

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2020/122625/02-L01
Your ref: APP/20/00658
Date: 16 December 2020

Dear Sir/Madam,

AMENDED PLANS - MIXED-USE DEVELOPMENT COMPRISING 191 APARTMENTS AND TWO DRIVE-THROUGH RESTAURANTS, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING PROPOSED DEVELOPMENT SITE (FORMER ELECTRICITY BOARD SITE), BARTONS ROAD, HAVANT

Thank you for consulting the Environment Agency in regard to the above application following the submission of amended plans.

We have reviewed the plans and have no additional comments to make. Our previous response dated 21 October 2020 (our ref: HA/2020/122625/01) still stands, and this is copied below for ease of reference:

'We have reviewed the information as submitted and set out our position and comments below.'

Environment Agency position

We request that the following conditions be attached to any planning permission granted, and that the details in relation to these conditions be submitted and approved by the Local Planning Authority.

Condition 1 – Unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reasons for Condition 1

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the NPPF.

Condition 2 – Piling

Piling or deep foundation using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reasons for Condition 2

To ensure that any proposed piling or deep foundation using penetrative methods, does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework, and position statement Physical disturbance of an aquifer in a Source Protection Zone 1 of the 'The Environment Agency's approach to groundwater protection'.

The site is located in the SPZ1c (deep activities) for the Bedhampton and Havant Springs public water supply abstraction. While low permeability London Clay immediately underlie the site, the Chalk Principal aquifer which occurs at depth supports this abstraction. Activities at depth have the potential to impact on the water supply.'

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk