

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

Our ref: HA/2023/125210/01-L01
Your ref: APP/22/00439
Date: 20 July 2023

Dear Planning Team,

REDEVELOPMENT OF SOUTHERN SECTION OF SITE TO PROVIDE 102 DWELLINGS COMPRISING 56 NO. 2, 3 & 4 BED HOUSES AND 46 NO. 1 & 2 BED FLATS WITH ASSOCIATED PARKING, LANDSCAPING, WASTE AND CYCLE STORAGE. NEW ROUNDABOUT ACCESS FROM COLLEGE ROAD. THE SOUTH DOWNS COLLEGE, COLLEGE ROAD, PURBROOK, WATERLOOVILLE, PO7 8AA

Thank you for consulting the Environment Agency on the above application.

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

Environment Agency Position

Please note we would not accept any deep infiltration system which may pose a risk to the Source protection zone 1. As currently proposed, a shallow system infiltration/SUDs system is used, would not pose a risk to the SPZ1c. Therefore, we have **no objection** to the proposed development as submitted, provided that the following **conditions** be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Without these condition we would object to the proposal in line with paragraph 174 of the National Planning Policy Framework because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources.

This site is in a Source Protection Zone 1 (confined) SPZ1c for the for the Havant and Bedhampton Springs public water supply abstraction. The confined SPZ relates to the chalk aquifer which occurs at depth beneath the site. In this confined location though it is overlain by a significant thickness of clay. As such provided the clay cover is not penetrated activities at this site are unlikely to pose a significant risk to the chalk aquifer or the associated SPZ.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Some shallow groundwater may be present, associated with deposit on top of the clay. We would regard this as relatively low sensitivity from a groundwater perspective. We would however seek the any gross contamination issue (i.e. free phase oil in ground) encountered be resolved, such that there is no potential major sources of future contamination.

Condition 1 of 3

If, during development, significant contamination 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 and approved in writing by the Local Authority.

Reason

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 National Planning Policy Framework.

Condition 2 of 3

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.

Reason

The site is above the confined SPZ 1 for Bedhampton and Havant springs public water supply abstraction. Area of contamination may be present on this site. Piling or deep foundation using penetrative methods, has the potential to mobilise contamination, this could impact on groundwater resources beneath the site. This is in line with paragraph 170 of the National Planning Policy Framework.

Advice to LPA/Applicant

Provided piling is restricted such that it stops in the clay well above (i.e. at least 2m) any permeable strata associated with the SPZ1, then it is unlikely that we would have issues with the proposals. From an initial assessment we would suspect sufficient clay cover, that this should not be an issue, but the applicant would need to confirm this as part of any discharge of conditions.

Condition 3 of 3

Deep infiltration systems (more than 5 m in depth) for surface water drainage shall not be installed other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

The site is above the confined SPZ 1 for Bedhampton and Havant springs public water supply abstraction. If deep infiltration systems are used there is a potential that these may pose a risk to the deep confined aquifer, which supports the SPZ. This condition is required to ensure that any surface water drainage arrangements, does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

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 0203 0257 250

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