



Havant Thicket Reservoir

Reserved Matters Application – Phase 7 & 8 – Landscaping and
Discharge Structures

Planning Statement

For Future Water MJJV Ltd

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Title

Havant Thicket Reservoir – Reserved Matters Application – Phase 7 & 8 – Landscaping and Discharge Structures – Planning Statement

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1 Introduction

- 1.1 This Planning Statement supports the application for the approval of Reserved Matters relating to Phase 7 & 8 – Landscaping and Discharge Structures in connection with the Section 73 Planning Permission reference APP/24/00312 as amended by NMA approvals APP/25/00837 and APP/25/00859 (hereafter referred to as the ‘Section 73 permission’) for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Staunton Country Park and Middle Park Way, Havant.
- 1.2 Reserved Matters Application (RMA) combines Phases 7 & 8 together due to the interrelationship and overlap of respective elements of development including the discharge structures and the remaining areas of hard and soft landscaping, not approved as part of previous RMAs.
- 1.3 As part of the hybrid consent, outline planning permission was granted for the Landscaping and Discharge Structures, subject to the approval of reserved matters pursuant to Condition 2. This application is seeking approval of the following Reserved Matters for Phase 7 & 8, the details of which are set out in Section 2 of this Statement:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 1.4 The application area for the Phase 7 & 8 RMA is as shown on drawing reference HTR-GHD-P8-RP-DR-T-0001-P03 – Application Boundary.
- 1.5 The following landscaping areas have already been submitted under Condition 28 and respective Reserved Matters application and therefore are not included within this submission:
- Phase 1 - Northern Access Road
 - Phase 2 - Wetlands
 - Phase 3 - Main Embankment
 - Phase 4 - Southern Access Road
 - Phase 5 - Control House
 - Phase 6 - Forestry England Track Raising
 - Phase 9 - Visitor Centre

Overview of the Approved Reservoir Scheme

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

- 1.7 Complementary to its infrastructure resilience function, the reservoir will provide a new recreational facility/resource in an area which the community can access on foot, by bike, or through existing bus routes. It offers further opportunities to improve the wider footpath, cycleway, and bridleway networks in the area.
- 1.8 The Reservoir will provide a new wetland habitat and associated area for nature conservation. The proximity of the reservoir to the internationally important Langstone Harbour means that it can be used as a safe retreat for roosting birds when there is disturbance in the Harbour (Special Protection Area (SPA) and Special Area of Conservation (SAC)).

Reserved Matters Application Documents

- 1.9 The Reserved Matters application comprises the following documents:
- Covering letter
 - Application form
 - HTR-FUW-P8-RP-RP-T-1744 Planning Supporting Statement (this document)
 - HTR-FUW-P8-RP-RP-T-1745 Statement of Community Involvement
 - HTR-RHD-P8-ZZ-RP-T-0002 Statement of Conformity with the Environmental Statement (Phase 7 & 8 – Landscaping and Discharge Structures)
 - Application drawings – as set out in Section 2 of this Planning Statement

Discharge of Planning Conditions

- 1.10 Separate applications are also being made to HBC and EHDC to discharge the requirements of the various conditions attached to the Section 73 permission relevant to this phase of the development. These include:
- Condition 13 – Disabled Access
 - Condition 28 – Landscape Details and Drawings
 - Condition 32 – Drainage Management Plan
 - Condition 36 – Ecological Mitigation and Enhancement Report (Phase 7 & 8)

Environmental Impact Assessment

- 1.11 The application which formed the subject of the Hybrid Consent was supported by an Environmental Statement (ES) which reported the findings of the Environmental Impact Assessment (EIA). The EIA process was based on the parameters for a range of elements as set out in the Development Specification that was submitted and approved as part of the respective planning permissions.
- 1.12 An ES Addendum (2024) was submitted with the Section 73 application, which concluded that there are no new or materially different significant effects to those identified in the 2020 ES.
- 1.13 A Statement of Conformity with the Environmental Statement (Phase 7 & 8 – Landscaping and Discharge Structures) (ref: HTR-RHD-P8-ZZ-RP-Z-0001) has been submitted as part of the Reserved Matters application. The report considers whether the proposed detailed design for the Phase 7 & 8 RMA is likely to give rise to any new or materially different effects to those identified in the 2020 ES and the 2024 ES Addendum. The report concludes that the Phase 7

& 8 design submitted for Reserved Matters approval does not give rise to any new or materially different effects to those reported in the 2020 ES and the 2024 ES Addendum.

Public Consultation and Engagement

- 1.14 As part of the preparation of this Phase 7 & 8 RMA consultation has been undertaken with a variety of local stakeholders prior to submission of the application.
- 1.15 The Statement of Community Involvement outlines that a workshop session was hosted on the 18th March 2026 with 12 stakeholders attending. The stakeholders were provided with a presentation on the design for the Phase 7 & 8 RMA which include:
- Above ground structures
 - Discharge channel (realigned Riders Lane Stream)
 - Rush pasture, swales and basins
 - Landscaping
 - Footpath connectivity
- 1.16 Feedback was provided during and after the workshop session with the following points summarised below:

Above ground structures/discharge channel

- Information should be provided on the headwalls and other hard landscaping
- Embankment toe drainage should be directed into swales
- Cross sections of the realigned Riders Lane Stream should be provided
- Suggestion to connect eastern surface water drainage swale into rush pasture basin

Rush pasture area, swales and basins

- Low level flat shelves along the banks within the new stream channels to create rush pasture habitat
- Are there bunds within rush pasture basins and can these be removed
- Can the bunds alongside Riders Lane Stream be reduced in height

Landscaping

- Clarity on stockproof fencing on main embankment
- Visual screening should connect with Roundwood
- Details on enhancement of the eastern wildlife corridor
- Planting should be species that would not have an adverse or fatal impact on horses
- Western wildlife corridor connectivity should be reinstated
- Native tree planting is recommended north of Roundwood
- Details relating to operational vehicle usage of the maintenance track and turning arrangements should be provided
- Zoned mowing regime for the grassland between the lower embankment road and SCP woodland edge should be considered

Footpath connectivity

- A new pedestrian bridge over the realigned Riders Lane Stream

- Drawings need to include existing permissive paths that run along the southern edge of the site
 - Proposed permissive paths should avoid removal of existing planting, scrub and wild meadow
 - A desire line may be created from the bridleway into Staunton Country Park to discourage short cuts
- 1.17 In response to the above stakeholder comments the following amendments were made to the design:
- A Revised permissive path network
 - Amended hydrological features within rush pasture basins
 - Updated planting areas to close existing gaps in planting and improve habitat connectivity
 - Inclusion of fencing around retained goat willow and connection to proposed fencing around the rush pasture basins
 - Addition of advance planting details in Gipsies Plain and along the eastern site boundary
- 1.18 The Statement of Community Involvement outlines in more detail in Section 2.2 how the design addresses the responses outlined above.

Structure of this Planning Statement

- 1.19 This Planning Statement provides:
- a description of the Reserved Matters development relating to Phase 7 & 8 – Landscaping and Discharge Structures (Section 2)
 - a description of how the proposals comply with the development parameters and the development specification set by the Section 73 permission in Section 3.
 - A description of the Reserved Matters developments accordance with planning policy (Section 4).
 - A summary and conclusion (Section 5).
- 1.20 This planning statement sets out that the siting, scale, appearance, and landscaping of the Discharge Structures and Landscaping accord with the approved outline design parameters and development specification. The Statement also explains how the submitted information serves to provide sufficient detail to discharge the Reserved Matters application.

2 Description of Reserved Matters Development

- 2.1 Phase 7 & 8 RMA relates to the remaining areas of landscaping not previously submitted or approved by the other RMAs and the overlapping discharge structures within that area. It is the final RMA to be submitted and therefore completes the full picture for the development.
- 2.2 The landscaping has been designed to incorporate enhancements to public access across the reservoir site and the infrastructure necessary to operate the reservoir, whilst securing ecological mitigation and compensation measures in accordance with the approved Landscape and Ecology Management Plan and the Biodiversity Mitigation and Compensation Strategy.
- 2.3 The Phase 7 & 8 application area includes land parcels to the west, south and east of the main reservoir embankment. The landscape design will create a connected mosaic of woodland, scrub, hedgerow, grassland, rush pasture and wetland habitats that complement existing ecological features within the wider Havant Thicket landscape and improve functional habitat connectivity, whilst incorporating public access across the reservoir site and the infrastructure necessary to operate the reservoir.
- 2.4 The design and long-term management of the landscape areas will provide suitable nesting, foraging, sheltering and commuting opportunities for a range of fauna including bats, birds, reptiles, amphibians, small mammals and invertebrates.
- 2.5 To offset the loss of an existing section of Riders Lane Stream within the reservoir footprint, a new channel will be constructed. Hydroseeding will be applied to the channel bed and upper side slopes to promote rapid vegetation establishment and slope stabilisation, with native plug planting incorporated to enhance habitat diversity and support the development of a naturalised riparian corridor. Flows into Riders Lane Stream, in addition to flows from the embankment drainage and surface water drainage systems, are designed to allow controlled overbank flows and localised inundation of adjoining restored rush pasture, maintaining the hydrological regime necessary for the long-term function of the habitat.
- 2.6 A section of the upper Durrants Stream is located within the proposed reservoir footprint. A new open channel to permanently divert the flow will be created along the eastern boundary of the site to convey flows and maintain the function of the existing watercourse. The realigned Durrants Stream corridor will connect the stream located to the north and south, ensuring continuity of flow and drainage across the site. The watercourse channel profile and gradients vary along the watercourse to improve diversity in seasonal flows and sediment movement. A riparian corridor will also be created with a diverse range of habitat types including wet grassland/ rush pasture/ native scrub, hedgerow and scattered trees.
- 2.7 As part of the Phase 7 & 8 RMA, the following above ground structures are included that are necessary for the operation of the reservoir and have therefore been required to meet strict design specifications which have limited design and appearance to that set out in the Phase 7 & 8 RMA:
- Spillway outfall structure
 - Emergency discharge outfall structure

- Embankment drainage and surface water drainage outfall structures
- 2.8 As part of the Phase 7 & 8 RMA design, allowance has been made to the east of the realigned Riders Lane Stream for the below ground inlet / outlet cross connection chamber, above ground kiosk and vehicular access which have been granted outline planning permission as part of the Twin Pipeline planning permission reference APP/24/00405. A separate RMA will be submitted to approve the details of the below ground cross connection chamber and above ground kiosk within the set parameters – approximate building size 10m x 5m x 3m. Through feedback from stakeholders, the design of the kiosk is currently anticipated to form a brick and flint clad structure with a pitched roof, to match the approved architectural design for the control house approved by the Phase 5 Control House RMA.
- 2.9 Recreation access has been incorporated through the design for the Phase 7 & 8 RMA whilst protecting sensitive habitats and ecological enhancement areas. This includes the diverted Bridleway 120 along the maintenance access track, which will also provide access to the inlet / outlet cross connection kiosk and to the below ground spillway flow meter chamber. Numerous other permissive routes have been retained wherever possible, as well as new routes to connect cyclists and pedestrians to existing permissive routes to provide enhanced access across the reservoir site.
- 2.10 Following pre-application engagement with Hampshire Highways, it is considered that further dialogue and alignment with the site wide Recreation and Access Strategy from the reservoir is required before the final details of access management measures at entrances to the site can be agreed. These details have therefore not been included in the RMA application, with the exception of two kissing gates which provide access to Well Meadow residential area to the south west of the site.
- 2.11 Instead, it is proposed that a planning condition is attached the Phase 7 & 8 RMA requiring the details of access management measures at entrances to the site where not included on the approved drawings to be submitted to and approved by the local planning authority prior to the reservoir site opening to the public. This will enable the final approach to be informed by the outcome of further stakeholder discussions and equality considerations, including compliance with the Equality Act 2010, and ensure there is alignment with the reservoir-wide Recreation and Access Strategy.
- 2.12 The following drawings have been submitted as part of the Phase 7 & 8 RMA:
- HTR-GHD-P8-RP-DR-T-0001-P03 – Application Boundary
 - HTR-GHD-P8-RP-DR-T-0002-P03 – Conservation Area Boundary
 - HTR-GHD-P8-RP-DR-T-0004-P04 – Remaining Landscape Areas Western Section
 - HTR-GHD-P8-RP-DR-T-0005-P04 – Remaining Landscape Areas Eastern Section
 - HTR-GHD-P8-RP-DR-T-0006-P02 – General Arrangement Sheet 1 of 5
 - HTR-GHD-P8-RP-DR-T-0007-P02 – General Arrangement Sheet 2 of 5
 - HTR-GHD-P8-RP-DR-T-0008-P02 – General Arrangement Sheet 3 of 5
 - HTR-GHD-P8-RP-DR-T-0009-P02 – General Arrangement Sheet 4 of 5
 - HTR-GHD-P8-RP-DR-T-0010-P03 – General Arrangement Sheet 5 of 5
 - HTR-GHD-P8-RP-DR-T-0012-P03 – Rush Pasture Plan
 - HTR-GHD-P8-RP-DR-T-0013-P02 – Rush Pasture Illustrative Cross Sections Sheet 1 of 2
 - HTR-GHD-P8-RP-DR-T-0014-P02 – Rush Pasture Illustrative Cross Sections Sheet 2 of 2
 - HTR-GHD-P8-RP-DR-T-0015-P04 – Recreational Access
 - HTR-GHD-P8-RP-DR-T-0016-P02 – Realigned Riders Lane Channel Cross Sections

- HTR-GHD-P8-RP-DR-T-0017-P04 – Realigned Durrants Stream Cross Sections
- HTR-GHD-P7-RP-DR-T-0030-P01 – Spillway and Outlet Pipe Plan
- HTR-GHD-P7-RP-DR-T-0031-P01 – Spillway Outfall Headwall Safety Grille
- HTR-GHD-P7-RP-DR-T-0032-P01 – Control Building & Courtyard Headwall Plan and Sections

Reserved Matters Application

- 2.13 The application is seeking approval of the following ‘reserved matters’ for the Phase 7 & 8 – Landscaping and Discharge Structures:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 2.14 Each of the matters is addressed below providing reference to the application drawings that provide the detail.

Siting

- 2.15 The siting of the proposals within the Phase 7 & 8 RMA are fixed in many parts by the parameters of the wider reservoir development and the approved details of the other respective RMAs. Other factors have also played a key role in siting design, including the location of Riders Lane Stream, the need to protect adjacent areas of Ancient Woodland, and the need to incorporate enhancements to public access across the reservoir site and the infrastructure necessary to operate the reservoir, whilst securing ecological mitigation and compensation measures.
- 2.16 The siting of the Landscaping and Discharge Structures is shown on the following application drawings:
- HTR-GHD-P8-RP-DR-T-0001-P03 – Application Boundary
 - HTR-GHD-P8-RP-DR-T-0004-P04 – Remaining Landscape Areas Western Section
 - HTR-GHD-P8-RP-DR-T-0005-P04 – Remaining Landscape Areas Eastern Section
 - HTR-GHD-P8-RP-DR-T-0006-P02 – General Arrangement Sheet 1 of 5
 - HTR-GHD-P8-RP-DR-T-0007-P02 – General Arrangement Sheet 2 of 5
 - HTR-GHD-P8-RP-DR-T-0008-P02 – General Arrangement Sheet 3 of 5
 - HTR-GHD-P8-RP-DR-T-0010-P03 – General Arrangement Sheet 5 of 5
 - HTR-GHD-P7-RP-DR-T-0030-P01 – Spillway and Outlet Pipe Plan
- 2.17 As set out in Section 3 of this Planning Statement, the siting of the Landscaping and Discharge Structures are in accordance with the parameters, principles and standards set out in Condition 2 of the approved Section 73 permission and the associated Development Specification. The siting of the Phase 7 & 8 Landscaping and Discharge Structures are therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

Scale

- 2.18 The scale of the proposals within the Phase 7 & 8 RMA are largely fixed by the parameters for the development and strict requirements for the operation of the reservoir, as well as the requirements for securing ecological mitigation and compensation measures.
- 2.19 There are no buildings proposed as part of the Phase 7 & 8 RMA, however, as set out above allowance has been made to the east of the realigned Riders Lane Stream for the inlet / outlet kiosk which has been granted outline planning permission as part of the Twin Pipeline planning permission reference APP/24/00405.
- 2.20 The scale of the Landscaping and Discharge Structures is shown on the following application drawings:
- HTR-GHD-P8-RP-DR-T-0006-P02 – General Arrangement Sheet 1 of 5
 - HTR-GHD-P8-RP-DR-T-0007-P02 – General Arrangement Sheet 2 of 5
 - HTR-GHD-P8-RP-DR-T-0008-P02 – General Arrangement Sheet 3 of 5
 - HTR-GHD-P8-RP-DR-T-0009-P02 – General Arrangement Sheet 4 of 5
 - HTR-GHD-P8-RP-DR-T-0010-P03 – General Arrangement Sheet 5 of 5
 - HTR-GHD-P8-RP-DR-T-0012-P03 – Rush Pasture Plan
 - HTR-GHD-P8-RP-DR-T-0013-P02 – Rush Pasture Illustrative Cross Sections Sheet 1 of 2
 - HTR-GHD-P8-RP-DR-T-0014-P02 – Rush Pasture Illustrative Cross Sections Sheet 2 of 2
 - HTR-GHD-P8-RP-DR-T-0016-P02 – Realigned Riders Lane Channel Cross Sections
 - HTR-GHD-P8-RP-DR-T-0017-P04 – Realigned Durrants Stream Cross Sections
 - HTR-GHD-P7-RP-DR-T-0030-P01 – Spillway and Outlet Pipe Plan
 - HTR-GHD-P7-RP-DR-T-0031-P01 – Spillway Outfall Headwall Safety Grille
 - HTR-GHD-P7-RP-DR-T-0032-P01 – Control Building & Courtyard Headwall Plan and Sections
- 2.21 As set out in Section 3 of this Planning Statement, the scale of the Landscaping and Discharge Structures are in accordance with the parameters, principles and standards set out in Condition 2 of the approved Section 73 permission, and the associated Development Specification.

External Appearance and Landscaping

- 2.22 The external appearance and landscaping proposals within the Phase 7 & 8 RMA are again largely fixed by the parameters for the development and strict requirements for the operation of the reservoir, as well as the requirements for securing ecological mitigation and compensation measures.
- 2.23 The landscaping has been designed to incorporate enhancements to public access across the reservoir site and the infrastructure necessary to operate the reservoir, whilst securing ecological mitigation and compensation measures in accordance with the approved Landscape and Ecology Management Plan and the Biodiversity Mitigation and Compensation Strategy.
- 2.24 The Phase 7 & 8 application area includes land parcels to the west, south and east of the main reservoir embankment. The landscape design will create a connected mosaic of woodland, scrub, hedgerow, grassland, rush pasture and wetland habitats that complement existing ecological features within the wider Havant Thicket landscape and improve functional habitat connectivity, whilst incorporating public access across the reservoir site and the infrastructure

- necessary to operate the reservoir.
- 2.25 The design and long-term management of the landscape areas will provide suitable nesting, foraging, sheltering and commuting opportunities for a range of fauna including bats, birds, reptiles, amphibians, small mammals and invertebrates.
- 2.26 To offset the loss of an existing section of Riders Lane Stream within the reservoir footprint, a new channel will be constructed. Hydroseeding will be applied to the channel bed and upper side slopes to promote rapid vegetation establishment and slope stabilisation, with native plug planting incorporated to enhance habitat diversity and support the development of a naturalised riparian corridor. Flows into Riders Lane Stream, in addition to flows from the embankment drainage and surface water drainage systems, are designed to allow controlled overbank flows and localised inundation of adjoining restored rush pasture, maintaining the hydrological regime necessary for the long-term function of the habitat.
- 2.27 A section of the upper Durrants Stream is located within the proposed reservoir footprint. A new open channel to permanently divert the flow will be created along the eastern boundary of the site to convey flows and maintain the function of the existing watercourse. The realigned Durrants Stream corridor will connect the stream located to the north and south, ensuring continuity of flow and drainage across the site. The watercourse channel profile and gradients vary along the watercourse to improve diversity in seasonal flows and sediment movement. A riparian corridor will also be created with a diverse range of habitat types including wet grassland/ rush pasture/ native scrub, hedgerow and scattered trees.
- 2.28 Overall the landscaping design for Phase 7 & 8 has been carefully considered to be sympathetic to and blend into the rural character and fit with the principles of planting throughout the wetland area and rest of the reservoir site.
- 2.29 There are no buildings proposed as part of the Phase 7 & 8 RMA, however, as set out above allowance has been made to the east of the realigned Riders Lane Steam for the inlet / outlet kiosk which has been granted outline planning permission as part of the Twin Pipeline planning permission reference APP/24/00405.
- 2.30 The external appearance and landscaping of the Structures and Landscaping are shown on application drawing numbers:
- HTR-GHD-P8-RP-DR-T-0004-P04 – Remaining Landscape Areas Western Section
 - HTR-GHD-P8-RP-DR-T-0005-P04 – Remaining Landscape Areas Eastern Section
 - HTR-GHD-P8-RP-DR-T-0006-P02 – General Arrangement Sheet 1 of 5
 - HTR-GHD-P8-RP-DR-T-0007-P02 – General Arrangement Sheet 2 of 5
 - HTR-GHD-P8-RP-DR-T-0008-P02 – General Arrangement Sheet 3 of 5
 - HTR-GHD-P8-RP-DR-T-0010-P02 – General Arrangement Sheet 5 of 5
 - HTR-GHD-P8-RP-DR-T-0012-P03 – Rush Pasture Plan
 - HTR-GHD-P8-RP-DR-T-0013-P02 – Rush Pasture Illustrative Cross Sections Sheet 1 of 2
 - HTR-GHD-P8-RP-DR-T-0014-P02 – Rush Pasture Illustrative Cross Sections Sheet 2 of 2
 - HTR-GHD-P8-RP-DR-T-0015-P04 – Recreational Access
 - HTR-GHD-P8-RP-DR-T-0016-P02 – Realigned Riders Lane Channel Cross Sections
 - HTR-GHD-P8-RP-DR-T-0017-P04 – Realigned Durrants Stream Cross Sections
 - HTR-GHD-P7-RP-DR-T-0031-P01 – Spillway Outfall Headwall Safety Grille
 - HTR-GHD-P7-RP-DR-T-0032-P01 – Control Building & Courtyard Headwall Plan and Sections

- 2.31 As set out in Section 3 of this Planning Statement, the external appearance and landscaping of the Phase 7 & 8 Landscaping and Discharge Structure RMA are in accordance with the parameters, principles and standards set out in the approved Development Specification. The external appearance and landscaping are therefore considered appropriate as part of the overall Havant Thicket Reservoir development.

3 Accordance with Development Specification

- 3.1 The development is required to be carried out in accordance with the Development Specification that was submitted and approved as part of the Section 73 planning permissions.
- 3.2 The Development Specification requires the reserved matters application for the Phase 7 & 8 Landscaping and Discharge Structures to accord with:
- Scheme Parameters – Table 2.2 of the Development Specification
 - Scheme Environmental Design Principles – Paragraph 3.2 of the Development Specification
 - Detailed Design Standards and Principles – Paragraph 3.3 of the Development Specification
- 3.3 The following tables set out how the Phase 7 & 8 reserved matters application accords with these.

Table 3.1 – Accordance with Fixed Scheme Parameters

Fixed Scheme Parameters	Accordance of reserved matters application
Spillway/overflow: <ul style="list-style-type: none"> - 3 m long weir/700 mm diameter pipe. 	<p>The 3 m long weir and 700mm diameter pipe through the embankment is included in the approved Phase 3 Main Embankment RMA design.</p> <p>The 700mm diameter pipe outside the embankment footprint is included in the Phase 7 & 8 RMA design, with a headwall discharging into Riders Lane Stream.</p> <p>The Phase 7 & 8 RMA therefore accords with this fixed scheme parameters.</p>
Emergency drawdown facility <ul style="list-style-type: none"> - Discharge capacity of 10.9 m³/s - Reservoir can be lowered by 1/3 of water depth in six days. - 1.4 m diameter scour pipe and submerged discharge valve discharging into Riders Lane Stream at the proposed control house. - 1.2 m diameter inlet / outlet pipe. 	<p>The infrastructure included in the Phase 7 & 8 RMA will enable accordance with the discharge capacity of 10.9 m³/s and enable the reservoir to be lowered by 1/3 of water depth in six days.</p> <p>The discharge value is included in the approved Phase 5 Control House RMA design. The Phase 7 & 8 RMA includes a headwall discharging the into Riders Lane Stream.</p> <p>The 1.2 m diameter inlet / outlet pipe is included in the Phase 7 & 8 RMA design to the cross connection chamber.</p> <p>The Phase 7 & 8 RMA therefore accords with this fixed scheme parameters.</p>
Pipeline <ul style="list-style-type: none"> - Maximum diameter of pipeline: 1.2 m. Maximum length: 4.85 km (of which 210 m within reservoir site and application). 	<p>The 1.2 m diameter inlet / outlet pipe is included in the Phase 7 & 8 RMA design to the cross connection chamber.</p> <p>The Phase 7 & 8 RMA therefore accords with this fixed scheme parameters.</p>

Table 3.2 – Accordance with Scheme Environmental Design Principles

Design Principle	Accordance of reserved matters application
Create a safe environment to work and play. Use creative and intelligent design to minimise any short and long-term health and safety issues.	The Phase 7 & 8 RMA structures and landscaping have been designed to meet health and safety standards with appropriate fencing and gates.
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.	The Phase 7 & 8 design has been carefully considered to be sympathetic to and blend into the rural and historic character, and fit with the principles of planting throughout the wetland area and rest of the reservoir site, whilst also according with the above parameters for the development and strict requirements for the operation of the reservoir, as well as the requirements for securing ecological mitigation and compensation measures.
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.	
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 are designed to meet a 100 year design life including pipelines and fittings, whilst also designed and located to allow maintenance and or the replacement of elements if required.
Maintain and enhance public access to the site, optimise opportunities to link to existing walking, cycling and bridleway routes.	The Phase 7 & 8 RMA includes diverted Bridleway 120 and well as numerous other enhancements to public access across the reservoir site, including consideration of all ages and abilities and the quite enjoyment of the countryside setting.
Design of the site and all facilities for all ages and abilities.	
Incorporate recreational facilities that are in keeping with the quiet enjoyment of the countryside setting, optimising health and wellbeing opportunities.	
Optimise educational opportunities in all design elements.	
Maximise opportunities for biodiversity in the design of the landscape and buildings and minimise and mitigate any conflict with wildlife through forward planning.	The Phase 7 & 8 design has been carefully considered to secure ecological mitigation and compensation measures throughout the design.
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 additional ancient woodland will be lost as a result of the Phases 7 & 8 design.
Incorporate public art into the design in an innovative and robust way.	Public art will be incorporated in the visitors centre which will be included in future soft/hard landscape design & visitors centre reserved matters application.
Optimise opportunities for a sustainable design where practical to include: <ul style="list-style-type: none"> Improving energy efficiency in base design, consider decentralised low carbon energy sources to achieve an overall improvement in operational energy efficiency. Improving climate resilience of the 	<p>All elements of the Phase 7 & 8 RMA have been designed to minimise materials in construction and requires minimal operation and maintenance.</p> <p>The design has also been completed based on the latest guidance on climate change effects on extreme floods.</p>

Design Principle	Accordance of reserved matters application
<p>reservoir, ensuring management of reservoir flows, considering whole life sustainability impacts.</p> <ul style="list-style-type: none"> Minimising material quantities as much as possible and select alternative low carbon materials in design wherever possible. 	
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.	
Design infrastructure which is resilient to expected climate change and extreme weather events.	

Table 3.3 Detailed Design Standards and Principles

Detailed Design Principle	Accordance of reserved matters application
During detailed design, continue to seek and act on any opportunities to reduce loss of ancient woodland and veteran trees further	No additional ancient woodland will be lost as a result of the Phases 7 & 8 design.
Preference is for natural vegetation/wetland species colonisation as this often results in improved species complexity, although it is recognised that some over planting from imported nursery stock may be required at key locations	The Phase 7 & 8 landscape design acknowledges the seeding/planting strategy for natural regeneration and species colonisation to reflect the objectives and aims within the LEMP and Soil Management Plan. Establishment seeding where necessary is included to stabilise the soil and reduce wash out of silts will be required. Some planting will be required, and indicative stock/ species have been included.

4 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Policy S3 of the National Planning Policy Framework (NPPF) (2026) introduces a presumption in favour of sustainable development.
- 4.3 The Reserved Matters application relating to Phase 7 & 8 lies within the administrative boundaries of both Havant Borough Council (HBC) and East Hampshire District Council.
- 4.4 The adopted development plan for HBC comprises:
- Havant Borough Core Strategy (2011)
 - Havant Borough Local Plan (Allocations) (2014)
 - East Hampshire District Local Plan: Joint Core Strategy (2014)
 - Hampshire Minerals and Waste Plan (2013)
 - Emsworth Neighbourhood Plan (2021)
- 4.5 Consultation on the Regulation 19 draft Building a Better Future Plan for HDC ran until 9th September 2026.
- 4.6 The adopted development plan context for the RMA therefore remains consistent with the 2020 hybrid planning application and subsequently the Section 73 application was considered and approved.
- 4.7 The Phase 7 & 8 Reserved Matters application forms part of the approved Havant Thicket Reservoir development and as set out in Section 3 of this Planning Statement the application accords with the parameters, principles and standards set out in the approved Development Specification.
- 4.8 Similarly, the Statement of Conformity with the Environmental Statement (Phase 7 & 8 – Landscaping and Discharge Structures) submitted as part of the RMA concludes in Section 4 that the Phase 7 & 8 design submitted for the RMA does not give rise to any new or materially different effects to those reported in the 2020 ES or the 2024 ES Addendum.
- 4.9 Therefore, the principle of the Phase 7 & 8 RMA accords with the adopted development plan and relevant planning policies as previously considered by the local planning authority in granting planning permission for Havant Thicket Reservoir.
- 4.10 The following topic areas of specific relevance to the Phase 7 & 8 are considered in further detail below:
- Historic Environment
 - Landscape and Visual
 - Biodiversity

Historic Environment

- 4.11 The Phase 7 & 8 application boundary is partially within the Sir George Staunton Conservation Area as shown on drawing HTR-GHD-P8-RP-DR-T-0002 P03 and the Staunton Country Park, and the Leigh Park Grade II* Registered Park and Garden (RPG) is located to the south of the application boundary.
- 4.12 Policy HE6 of the NPPF requires great weight being given to the conservation of heritage assets. Policy HE9 of the NPPF details that development proposals with conservation areas should retain and conserve features that make a positive contribution to the character or appearance of the conservation area where possible and proposals that make a positive contribution to the area should be supported.
- 4.13 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough of the Havant Borough Core Strategy (2011) seeks to protect, and where appropriate enhance, the borough's statutory and non-statutory heritage designations by appropriately managing development in areas where heritage assets are present. Policy CS16 High Quality Design adds to this requiring development to respond to and draw inspiration from the local context, responding positively to existing historic features.
- 4.14 Policy CP30 Historic Environment of the East Hampshire DC Joint Core Strategy (2014) outlines that all development proposals must conserve and where possible enhance the District's historic environment including conservation areas.
- 4.15 As set out above, the principle of the development, including the location of the Control House in the Sir George Staunton Conservation Area and proximity to Leigh Park Grade II* RPG, has already been established by the hybrid planning permission for Havant Thicket Reservoir.
- 4.16 The design of structures and landscaping for Phase 7 & 8 RMA respond positively to the existing historic features and the local context.
- 4.17 In relation to the historic environment the Statement of Conformity with the Environmental Statement states that the proposals for Phase 7 & 8 would not materially change the construction phase footprint, operations, nor associated visual impacts upon the setting of the Sir George Staunton Conservation Area which encompasses part of the Phase RMA.
- 4.18 The location of Phases 7 & 8 has not changed from that presented in the 2024 ES Addendum. As such, the design presented in the RMA for Phases 7 & 8 and is consistent with the assessments undertaken in the 2020 ES and 2024 ES Addendum and as such, there will be no change to the significance of effects previously reported.
- 4.19 The RMA design for Phase 7 & 8 is therefore in accordance with the relevant planning policies on the historic environment.

Landscape and Visual

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

- 4.21 Policy N2 of the NPPF highlights that development proposals should conserve and enhance natural features of visual, historic, or nature value (such as established trees and hedgerows) where possible.
- 4.22 Policies CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough and DM8 Conservation, Protection and Enhancement Existing Natural Features of the Havant Borough Core Strategy (2011), seek to protect and enhance the special environment and heritage of the borough and to conserve, protect and enhance its natural features.
- 4.23 Policy CP20 Landscape of the East Hampshire District Local Plan: Joint Core Strategy (2014) seeks to protect the special characteristics of the district's natural environment will be conserved and enhanced.
- 4.24 The Phase 7 & 8 RMA proposals conserve and enhance natural features by implementing tree and vegetation planting to create soft landscaping and visual screening.
- 4.25 In relation to landscape and visual impacts the Statement of Conformity with the Environmental Statement states that Phase 7 & 8 RMA seeks to create a connected mosaic of woodland, scrub, hedgerow, grassland, rush pasture and wetland habitats that complement existing ecological features within the wider Havant Thicket landscape and improve functional habitat connectivity across the site. As such, the design presented in the RMA for Phases 7 & 8 is consistent with the assessments undertaken in the 2020 ES and 2024 ES Addendum and as such, there will be no change to the significance of effects previously reported.
- 4.26 The RMA design for the Phase 7 & 8 is therefore considered to accord with the relevant landscape and visual policies.

Biodiversity

- 4.27 The consented development will result in the creation of new habitats of ecological value, particularly the new wetland to the north of the reservoir. Early planting has already taken place (prior to the Reservoir Scheme receiving consent) within the south west and south east corners of the site which has allowed new habitats to become established prior to work commencing on site. This planting, together with off-site compensation habitat creation and measures identified in the Record of Environmental Actions and Commitments, will compensate for the loss of 12.45ha of irreplaceable Ancient Semi Natural Woodland (ASNW), 17 veteran trees, 7.18ha of priority lowland mixed deciduous woodland habitat, 1.21ha of purple moor-grass and 3.7km of watercourses. Much of this consented tree clearance has now taken place in accordance with the respective hybrid planning permissions and conditions.
- 4.28 Policy N2 of the NPPF details that development proposals should take suitable opportunities to connect and strengthen ecological networks that extend beyond the site. Policy N6 states that development proposals should support the conservation of important habitats.
- 4.29 Policies CS11 Protecting and Enhancing the Special Environment of Havant Borough and Heritage and DM8 Conservation, Protection and Enhancement of Existing Natural Features of the Havant Borough Core Strategy (2011) seek to protect and enhance the special environment and heritage of the borough and to conserve, protect and enhance its natural features.

- 4.30 Policy CP21 Biodiversity of the East Hampshire District Local Plan: Joint Core Strategy (2014) seeks to maintain, enhance, protect the District’s biodiversity and its surrounding environment.
- 4.31 Phases 7 & 8 lie within the Embankment and Surrounding Landscape Management area of the Landscape and Ecology Management Plan (LEMP). The Phase 7 & 8 RMA proposals seek to create a connected mosaic of woodland, scrub, hedgerow, grassland, rush pasture and wetland habitats that complement existing ecological features within the wider Havant Thicket landscape and improve functional habitat connectivity and ecological networks across the site.
- 4.32 The Ecological, Mitigation Compensation and Enhancement Measures document (HTR-RHD-P8-ZZ-RP-T-0002) details that the habitat creation and enhancement measures for the Phase 7 & 8 RMA include:
- Woodland creation;
 - Native scrub creation;
 - Native hedgerow creation;
 - Wildflower seeding;
 - Rush pasture creation;
 - Wet grassland creation;
 - SuDS basins/low flow channels (furrows);
 - Realigned Riders Lane Stream; and
 - Realigned Durrants Stream
- 4.33 In relation to biodiversity impacts the Statement of Conformity with the Environmental Statement states that the overall design of Phases 7 & 8 accords with the objectives of the Landscape and Ecology Management Plan (LEMP), which sets out the long-term management of habitat creation and enhancement measures undertaken within the site as compensation for each Phase. As such, the design presented in the RMA for Phases 7 & 8 is consistent with the assessments undertaken in the 2020 ES and 2024 ES Addendum and as such, there will be no change to the significance of effects previously reported.
- 4.34 The Phase 7 & 8 RMA design is therefore considered to accord with the relevant biodiversity policies.

5 Summary and Conclusions

- 5.1 This Planning Statement supports the RMA relating to Phase 7 & 8 in connection with the Section 73 permission for a reservoir and associated infrastructure on land at Havant Thicket, adjacent to Sir George Stauton Country Park and Middle Park Way, Havant.
- 5.2 As part of the Section 73 permission, outline planning permission was granted for landscaping and discharge structures as part of the reservoir, subject to the approval of reserved matters pursuant to Condition 2.
- 5.3 This application is seeking approval of the following Reserved Matters for Phase 7 & 8 Landscaping and Discharge Structures as set out in Section 2 of this Planning Statement:
- Siting
 - Scale
 - External appearance
 - Landscaping
- 5.4 This Planning Statement sets out that the Reserved Matters proposals are in accordance with the parameters, principles and standards set out in the approved Development Specification.
- 5.5 A Statement of Conformity with the Environmental Statement (Phase 7 & 8 – Landscaping and Discharge Structures) has been submitted as part of the Reserved Matters application, which confirms that the Phase 7 & 8 design does not give rise to any new or materially different effects to those reported in the 2020 ES or the 2024 ES Addendum.
- 5.6 The need for, and principle of, this regionally significant project has already been established through the approval of the Section 73 permission for the development.
- 5.7 As set out in Section 4 of this Statement, the Phase 7 & 8 RMA design is considered to accord with the relevant national policy and adopted development plan policies and so should be granted planning permission as there are no other material planning considerations which would indicate otherwise.
- 5.8 It is therefore requested that HBC approve the Phase 7 & 8 – Landscaping and Discharge Structures RMA as soon as possible to enable the reservoir project to continue to be brought forward in a timely manner.