

Havant Borough Council
Planning office
Public Service Plaza,
Civic Centre Road,
Havant
PO9 2AX.



Dear Sir / Madam

Portsmouth Water Planning Application Solent Road, Havant

I recently attended the planning approval meeting at your office on the 26th of June 2025 to listen to the application of Portsmouth Water new HQ Office to be built on Solent Road Havant.

There are several points that I would like to raise and have addressed by Havant Council regarding this meeting.

Now I know that the application was approved by Havant Borough Council planning officers, but there are some big questions to how this could be passed when they were glaring issues with the application. I have listed them in an order of importance.

The land where the Portsmouth Water HQ is to be built is adjoined on three side by conservation areas, with the fourth being Solent Road, with strict rules set out by HBC of how these conservation areas should be managed and protected. This leads me on to the first point, I received an email from HBC regarding the protection of our green spaces. **Biodiversity Strategy January 2025** yet this was not mentioned or noted at the meeting. The land sits on top of the natural Havant Spring so surely would fall into the category of land that needs to be protected.

It was also agreed that seven trees along Solent Road which have TPO could be removed to allow a road to be widened for access to the new Portsmouth Water Office. These trees were noted by the members of HBC as dying back Ash trees when in fact the main two trees are healthy Horse Chestnuts around about 50 years old.

It was also noted in the application that there might be the need to piling for building, and it was stated that this could affect the spring water and might need diverting, Portsmouth water answer to this it would be diverted into the land belonging to Manor Court, at no time was this question of how this would impact Manor Court. This is the same Manor Court that cannot get insurance to cover them for flood as it is regarded as a flood area, so diverting this spring water who knows the damage it could cause. The Havant Spring is a natural occurrence that has been on the site for millennium so to

divert it by pilling or even deep footing goes against HBC Biodiversity Strategy, this was overlooked in a blink of an eye by the officers of HBC and passed.

The next big issue that I feel HBC did not push was the BREEAM rating of the building set at just very Good 55-69%, again I refer you to the HBC statement on Net zero *Havant Climate Change Strategy and Action Plane January 2025*. Why was this not pushed back to make the building BREEAM excellent 70-80% efficient or even better 90% or higher. This to me was a big issue that was given no time and passed as acceptable level of Good when the council should have pushed it back.

The issue of widening the road to cater for the traffic going to the new office space, I have already talked about the TPO trees, but again the inconsistencies in the arguments to not widen the road was laughable, it was stated by Portsmouth water that to move the road of access would hinder the access road to the units opposite, laughable argument as the road opposite the doctors surgery feeds Halfords why is not this an issue for traffic flow. We were also shown traffic on Solent Road and told this is not a issue anyone living in the area would know that the photo shown by HBC and Portsmouth water were either taken on Sunday morning at 4am or during covid criminal that this was not challenged more.

Light pollution, given one mention, and stated the light shine inward to the carpark so not an issue, you need to understand light pollution and the effect it has on nature and the local population, there are bats in the area and can be seen at night and peoples bedroom windows look out over this land, so to put a carpark and its lighting right up to peoples bedrooms is insane to have it on all night not thinking it will affect the bats that live in the area and not to insist that they are timed clocked to switch off during these hours to stop intrusive nature of artificial lights.

Now I could go on about the impact of this building and the level in which HBC ignored their own policies and did not question in more details.

But let's go on.

Portsmouth water stated in their speech that it would bring employment and shopping to the area, lets question this statement, Portsmouth Water and HBC words the existing office space gives 6000 square meters, the new office will offer 1000 square meters so how is this offering more employment if it's only a fifth of the existing building, also Portsmouth water CEO stated that the existing building is in poor repair and an embarrassment seeing that the a member of parliament would be coming to an office were you can see light around the windows frames. Maintenance is my answer, as an owner of a property I spend a fair portion of my yearly wage on repairs and reinvasion to my property, why has this been allowed on this application as an argument to push to get a new building.

The next thing I put to HBC is why they did not push about future building on the land, the potential industrial units, HBC asked the CEO of Portsmouth Water are **YOU** going to build these units **No** was his answer which is most probably not a lie, he can sell the land to a developer though who will build the units. Why was the statement from HBC there will be no further building permitted on this land. Which again bring me back to the access road, Portsmouth water didn't want to move it back from the surgery not because of access issued to the units opposite, because it would make the land worthless for future buildings.

I also found it strange that the plans had Portsmouth Water as a tenant in the new office space, HBC asked CEO of Portsmouth water why they explained they were going to sell the land but decided not to, let's look into this more, carparking why so much for a small office space, because this building will be let out and to get tenants car parking is a big selling point, which brings me back to the access road and times of use, if your renting out the offices that car park potentially will be in use 24/7. Again, I refer to my statement above regarding selling the land this I feel has already taken place or will take place (selling land with planning a lot easier) hence stating Portsmouth Water as tenants. I feel HBC missed a big point here and again allowed it to pass unchallenged.

Why the big issue with this I refer to HBC two policies stated about:

Biodiversity Strategy January 2025

Havant Climate Change Strategy and Action Plane January 2025.

Let's finish off with the last reason I feel HBC failed in their duty to the local residents. The people who pay their council tax and voted you in to look after their interest.

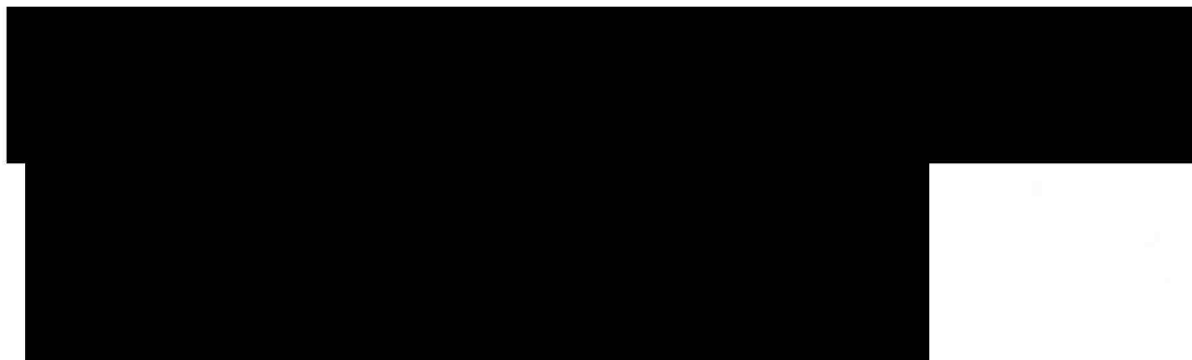
I know for a fact you had a large amount of objections from local residents and the Health Centre to the building going ahead and the possibility of future buildings on the land, apart from the fact that this piece of land falls within a conservation area, people live around this plot of land who will now have their peace, view and environmental outlook changed for ever, None of this was addressed by HBC or taken into account when passing the planning application.

If we go back to the current office space Portsmouth water have, if they need a smaller building, surly it would make sense to build on this brown site, this will still give enough land to build affordable home maybe not 121 the council are after but maybe 50 which I feel the road still can't take.

The most time spent taking about this application was the access road which I feel is important but not the biggest issue, the second largest amount of time spent was discussing the Mud on the road during construction phase, please should it not been the environmental issue building on Havant Spring divert the water and the Climate change that this budling will impact on.

Shame on all of you this was a disgrace and a shame that our council thought about pocket over the impact to the local residents and environment.

Yours truly,

A large black rectangular redaction box covering the signature and any text below it.