Condition Discharge Report

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

Application Number Havant Borough Council (HBC): APP/26/00575

Details	Details to discharge the following conditions (): ● Details to discharge Condition 21 Biodiversity Net Gain (BNG) and Condition 23 Habitat Management and Monitoring Plan (HMMP) in respect of the Havant Thicket Pipeline consent planning reference APP/24/00405 dated 22nd September 2025.| Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.
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) (2026). ● Planning Practice Guidance (Use of Planning Conditions March 2014 updated July 2019).
Consultation Responses	● **HBC Ecologist** – No objection see full comments below Planning Assessment Section of the report.
Planning Assessment	The details have been subject to specialist review and no objections have been raised to the submitted details. *The Councils Ecologist makes the following comments:* *I have reviewed the following documents: Biodiversity Gain Plan (Portsmouth Water, 4 August 2026); Habitat Management & Monitoring Plans for The Pig Shed Trust (February 2026), Wild Burnt Wood (November 2024), and South of Yarm Lane (May 2025); Environmental Statement Volume 4 Appendices 9 Biodiversity and 9.21 BNG (Portsmouth Water/Atkins Realis, July 2026); and Proof of Allocation documents for The Pig Shed Trust, Wild Stubbington, Wild Marbury, Wild Felmersham, Wild Denchworth, Wild Tees, and Wild Cobham (dated July 2026).*

	These documents are submitted in accordance with the deemed BNG condition, plus conditions 21 and 23 of APP/24/00405. *The applicant has provided amended details for meeting the mandatory requirement for Biodiversity Net Gain. Previous BNG submissions – which evolved following extensive consultation between Havant Borough Council and the applicant and technical specialists – were to provide significant enhancements to the lower Hermitage Stream at Bedhampton, alongside modest terrestrial enhancements on the applicant's land at Bedhampton and Bidbury and BNG habitats elsewhere within the pipeline scheme red line. These BNG elements were agreed by all parties, were permitted, a Biodiversity Gain Plan and Habitat Management & Monitoring Plan submitted, and a Section 106 legal agreement was signed. None of the BNG elements at Bedhampton and Bidbury are now deliverable. It is highly regrettable that a local solution for the watercourse enhancements could not have been expediated, particularly as the Council expressed its commitment to ensuring that any planning-related administration would have been addressed as an urgent priority, allowing the applicant to progress matters quickly as requested. The Council's approach was detailed in a letter to the applicant dated 17 July 2026. The Council was fully supportive of improvements to the lower Hermitage Stream and stated that it wished to see the applicant deliver the expected enhancements.* *The BNG process allows for the provision of BNG unit enhancements at any location within England, provided that the required units are purchased from a registered BNG provider (a habitat bank). Prior to this, it is the responsibility of the applicant to ensure that the BNG Hierarchy is followed. This stipulates that the purchase of off-site units or statutory BNG credits should be chosen only after all on-site options have been explored and dismissed. In this case, the exploration of on-site and locally-based BNG elements has been carried out (and previously agreed) but are now found to be undeliverable. I cannot in all reasonableness state that the BNG Hierarchy has not been followed: the applicant and the Local Planning Authority have expended much effort in trying to find a local enhancement solution. It is a fact there are no habitat banks – for terrestrial or watercourse BNG units – in Havant Borough. Given the timeframes for this and the wider project, the applicant has needed to secure BNG units at speed.* *The amended BNG proposal entails the purchase of terrestrial and BNG units at various locations in England: Hampshire, West Sussex, Surrey, Oxfordshire, Bedfordshire, Cheshire, and North Yorkshire. Evidence that the required BNG units have been allocated at each of these locations has been provided. I can confirm that the proposed off-site BNG purchases are procedurally sound.* *In summary, the submitted information is acceptable.*
Conclusion	Following the advice of the Council's Ecologist it is considered that the submitted details are sufficient to discharge the conditions as submitted.
Recommendation	Discharge Planning Condition.
Drawing Numbers	**Statutory BNG Condition 21 documents for approval:** • Biodiversity Gain Plan (HTR-ATK-PI-ZZ-RP-Y-0005) **Condition 23 (HMMP) documents for approval:** • Merryvale, Pig Shed Trust - Habitat Management and Monitoring Plan Rev 4.0 • Wild Burnt Wood, Brierley Common, Great, Houghton, Barnsley - Habitat Management and Monitoring Plan Rev 2.0 • South of Yarm Lane, Great Ayton - Habitat Management and Monitoring Plan Rev 2.0

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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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