

Registered Office:
Portsmouth Water Ltd
PO Box 8
Havant
Hampshire PO9 1LG

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk

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

Planning Application Reference:	APP/23/00246
Proposal:	4No. three bedroom terraced dwellings with associated parking and landscaping.
Location:	Land adjacent 38 - 45 Robin Gardens, Waterlooville
Date:	27 April 2023

Thank you for consulting with Portsmouth Water concerning planning application reference APP/23/00246 land adjacent to 38-45 Robin Gardens Waterlooville. The catchment and environment team have reviewed the documents provided and have the following comments.

Site Setting

Portsmouth Water have taken an interest in this application as the site is located within Source Protection Zone 1 (SPZ1) for an essential public supply source. The site lies on bedrock of the Lambeth Group which overlies the principal chalk aquifer. The British Geological survey indicates there may be some superficial head deposits. The groundwater area is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the public water supply source.

The site is in close proximity to the boundary between the Lambeth group and the chalk bedrock. This area is impacted by solution features which provide a pathway for the rapid travel times to the Havant and Bedhampton Springs, a vital public supply source. 95% of solution features occur within 100 metres of the geological boundary and there are known to be numerous solution features connecting to the springs in this area.

All potential risks posed by the development and its proximity to solution features must be considered as part of this application. Excavation should be inspected for solution feature presence and the risk mitigated where required.

Foul Water Drainage

We have reviewed the associated documents and have no concerns regarding the foul water drainage strategy.

Surface Water Drainage

The proposed surface water drainage scheme is via a shallow attenuation tank with connection to a drainage ditch. We have no concerns regarding this strategy.

Piling and Foundations

Currently there is no documentation that details the foundation methods for the site. Given the sites location; within a sensitive groundwater catchment we request to see the foundation design. If the proposed foundation method is to be piling, we would expect a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Reason – Piling or any other penetrative foundation methods can pose a risk to potable supplies, from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.

Construction and Environmental Management Plan (CEMP).

Fugitive emissions from the site during construction could pose a significant threat to groundwater and thus the public water supply source if the Lambeth group is penetrated by the works. We therefore recommend the following condition:

No development shall start on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Solution Features

Given that the site is located within an area known for being impacted by solution features we recommend the following condition:

No building or structure, including drainage infrastructure and utility trenches shall be located within a 10m stand-off zone surrounding any solution feature, unless appropriate mitigation

measures are undertaken and approved in writing by the local planning authority in consultation with Portsmouth Water.

Reason - Paragraph 121 of the National Planning Policy Framework paragraph states that planning policies and decisions should also ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining.

Contaminated Land

Due to the location currently being a carpark there is a risk of hydrocarbon contamination. Therefore, a contaminated land investigation is required. We recommend the following condition:

No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the local planning authority:

- a) An intrusive site investigation scheme to provide information for a detailed assessment of risk to all receptors that may be affected, including those off site.*
- b) The results of site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Reason – Part of the site lies within the Source Protection Zone catchment for a public water supply source. Land affected by contamination can pose a risk to water quality if not appropriately assessed. Therefore, a site investigation and risk assessment need to be undertaken to address these risks. If there are risks, a remedial action plan will be required.

Water Efficiency

Portsmouth Water encourage local planning authorities to consider higher standards of water efficiency in new developments, with all new homes being built to a minimum standard of 100 litres per person per day. Planning policy can help to ensure long-term sustainability and management of water supplies, which is likely to reduce the need to take less water from the environment to protect local streams and rivers and the wildlife which rely on them.

For developments that can demonstrate meeting high standards of water efficiency of no more than 100 litres per head per day, Portsmouth water offer an incentive of a 50% discount on the Infrastructure charge. Based on a development of 200 properties with an occupancy of 3 people per property, there will be a minimum saving of 15,000 litres per day. The guide would benefit covering the importance of water efficient developments and to recommend this for all new dwellings' water supply source.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk