

22 September 2026



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Dear Sir,

APPLICATION TO DISCHARGE CONDITIONS 18 (CAR PARK BARRIER DETAILS), 27 (TREE SURVEY AND UPDATED ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN), 28 (LANDSCAPING DETAILS), 36 (ECOLOGICAL MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES) FOR PHASE 9 (VISITORS CENTRE) RELATING TO PLANNING PERMISSION REF: APP/24/00312

Portsmouth Water has recently submitted an application (app ref: APP/26/00574) to Havant Borough Council (HBC) for the approval of Reserved Matters relating to the North West Corner and the Visitor Centre (Phase 9) in connection with the Section 73 Planning Permission reference APP/24/00312 as amended by Non Material Amendment 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.

This application is to discharge Condition 18, 27, 28 and 36 of the above permission, in respect of Phase 9 (Visitor Centre) at the Havant Thicket Reservoir (HTR).

Overview of the Proposed Scheme

The reservoir, when constructed, will be filled with surplus water drawn from the springs at the Bedhampton works when flows are at their highest in winter via a new combined inlet/outline pipeline, and will provide water supplies 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.

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 will also provide a new wetland habitat and associated area for nature conservation.

Conditions to be Discharged

Condition 18 states:

Unless otherwise agreed in writing before the development of the final phase (visitor facilities) of development, details of how through movement of traffic has been prevented by the detailed design, in the form of a physical barrier within the car park to ensure visitors can not travel between the north and south access (rat-running), and details of measures to deter motorcyclist access shall be submitted to and agreed in writing by the Local Planning Authority. The barriers should also be provided at the northern and southern entrances and locked at night time to prevent anti-social behaviour. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats

Condition 27 states:

Any reserved matters application for layout or landscaping submitted pursuant to Condition 4 shall include the submission of a Tree Survey and updated Arboricultural Impact Assessment (including a Tree Constraints Plan), Arboricultural Method Statement and Tree Protection Plan showing the tree or group of trees, the Root Protection Area(s) and the crown spread(s) in relation to the proposed development. All tree root protection areas identified, shall be protected by protection fencing in accordance with BS 5837:2012. The approved tree protection measures shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works. They shall be retained intact for the duration of the construction works and shall only be removed or altered following completion of that phase.

Reason: To preserve the amenity visual amenity of the locality.

Condition 28 states:

No phase of the development approved under Condition 4 shall commence until full details of the landscaping of that parcel has been submitted to and approved by the Local Planning Authority. Each reserved matter application shall set out how it complies with the approved planning drawings and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The details shall include:

- i) Written specifications (including cultivation and other operations associated with plant and grass establishment,*
- ii) Planting methods, tree pits & guying methods,*
- iii) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,*
- iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,*
- v) Manner and treatment of watercourses, ditches and banks,*
- vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,*
- vii) A timetable for implementation of the soft and hard landscaping works.*

The scheme of Landscaping Works shall be implemented in accordance with the approved timetable.

Any plant which dies, becomes diseased or is removed, within 10 years shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and managing impact on the existing habitats.

Condition 36 states:

No phase of the development approved under Condition 4 shall commence until full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment) and on-going monitoring of mitigation measures required for each reserved matters application (including both ecological works directly related to that Development Phase reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted for approval to the Local Planning Authority. Such details shall be in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Outline Biodiversity Mitigation and Compensation Strategy (ECOSA, September 2020), the Habitats Regulations Assessment (Atkins/Portsmouth Water, September 2020) and the Implementation Plan for Off Site Biodiversity Mitigation and Compensation (Atkins, April 2021). Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance biodiversity in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Application Details

The application is accompanied by the detailed landscaping proposals and the *Havant Thicket Reservoir Visitor Centre: Landscape Design and Access Statement*, which together provide the information required to support the discharge of Condition 28 for the Visitor Facilities Phase. The Landscape Design and Access Statement explains the landscape design rationale and principles. This document, along with the submitted drawings, collectively provide details of the proposed hard and soft landscaping, planting methods and species, retained landscape features, treatment of water margins and other landscape areas, surfacing and access arrangements, and the implementation of the landscape works. The landscaping proposals have been designed to enhance the setting of the Visitor Centre, retain and reuse existing site infrastructure where practicable, and establish a diverse network of woodland, meadow, wetland and other green infrastructure.

The submitted landscape proposals also provide the relevant details required by Condition 18. The northern and southern car parks are designed as separate areas with no direct vehicular connection between them, preventing the site from being used as a through-route between the two accesses. Access to both car parks will be controlled by barrier systems, with the submitted proposals identifying automated controls at the northern and southern entrances together with height restriction and manual barrier controls between the parking areas. These measures provide the physical access controls necessary to prevent rat-running and manage unauthorised vehicular access in accordance with Condition 18.

The accompanying *Ecological Mitigation, Compensation and Enhancement Measures: Visitor Facilities Phase* document sets out the ecological mitigation, compensation, enhancement and monitoring measures applicable to this phase, including measures associated with the Visitor Facilities where these extend beyond the immediate reserved matters boundary. The document has been prepared to address the ecological requirements of Condition 36 and should be read alongside the landscape proposals, which incorporate new woodland, meadow, reedbed and water-margin habitats

as part of the wider green infrastructure strategy.

In respect of Condition 27, the proposed Visitor Centre works would not result in any impact to existing trees or their associated Root Protection Areas. Accordingly, no additional arboricultural mitigation or tree protection measures are required specifically for the Visitor Facilities Phase. Arboricultural information will continue to be reviewed and has been submitted where relevant for other phases other phases of the development where required in accordance with Condition 27.

Please find enclosed the following information to satisfy the discharge of the conditions:

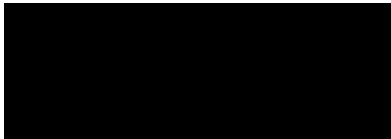
- Havant Thicket Reservoir Visitor Centre Landscape Design and Access Statement Condition 28 of Reserved Matters Application dated 19.08.2026
- HTR-MME-VC-VC-RP-X-0001 Ecological Mitigation Compensation and Enhancement Measures: Visitors Facilities Phase dated July 2026
- LP2412-FIR-XX-XX-DR-L-0001 – Landscape Masterplan
- LP2412-FIR-XX-XX-DR-L-0002 – Soil Management Strategy
- LP2412-FIR-XX-XX-DR-L-0003 – Wayfinding & Signage Strategy
- LP2412-FIR-XX-XX-DR-L-0004 – Grass & Wildflower Mix Strategy
- LP2412-FIR-XX-XX-DR-L-0005 – Site Context
- LP2412-FIR-XX-XX-DR-L-0006 – Hard Landscape Strategy
- LP2412-FIR-XX-XX-DR-L-4001 – Typical Tree Pits
- LP2412-FIR-XX-XX-DR-L-4002 – Tree Pits on Mounds
- LP2412-FIR-XX-XX-DR-L-4003 – Typical Paving Details
- LP2412-FIR-XX-XX-DR-L-4004 – Typical Surface Details
- LP2412-FIR-XX-XX-DR-L-4005 – Typical Fence Details
- LP2412-FIR-XX-XX-DR-L-4006 – Typical Soil Depths
- LP2412-FIR-XX-XX-DR-L-4007 – Typical Street Furniture (1 of 2)
- LP2412-FIR-XX-XX-DR-L-4008 – Typical Street Furniture (2 of 2)
- LP2412-FIR-XX-XX-DR-L-4009 – Northern Car Park Entrance Barrier Control
- LP2412-FIR-XX-XX-DR-L-4010 – Typical Pond Details
- LP2412-FIR-XX-XX-DR-L-4011 – Culvert Plinth Detail
- LP2412-FIR-XX-XX-DR-L-4012 – Typical Boardwalk Details (1 of 2)
- LP2412-FIR-XX-XX-DR-L-4013 – Typical Boardwalk Details (2 of 2)
- LP2412-FIR-XX-XX-DR-L-4014 – Viewing Platform Concept Design
- LP2412-FIR-XX-XX-DR-L-4015 – Southern Car Park Entrance Barrier Control
- LP2412-FIR-XX-XX-DR-L-4016 – Emergency Access Barrier Control
- LP2412-FIR-00-ZZ-DR-L-5001 – Landscape Planting Plan (Sheet 1)
- LP2412-FIR-00-ZZ-DR-L-5002 – Landscape Planting Plan (Sheet 2)
- LP2412-FIR-00-ZZ-DR-L-5003 – Landscape Planting Plan (Sheet 3)
- LP2412-FIR-00-ZZ-DR-L-5004 – Landscape Planting Plan (Sheet 4)
- LP2412-FIR-00-ZZ-DR-L-5005 – Landscape Planting Plan (Sheet 5)
- LP2412-FIR-XX-XX-SH-L-7001 – Nursery Stock Schedule
- LP2412-FIR-XX-XX-SH-L-7002 – Semi-Mature Tree Schedule
- LP2412-FIR-XX-XX-SH-LP-7003 – Shrub Schedule

Conditions 14 (Signage Strategy) and 39 (Soil Management Plan) which are touched on in the submitted Landscape Design and Access Statement will be submitted for discharge at a later stage and will be developed having regard to the conditions for which approval is sought through this submission.

The applicant respectfully requests that the Local Planning Authority confirms the discharge of Conditions 18, 27, 28 and 36 at its earliest convenience.

We trust that the enclosed information is adequate to enable validation and determination of the application. Should the Local Planning Authority require any further information or clarification, please do not hesitate to contact me on 07398 755525 or at tim.snell@agilia.co.uk

Yours faithfully,



Tim Snell, Consents Manager, Havant Thicket Reservoir Project