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**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Planning Application Reference:	APP/22/01231
Proposal:	Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 90No. residential dwellings (including 27 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road.
Location:	Land at Palk Road, Havant
Date:	09 July 2023

Further to our letter of 26th January 2023, Portsmouth Water's Catchment and Environment Team would like to provide the following update on our advice relating to the proposed development at Palk Road, Havant.

We have held very collaborative monthly meetings since 3rd Nov 22 with Bellway Homes with a view to resolving some of the concerns, in particular the interface with the Havant Thicket pipeline project, and with the applicant's design team in relation to constraints around groundwater protection for the Bedhampton springs and aquifer.

Interface with the Havant Thicket Pipeline

The movement of Apartment Block A away from the proposed pipeline is welcomed and will avoid direct physical impacts on the pipeline.

The remaining concern relates to phasing and the ability for Portsmouth Water to construct its shaft on the site. Details of the proposed construction phasing of the proposed development was not submitted with the application.

The construction of the apartment foundations cannot take place before the construction of the shaft as it will cause ground stability issues, and there would be insufficient space between the two structures due to the apartment foundations. This is further constrained by the Network Rail line as moving the shaft north and away from the apartment blocks would then cause issues on the railway zone of influence. We also need to take due care on

the source protection zone, and ultimately avoiding the chalk which would have a serious effect on the springs. These constraints mean that the present location for the shaft is the only viable option. If construction of the apartment foundations takes place prior to the construction of the shaft, it would therefore compromise the delivery of the approved regionally significant infrastructure project.

This concern and objection could be overcome either (a) by the submission (for approval) of a phasing plan by the applicant that confirms the construction of apartment foundations will not take place prior to the construction of Portsmouth Water's shaft, or (b) through the introduction of the additional following proposed planning condition on any permission:

Unless otherwise agreed in writing with the Local Planning Authority in consultation with Portsmouth Water, work to construct the foundations of the apartment foundations shall not commence until Portsmouth Water has completed construction of its shaft associated with the Havant Thicket pipeline project.

Reason: To avoid compromising the timely delivery of this permitted regionally significant infrastructure project, in accordance with Local Plan CS18, CS19 and AL6.

We will continue to work with the applicant to discuss the interface between the two projects and are confident that this remaining issue can be resolved.

Drainage, Piling and Foundations

The Catchment & Environment Team have just received a Geo-environmental and drainage plan report from Bellway Homes. We are currently assessing this and will provide comments back to Bellway Homes. However, our overall objection to the proposed development is maintained until we have further discussions and resolutions on the piling and drainage proposals.

Catchment & Environment Team

Portsmouth Water

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