Condition Discharge Report

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

Application Number East Hampshire District Council (EHDC): EHDC-25-1417-DCON

Application Number Havant Borough Council (HBC): APP/25/00998

Details	● Details to discharge Condition 11 of the planning approval reference HBC APP/24/00312 and EHDC 51680/012. ● The Applicant is seeking to discharge a scheme under Condition 11 attached to permissions APP/24/00312 & 51680/012 for up to 90 hours continuous working as part of the implementation of Phase 3 (Main Embankment). ● In support of the submission the applicant has provided the following: - Cut Off Wall Noise and Vibration Technical Note – HTR-RHD-MW-RC-ME-EV-0001 - Cut Off Wall Lighting Technical Note – HTR-RHD-MW-RC-ME-EV-0002 - Havant Thicket Reservoir: Cut Off Wall Works - January 2026 Noise Modelling - Technical Note HTR-RHD-MW-RC-ME-X-0001 Rev P02
Planning History	● 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.
Planning Policy	● 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 2025). ● Planning Practice Guidance (Use of Planning Conditions March 2014 updated July 2019). The NPPF at paragraph 187 (criterion e) sets out national policy in relation to noise which seeks to prevent new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. At paragraph 198 of the NPPF it is stated that “planning decisions should also ensure that new development is appropriate for *its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

	(a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; *(b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and* Minimising the effects of pollution (noise and air quality) on residential amenity is set out at a local level in HBC Policy DM10.
Consultation Responses	● EHDC and HBC EHO Noise Consultant – Having reviewed the submitted documents and update note satisfied that the condition can be discharged (see below for full comments).
Planning Assessment	The Applicant is seeking to discharge a scheme under planning Condition 11 for up to 90 hours continuous working, including up to three nights working, as part of the implementation of Phase 3 (Main Embankment) of Havant Thicket Reservoir. Condition 11 of planning permissions APP/24/00312 and 51680/012 requires a Scheme for Night Time Working to be submitted to and approved by the Local Planning Authority in the event that night time working is proposed to take place as follows: *Subject to Condition 10 [ABOVE], no night time working shall take place, unless otherwise in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Night-time works to be carried out strictly in accordance with the approved scheme.* *Reason: To avoid potentially significant impacts of noise and vibration upon residential receptors* <u>Assessment of Potential Harm arising to nearby sensitive noise receptors.</u> In assessing this condition Officers have relied on the technical consultees' EHO to ascertain if there would be any harm to living conditions in nearby receptors in respect of noise, disturbance and vibration. The potential for harm has been weighed against the scale of the site and location of the phase 3 Embankment in relation to residential properties in Havant and East Hampshire's administrative boundaries and the overriding need to implement and construct this major strategic infrastructure project in a timely manner. Following the review and the request for updated information the Council's EHO Consultant has commented as follows: ● *Having reviewed the Haskoning UK Ltd. Havant Thicket Reservoir: Cut Off Wall Works – January 2026 | Noise Modelling – Technical Note (dated 16 December 2025). The document includes sound data for the plant to be used during the works and confirms that predicted noise levels are below the Category B night-time threshold under the ABC method (Annex E, BS 5228-1:2009+A1:2014).* ● *On this basis, I am satisfied that the submitted information is sufficient to discharge Condition 11 – Night time works. This does not remove the requirement to comply with any other statutory controls.*

Conclusion	Based on the EHO comments and review of the technical data it can be concluded that the impact on nearby residential receptors for the duration of works will be negligible and would not have a significant impact on the living conditions of nearby occupiers.
Recommendation	Discharge Planning Condition.
Drawing Numbers	• Adams Hendry Planning Letter dated 4th December 2025 • Cut Off Wall Noise and Vibration Technical Note – HTR-RHD-MW-RC-ME-EV-0001 • Cut Off Wall Lighting Technical Note – HTR-RHD-MW-RC-ME-EV-0002 • Havant Thicket Reservoir: Cut Off Wall Works - January 2026 Noise Modelling - Technical Note HTR-RHD-MW-RC-ME-X-0001 Rev P02

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Background Documents and Reports

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