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**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2010**

Planning Application Reference:	APP/23/00379
Proposal:	Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3No. B2/B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A11, A14, A17, A18, B9, B10 and B11; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324. (Revised application APP/21/01267).
Location:	Proposed Unit 5, Dunsbury Park, Fitzwygram Way, Havant
Date:	12 June 2023

Portsmouth Waters Position

The site is located in Portsmouth Water Source protection Zone 1c (SPZ1c) for an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The confined aquifer is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Portsmouth Water has reviewed the application to discharge conditions A11, A14, and B10. Our response is based on the review of the following documentation:

- APP_23_00379-CEMP_-_CONDITION_A11-1747033

- APP_23_00379-COVERING_LETTER_FROM_SAVILLS-1746715
- APP_23_00379-DRAINAGE_LAYOUT_PLAN_1-1746079
- APP_23_00379-DRAINAGE_LAYOUT_PLAN_2-1746061
- APP_23_00379-DRAINAGE_STRATEGY_SHEET_1-1746054
- APP_23_00379-DRAINAGE_STRATEGY_SHEET_2-1746035
- APP_23_00379-DUNSBURY_PHASING_PLAN_UPDATE_-_JANUARY_2022-1746108
- APP_23_00379-SUDS_MAINTENANCE_STRATEGY-1746062

Condition A11 – Construction and Environmental Management Plan (CEMP).

The CEMP provides detailed pollution mitigation measures, to manage overland run-off and the storage of chemicals, fuel, and oil on site. Fuel use and storage includes the use of exclusion zones, signage, drip trays and a designated area for storage on a hard standing. Dedicated drainage systems are proposed in these areas.

The storage of other potential contaminants and material on site will be checked regularly for integrity. Spill kits will be available on site along with operatives trained in their use should a spillage occur.

Section 1.16 of the CEMP (Emergency Procedures) states that pollution incidents should be reported to the Environmental Agency. Given the site's close proximity to the Hermitage Stream, we ask that Portsmouth Water details be added to the emergency contacts. In the event of a large-scale pollution incident, we would wish to be notified.

Condition A14 – Contaminated Land

There has been no further information provided on contaminated land. In our previous response to the revised application APP/21/01267 we stated the following-

Portsmouth Water have reviewed the documentation provided and agree that due to the lands previously 'predominantly undeveloped state' that the risk posed by contamination is low and there is no evidence of any active pathway to the underlying principal chalk aquifer. We support the collection of surface groundwater samples for analysis to be taken from the Hermitage Stream to assess the risk of contamination as well as the production of a material management plan for soil reuse on site. The Catchment Management Team will subsequently consent to the discharging of condition A14 on the receipt of the Remediation Strategy setting out the mitigation measures proposed.

Condition B10 – Drainage Solutions

Portsmouth Water have reviewed the drainage reports and drawings. The surface water drainage strategy utilises several sustainable surface water drainage (SUDS) techniques, with final discharge via a storm water connection into the Hermitage Stream. This is acceptable to Portsmouth Water in relation to groundwater protection as no deep infiltration drainage is proposed.

The proposed Foul Water drainage Strategy is disposal via the main sewerage network. Please can you confirm that Southern Water have agreed to this strategy.

Catchment Management Team
Portsmouth Water

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