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	1. Details to discharge the following conditions in respect of APP/25/00796

Condition 38	Phasing Plan - All Phases
Condition 24	Constriction Traffic Management Plan (CTMP)
Condition 25	Details of Public Diversion Routes
Condition 28	Details of Bus Diversion

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

Condition 30	Control of Construction Near Schools for Phases 2b and 3.

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

Condition 33	Site Compound Details for Phase 2b

Planning History	● 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	● 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 2024). With update Feb 2025 ● Planning Practice Guidance (Use of Planning Conditions March 2014 updated July 2019).
Consultation Responses	Please refer to planning assessment for consultee comments in respective conditions.

Planning Assessment

Details to discharge the following conditions in respect of APP/25/00796

Partial Discharge (Condition 24, 25, 28) - W2/W3 CTMP (WAB-PI-W2-PL-W-0001)	The set of conditions relate to temporary details in respect of parking (including disable parking, pedestrian access and bus stop diversions during constriction works at Location w2.w3. The details have been subject to HCC assessment and overall there has been no objection raised to the partial discharge of these conditions. In summary the HCC commented as follows: • *The Highway Authority previously noted that vehicle routing is from the reservoir site where deliveries to site will be managed from, but this was not set out in the CTMP that vehicles are required to go to the main compound first.* • *The CTMP has now been updated in section 5.1 (f) to clarify it includes this routing, although it is noted starting from the CSS is not a requirement for all vehicles.* • *It was noted that there were no commitments to provide wheel washing on site or road sweeping if necessary. The plan has now been updated with details of road sweeping and wheel washing within Section 5 b), Section 7 e), Section 13 f). It should be noted that the use of wheel washing facilities could be included as a control measure in Section 14 risk assessment for mud and debris carried off site to existing highway.* • *It was also previously noted that the access to the haul road has been set back from the highway, but the gates should also be set back for the access to the Hook's Farm Way compound so as not to obstruct the footway. This has been clarified in Section 5 a), Section 6 a) and Section 13 c). and also the Bedhampton to HTR pipeline shaft W3 site compound layout drawing.* • *The Highway Authority also previously advised that the existing PRoW and associated diversion route should be shown on a plan within the CTMP. The CTMP now has a drawing in appendix E showing the route. We also note the timing proposals amended in section 7 g) are in relation to school pick up/drop off and also aligns to the timings shown on parking restriction drawings being progress as part of the s278 for Hooks Farm Way.*
Condition 38	**Phasing Plan - All Phases**
Planning Assessment	This document sets out the Applicants proposed phases at the compound and shaft locations. This has been subject to Officer review and comments have been made by the Hampshire County Council Highways Authority (the HCC). The HCC has commented as follows: "*The Highway Authority previously requested confirmation that the Phasing plan is supported by a summary confirming compliance with the Works Area Summary, and that the secured overlap of road closures has been considered and accounted in the works program. Commentary has been provided that the dates included at the time of approval have now been superseded based on the current program for the main works, and that the overall order and resulting overlap of activities has not changed. The applicant has confirmed both documents will be regularly updated to ensure they are in line with the current construction program. The Highways Authority notes that the Construction Management Plan document No. HTR-WAB-PI-W2-PL-W-0001 Rev A5.C02 March 2026 only includes work areas W2 & W3, and that there are no updated dates or phasing for any of the other sites at this time.* *"The Highway Authority also noted in our previous response that the program may be influenced by road space availability and that the applicant should engage with us directly via s278 process regarding road space availability. We now have confirmation that engagement is underway via the s278 process for Hooks Farm Way and Stockheath Lane, as well as attendance at fortnightly progress meetings to discuss progress with all sites as required".*

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

Condition 30	**Control of Construction Near Schools for Phases 2b and 3.**
Planning Assessment	This condition relates to works near schools and has been subject to review by the EHO and HCC and they have raised no objection. The EHO commented as follows: The Council's EHO is also satisfied with the level of acoustic treatment to be provided at the boundaries to the schools and comments on the details as follows: *"….the information, [it] clarifies that tri-axial vibration monitors shall be used and that the hoarding*

	meets the mass requirements of the condition, with additional acoustic screening provided by the blanket with mass 7kg/m2". The HCC commented as follows: *The Highway Authority did not request condition 30 however there is overlap in its provision with the requirements of the CTMP and therefore the Construction Near Schools document has been reviewed in relation to section 2.6 only.* *The Highway Authority can confirm that in review of the CTMPs and S278 submissions relating to works on the highway are considering the routes to schools, suitable diversions arrangements and for safe and suitable access for all users including school children. The example positions reflected in the Construction near Schools document is not necessarily the final agreed arrangements and the relevant CTMP should be referred to for compliance with this matter. The principles of the CTMPs addressing interactions between school users and the works however is agreed and appropriately set out within the Construction near Schools Document.* *I hope the above information is useful and whilst the Highway Authority did not request this condition consider that the interaction between this condition and associated CTMP conditions does not give rise to any concerns therefore* ***raise no objection to the discharge of condition 30.***

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

Condition 33 (partial discharge)	**Site Compound Details for Phase 2b (W2/W3 Site Compound Details (HTR-WAB-PI-ZZ-RP-W-0018)**
Planning Assessment	The site compound details have been subject to review from the HCC and the commented as follows: *"The Highway Authority previously advised that the compound details were subject to s278 requirements to permit access arrangements and compliance with the Works Area Summary, and that the s278 technical submission was under review.* *The Highway Authority had only received the compound S278 submission for the Rugby Club compound areas previously and these were subject to the S278 review process. We were therefore unable at the time to recommend the partial discharge of this condition.* *The W2/W3, P2 site compound, and shaft W4 s278 highway works technical submission have now been technically approved. We have received submissions for Shaft W5, and Emergency and Temporary discharge shaft sites which are under review and we await submissions for site Shaft W7 and Site Shaft W8 & P9. We are therefore satisfied that the condition can be* ***partially discharged in relation to the 2b works.*** ***EHO Review of Condition 33 - Details of Works Area/Compounds (overall condition can be discharged 12.1.2026)*** *The document entitled 'Site Compound Details | Document Reference: HTR-WAB-PI-ZZ-RP-W-0018' (dated 10/12/25) [prepared by Warde & Burke] has been reviewed and contains the following information.* *The report is to discharge condition 33 for Phase 2b Pipeline Sections P1/P2 Shafts W2/W3 only.* *Location of plant and compounds and other storage facilities* *Section 2.1.1 provides the location of the compound - southwestern corner of the Havant playing fields, closest to Fraser Road. This is further illustrated in Appendix B: Reinstatement Plans.* *Details of the external appearance of welfare, site offices, facilities including location of windows* *Section 2.1.2 includes dimensions of the welfare cabins and that they shall be of neutral colour. The upper cabin windows facing towards residential properties are not to be used. A photograph of similar cabins is provided in Appendix A: Site Compound Layouts.* *Details of boundary treatments and temporary and site-specific acoustic screening* *Section 2.1.3 commits to installing 2.4m high boundary hoarding with mass of 10kg/m2 with edges and joints between panels will be sealed to ensure full acoustic integrity. This section commits to*

	provision of h2.4m high hoarding of 17kg/m2 at boundaries facing Bidbury Infant and Junior School and St Thomas More's Catholic School and residential properties to the southwest. *Details of service and delivery times* *Section 2.1.4 commits to restricting vehicle movements (excluding pre-start briefings) to between 08:00 - 18:00, and that HGVs will avoid peak hours (08:00 - 09:00 and 17:00 - 18:00), deliveries shall avoid 12:00 - 13:00. Pick off and drop off times at nearby schools are acknowledged and HGVs are not to travel to site within an hour around these times.* *Details of Acoustic Screening and Plant Insulation* *Section 2.1.5 confirms that hoarding shall be installed around the site boundary and commits to additional acoustic screening around tunnelling separation plant and generators. Commitment is included to provide acoustic shrouding around any plant attachments which may come into use, although none are expected.* *Details of named site contact at the works location* *Section 2.1.6 includes contact details for the Project Manager, Site Agent, Site Engineer and Site Foreman.* *Reinstatement works along boundary and screen planting* *Sectio 2.1.7 commits to carrying out reinstatement works in accordance with drawing included in appendix 2 once works have been completed.* *Details of any generators, their operational requirements* *Section 2.1.8 advises that a generator will be used to service the welfare offices during site hours and that a containerised generator shall be used for tunnelling separation plant. An auxiliary generator shall be located at the southeastern boundary of the compound that shall only be operated during working hours.* *The generator powering the tunnel separation plant will run for 24 hours during the tunnelling works when completing the P1 Under Track Crossing works beneath the railway.* *All generators are included in the site compound layout plans, and the plan commits to surrounding them with noise barriers.*
Conclusions	As per above.
Recommendation	Discharge Planning Conditions as set above in the details section (as indicated as partial or full discharge).
Drawing Numbers	Documents and drawings in respect of APP/25/00796 **Full Discharge** Condition No. 38 (Phasing Plan) HTR-WAB-PI-ZZ-PL-W-0006_Phasing Plan – Main Pipeline **Partial Discharge Conditions 24,25 and 28** (Construction Traffic Management Plan (CTMP) for Phases 2 and 3 of the development. - HTR-WAB-PI-W2-PL-W-0001 Rev: A5.C02 (Details of Bus Stop Relocation and Footpath Diversion Routes) - HTR-WAB-PI-W2-PL-W-0001 Rev: A5.C02 (Details Inclusive Access and Disabled Parking) (added 18.5.26) - HTR-WAB-PI-W2-PL-W-0001 Rev: A5.C02 Documents and drawings in respect of APP/25/00895 HTR-WAB-PI-ZZ-RP-W-0017_Control of Construction Near Schools REV A5 C01 Documents and drawings in respect of APP/25/01027

	Partial Discharge Condition 33 (Site Compound Details for Phase 2b) - HTR-WAB-PI-ZZ-RP-W-0018_Site Compound Details A5.C01 S4.P02

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Background Documents and Reports

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

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