

Condition Discharge Report

Site: Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.

Application Number(s) Havant Borough Council (HBC): (1) APP/25/00796 (2) APP/25/00895 and (3) APP/25/01027

Details	<p>1. <u>Details to discharge the following conditions in respect of APP/25/00796</u></p> <table><tr><td>Condition 6</td><td>Community Liaison Plan (CLP) All Phases</td></tr><tr><td>Condition 20</td><td>A Pollution Management and Mitigation Plan – Phase 2 and 3</td></tr><tr><td>Condition 25</td><td>A full Construction Traffic Management Plan (CTMP) and Works Area Summary – Phase 2</td></tr><tr><td>Condition 26</td><td>An updated Framework Construction Traffic Management Plan (fCTMP) All Phases</td></tr></table> <p>2. <u>Details to discharge the following conditions in respect of APP/25/00895</u></p> <table><tr><td>Condition 5</td><td>Provision of noise insulation installation and temporary rehousing All relevant Phases</td></tr><tr><td>Condition 27</td><td>A noise and vibration monitoring regime – All Phases.</td></tr><tr><td>Condition 32</td><td>A Dust Control Method Statement – All phases</td></tr></table> <p>3. <u>Details to discharge the following conditions in respect of APP/25/01027</u></p> <table><tr><td>Condition 8</td><td>Drainage Management Plan for Phase 2b.</td></tr><tr><td>Condition 15</td><td>Playing Field Reinstatement - A scheme for the removal of the works/compound and the reinstatement of the playing field land must be submitted and approved prior to the commencement of works on the playing field.</td></tr><tr><td>Condition 29</td><td>Construction Lighting Strategy</td></tr></table>	Condition 6	Community Liaison Plan (CLP) All Phases	Condition 20	A Pollution Management and Mitigation Plan – Phase 2 and 3	Condition 25	A full Construction Traffic Management Plan (CTMP) and Works Area Summary – Phase 2	Condition 26	An updated Framework Construction Traffic Management Plan (fCTMP) All Phases	Condition 5	Provision of noise insulation installation and temporary rehousing All relevant Phases	Condition 27	A noise and vibration monitoring regime – All Phases.	Condition 32	A Dust Control Method Statement – All phases	Condition 8	Drainage Management Plan for Phase 2b.	Condition 15	Playing Field Reinstatement - A scheme for the removal of the works/compound and the reinstatement of the playing field land must be submitted and approved prior to the commencement of works on the playing field.	Condition 29	Construction Lighting Strategy
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Planning History	<ul style="list-style-type: none">● APP/25/00405 - Hybrid application seeking: 1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; upgrades to existing culverts close to shafts five, six and eight to manage flood risk; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station. Revised routing and construction methodology from previously approved pipeline application APP/20/00991. 2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance (one to access cross-connection infrastructure and one for flow metre chamber).																				
Planning Policy	<ul style="list-style-type: none">● HBC Planning Policy – Havant Borough Local Plan (Core Strategy) March 2011 and Havant Borough Local Plan (Allocations) July 2014.																				

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Consultation Responses	Please refer to planning assessment for consultee comments in respective conditions.								
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It was not clear whether these products are intended for use within the scheme, as we could not find them referred to elsewhere in the report. The use of hazardous substances within a Source Protection Zone must be robustly controlled, with all appropriate safeguards in place. If there is an intention to use these products directly in the ground, this will need to be agreed with ourselves prior to their use.</i></p> <p>Following this response the Applicant confirmed the following:</p> <p><i>The products listed are typically used with concrete formwork, applied directly to the mould prior to pouring, to either aid with release (when the mould is removed) or for roughening the external concrete surface. These products are not used directly in the ground nor would the external concrete surfaces be directly in contact with the ground after use. Any storage and use is highly controlled, with these designated as COSHH products.</i></p> <p><i>However, for work within the SPZ these products are replaced with non-toxic, environmentally friendly, WRAS (potable water approved) alternatives (e.g Adomast Safelease in place of Adomast Adostrike), that serve the same purpose. This ensures there is <u>no</u> risk of contamination of the groundwater through their use.</i></p> <p>HBC EHO Officer comments (9th April 2026) as follows:</p> <p><i>C.20 was requested by the Environment Agency in order to ensure that operations under a separate pollution control regime (DoWCOP) do not pose an unacceptable risk to either Ground(waters) or surface waters (controlled waters under the EA's jurisdiction for the purposes Water Environment Regulations, and DoWCOP being a regime ultimately underpinned by EA oversight). With reference to NPPF'24 para 201, Environmental Health had previously taken the view that such activities should probably be considered non-material to planning. Comments made in that response (Our Ref: CONS/24/01205, 13/02/2025) are considered to remain broadly applicable. I will defer to the opinion</i></p> </td></tr> </table>	Condition 6	Community Liaison Plan (CLP) All Phases	Planning Assessment	<p>This condition requires the applicant to provide a CLP to ensure that the developer provide sufficient measures to deal with complaints that may arise as result of the construction works.</p> <p>These details have been reviewed by the Councils EHO Officer and stated the following (15th May 2026):</p> <p><i>"The latest version of the Havant Thicket Reservoir pipelines community liaison & engagement plan, HTR-POR-XX-XX-PL-K-0001 (Dated 14th May 2026) has been reviewed. I am satisfied that previous concerns relating to complaint handling have been addressed. 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	<i>of the Environment Agency of the appropriateness of the submission for its purposes/the purposes of c.20. Consequently, I raise no objections to-, nor make any recommendations in respect of- the discharge of c.20.</i>
Condition 26	An updated Framework Construction Traffic Management Plan (fCTMP) All Phases
Planning Assessment	This condition is linked to the development at the Havant Thicket Reservoir to ensure that the construction movements at both sites are coordinated and linked. The updated fCTMP has been reviewed by the HCC (comments dated 11 th May 2026) and consider the details acceptable and the condition can be discharged. The National Highways Agency (NCA) has also reviewed this document and raised no objection.

Details to discharge the following conditions in respect of APP/25/00895

Condition 5	Provision of noise insulation installation and temporary rehousing All relevant Phases
Planning Assessment	This condition has been the subject of review by the Councils EHO and following updates from the Applicant the EHO has concluded the following (22 nd May 2026): <i>"It is accepted that the requirements of condition 5 have been met by the NITR policy and I shall forward my recommendation that the condition may be discharged to the planning officer. The offer of temporary rehousing to dwellings affected by night works during phase W2 is appreciated and, for completeness, it is important that this can be secured in an enforceable manner. As such, it is recommended that this mitigation is explicitly incorporated within the Section 61 consent".</i>
Condition 27	A noise and vibration monitoring regime – All Phases.
Planning Assessment	The details of this conditions were considered satisfactory by the EHO and recommend that they be discharged (3.3.2026).
Condition 32	A Dust Control Method Statement – All phases
Planning Assessment	The details of this condition was reviewed by the HBC EHO who stated the following (13 th Feb 2026): <i>"The submitted Ward & Burke Havant Thicket Reservoir – Main Pipeline Works Dust Management Plan (ref: HTR-WAB-PI-ZZ-RP-W-0012) has been reviewed. The document follows the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024) and provides a section-by-section assessment of dust risks for each work area (W1–W8, ED, P1–P9). The categorisation of dust risk at each stage is appropriate and consistent with the methodology. The Dust Management Plan includes a comprehensive set of highly-recommended and desirable mitigation measures in line with IAQM guidance. These measures are tailored to the differing levels of risk across the construction stages, with appropriate additional mitigation for locations close to sensitive receptors (e.g. schools). The proposed control measures, monitoring arrangements, and communication procedures are considered proportionate and reflect best practice. The submitted information is sufficient to discharge the condition providing the dust mitigation measures detailed in the report are implemented throughout the project".</i>

Details to discharge the following conditions in respect of APP/25/01027

Condition 8	Drainage Management Plan for Phase 2b.
Planning Assessment	The details of this condition has been the subject of review by the following consultees: Lead Local Flood Authority (LLFA) (9 th February 2026) – <i>The County Council has reviewed the following documents relating to the above application: Drainage Management Plan rev A5.C01.</i> <i>"This application is understood to shafts W2, W3 and Pipeline P2 of the overall pipeline route. It is also understood that none of these areas will have ppermanent impermeable areas associated with them apart from chamber covers. On this basis, they are not considered to require permanent surface water drainage provision. Therefore we have no comments to make on this application".</i>

	<p>Environment Agency (EA) – No comments to make on this condition as not requested by EA.</p> <p>HBC Drainage Officer (9th April 2026) – <i>Following review of the submitted Ward & Burke Drainage Management Plan (DMP), and would broadly endorse it's content – it appears to include adequate provisions for mitigating risk, alongside provisions for monitoring performance and correcting deficiencies. I've not identified any red flags or concerning omissions – and consequently I have no specific comments to make. Content for c.8 to be discharged based upon the A5.C01 DMP report.</i></p>
Condition 15	<p>Playing Field Reinstatement - A scheme for the removal of the works/compound and the reinstatement of the playing field land must be submitted and approved prior to the commencement of works on the playing field.</p>
Planning Assessment	<p>This condition was sought by Sport England as part of their remit to ensure that the reinstated sports pitches are of an acceptable standard post completion of construction works. Officers have also sought the comments of the Councils Landscape Officer. The comments are summarised as follows:</p> <p>Sport England – <i>Content for the condition to be discharged. I note the RFU comments that a specialist sports turf contractor is appointed for the reinstatement works rather than the construction or groundwork contractors associated with the pipeline scheme.</i></p> <p><i>The Applicant confirmed that Following the email below the Applicant has noted that the RFU's preference would be for a specialist sports turf contractor to undertake the works. However, the works are required to be supervised and signed off by an independent agronomist in line with the existing agronomy report and topographical surveys. The current intention is for the pipeline contractor to carry out the pitch reinstatement works to the expected standard.</i></p> <p>HBC Landscape Officer - <i>Having reviewed the submitted documents we have no adverse comments from a landscape perspective and as such recommend to discharge the above conditions.</i></p> <p>HBC Arb Officer – <i>No objection.</i></p> <p>HBC Ecologist - <i>No objection.</i></p>
Condition 29	<p>Construction Lighting Strategy</p>
Planning Assessment	<p>The details of the construction lighting has been reviewed by the EHO and comments as follows:</p> <p><u>Pipeline work areas</u> Future Water Document Reference: HTR-FUW-ZZ-ZZ-PL-W-0534 Appendix A: SWECO Document reference 65209354-SWE-ZZ-ZZ-T-E-1001-P05</p> <p>The report considers ILP guidance note GN01'<i>The reduction of obtrusive light, 2021</i>' in section 3.3, and has categorised that work areas are generally in Environmental Zone E3, with site compound 10 being in E2 as it is a more rural location. The EZ categories are considered appropriate.</p> <p>Appendix A of the SWECO report includes lux diagrams presenting light spill modelling at each site of the 10 satellite construction compounds, walkways and parking areas. The plans indicate that light spill onto neighbouring premises is below the threshold criteria for the relevant Environmental Zone.</p> <p>Solar lighting is proposed to reduce reliance upon generators or electrical supply. Solar panels are designed and orientated to prevent potential glare impacts to dwellings.</p> <p>The following luminaires are proposed.</p> <ul style="list-style-type: none"> • Luminaire A: STEALTH ELITE 3000K M1 LENS LED1500 • Luminaire D: Sierra Solar Midi 30W 3000K Asymmetrical Area (maintenance factor 0.75) • Luminaire E: Sierra Solar Midi 30W 3000K Asymmetrical Area (maintenance factor 0.83) • Luminaire F: Sierra Solar Max 50W 3000K Asymmetrical Area (maintenance factor 0.75) • Luminaire G: Sierra Solar Max 50W 3000K Asymmetrical Area (maintenance factor 0.83) <p>The following general mitigation measures are detailed in section 6.0</p> <ul style="list-style-type: none"> • Luminaires with Warm White 3000K LEDs are proposed with low blue light content.

	<div> <ul style="list-style-type: none"> • Column heights will be no greater than 6m height to minimise light spill. • Only luminaires with a full cut-off (no light above the 90-degree angle) and optical control will be used. • No upward tilts on luminaires in areas with sensitive receptors • External security lighting will be set on motion-sensors with short (1 minute) timers when activated to 50% of light output. • Working Hours 08:00-18:00 Monday to Friday or 08:00-13:00 on Saturday and no Sunday or Public Holiday working refer to Section 3 for more details. <p>Section 3.2 informs that construction hours shall be between 08:00 - 13:00 Monday to Friday and 08:00 - 13:00 on Saturdays. Lighting is to be used 30 mins after sunrise and 30 mins before sunset (section 3.5).</p> <p>There are exceptions where 24hours working shall be required including the p1 under track crossing works, and in circumstances that have prior approval from the local planning authority.</p> <p>Permanent lighting</p> <p>Section 1.3 of the Ward & Burke report commits to ensuring that Permanent lighting will comprise hooded luminaires directed away from vegetation, particularly the boundary hedgerows and treelines to avoid any light spill onto retained vegetation, and that lighting will follow good practice current at the time of detailed design. The lux level will be as low as possible to meet their purpose safely and effectively</p> <p>I am satisfied that the information provided is sufficient to address any concerns regarding light impacts to residential amenity and can confirm that the condition may be discharged with respect to Environmental Health (pollution) considerations.</p> <p>The Councils Ecologist has also raised no objection (27.1.2026) - <i>I have reviewed the submitted Drainage Management Plan (Ward & Burke, December 2025) and Construction Lighting Strategy (Ward & Burke, October 2025). I am content that these documents and appendices accord with the previously agreed expectations for drainage and lighting.</i></p> </div>
Conclusions	As per above.
Recommendation	Discharge Planning Conditions as set above in the details section.
Drawing Numbers	<p><u>Documents and drawings in respect of APP/25/00796</u></p> <ul style="list-style-type: none"> ▪ Community Liaison Plan for all phases ref HTR-POR-XX-XX-PL-K-0001 Rev P02 dated 14 May 2026 ▪ Pollution Management and Mitigation Plan for Phase 2 and 3 A5.C01 dated 30th September 2025. ▪ Updated fCTMP (for all phases of the development) Ref HTR-ATK-XX-XX-RP-Z-0077 Rev C04. <p><u>Documents and drawings in respect of APP/25/00895</u></p> <ul style="list-style-type: none"> ▪ HTR-WAB-PI-ZZ-RP-W-0015_S61 Construction Noise & Vibration Assessment ▪ HTR-WAB-PI-ZZ-RP-W-0014_Noise Insulation and Temporary Re- Housing Policy ▪ HTR-WAB-PI-ZZ-RP-W-0012_Dust Management Plan <p><u>Documents and drawings in respect of APP/25/01027</u></p> <ul style="list-style-type: none"> ▪ HTR-WAB-PI-P2-RP-W-0002_Havant Rugby Pitch Reinstatement Scheme

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| | <ul style="list-style-type: none">▪ Drainage Management Plan HTR-WAB-PI-ZZ-PL-W-0011 10th December 2025▪ HTR-WAB-PI-ZZ-RP-W-0013_Construction Lighting Strategy 31st October 2025 Rev: A5.C01 |
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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 and 51680/01 and APP/24/00312 and 51680/012.