable and already been considered under EIA assessment.
4	Southern Access Road	Amended to Q2-3 2026
5	Control House	Approved under planning reference APP/25/00988
6	Forestry England Track Culverts	Amended to Q2-3 2026
7	Spillway and Pipe	Amended to Q3 2026 (combined with Phase 8)
8	Remaining areas of hard and soft landscaping, not approved during previous RMAs.	Amended to Q3 2026 (combined with Phase 7)
9	Visitors Centre and associated visitor amenities	Amended to Q3 2026

Conclusions

The condition requires a detailed phasing plan and the level of detail provided is consistent with that previously provided to and approved by the LPAs. It provides clarity on the timing and phases to ensure conformity with

	the outline consent and the environmental impacts assessed. It must also be noted that any RMA submission must conform with the hybrid consent parameters and development specification (as amended).
Conclusion	It is considered that the phasing plan provides clarity on existing and future phases of this major infrastructure project.
Recommendation	Discharge Planning Condition.
Drawing Numbers	Adams Hendry Letter dated 15 th May 2026 Document Reference - HTR-FUW-RZ-RE-DP-W-0507 Rev P12 dated 13/05/2026

Contact Information

Planning Case Officer: Narinder Lakhan

Email: Narinder.Lakhan@easthants.gov.uk

Telephone: 01730 234018

Background Documents and Reports

Planning Decision Notice and Committee Report APP/20/00990 APP/24/00312 and 51680/01 and 51680/012.