

Havant Borough Council
Heritage Consultation Response

Date – 14/10/26

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00574

Site Address – Havant Thicket Reservoir Site

Proposal:

Application for approval of all Reserved Matters (siting, scale, external appearance, and landscaping) relating to Phase 9 (Northwest Corner and Visitor Centre) of the Havant Thicket Reservoir development pursuant to Condition 2 of the S73 consent planning reference APP/24/00312 dated 6th December 2024 (updated 3rd September 2026).

Site / Location

The application site relates to the Havant Thicket Reservoir site, which is located in Havant Thicket, adjacent to Sir George Staunton Country Park and with the Leigh Park Grade II* listed registered park and garden.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a **Conservation Area**, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised August 2026)

Chapter 20 of the NPPF relates to the Historic Environment.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS16 – High-Quality Design

Policy DM20 (Allocations Plan) - Historic Assets

Assessment

The application seeks approval of the reserved matters for the north-west corner of the Havant Thicket Reservoir development, comprising a Visitor Centre, Visitor Hub Building, Educational Bird Hide and associated landscape, recreational and parking facilities. The principle of the development has been established through the extant hybrid planning permission and subsequent Section 73 approval.

The site lies adjacent to the Grade II* Registered Park and Garden at Staunton Country Park and within the setting of the Sir George Staunton Conservation Area and its' associated listed buildings. Consideration has therefore been given to the potential impact of the detailed design proposals upon the significance and setting of these designated heritage assets.

The submitted details demonstrate that the siting, scale, appearance and landscape proposals have been developed in accordance with the approved parameter plans and design principles established through the outline consent. The Visitor Centre, Visitor Hub and Educational Bird Hide incorporate contemporary architectural forms, including prominent roof structures, that will be readily perceptible within the immediate reservoir setting. The use of natural materials, including on site oak, assists in establishing a strong relationship between the built elements and their natural surroundings.

From a heritage perspective, the reserved matters proposals broadly accord with the design principles established through the outline permission. Whilst the proposed buildings are intentionally designed as visually distinctive features within the reservoir landscape, they are located outside both the Sir George Staunton Conservation Area and the Grade II* Registered Park and Garden. Having regard to their siting, intervening landscape features and the substantial planting proposed as part of the wider scheme, the development is not considered to result in harm to the significance or setting of nearby designated heritage assets. The proposed planting and habitat creation will further assist in integrating the development within the evolving landscape over time.

The wider landscaping proposals include substantial woodland, meadow and wetland planting which will reinforce the landscape character of the site and provide additional screening and containment of built form as the scheme matures. Having reviewed the submitted information, no heritage concerns are identified in relation to the reserved matters details.

Conclusion

Having regard to the statutory duties under Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, no heritage objection is raised to the application.

NO OBJECTION