

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/23/00471
Proposal:	Outline planning application for a residential development of up to 90 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved.
Location:	Land of North of Fire Station (Blue Star Land), Waterloooville
Date:	25 July 2023

Portsmouth Water's Catchment Management Team have reviewed the following documentation in relation to outline application APP/23/00471 for 90 dwellings and have the following comments.

APP_23_00471-LOCATION_PLAN-1764999
 APP_23_00471-COVER_LETTER-1779089
 APP_23_00471-FLOOD_RISK_ASSESSMENT_FRA-1765002
 APP_23_00471-EXISTING_OVERLAND_FLOOD_FLOW_PATH-1764946
 APP_23_00471-LOCATION_PLAN-1764999
 APP_23_00471-PLANNING_STATEMENT-1764996 (1)
 APP_23_00471-SUDS_DESIGN_DOCUMENT-1764971
 APP_23_00471-PRELIMINARY_DRAINAGE_NETWORK-1764945
 APP_23_00471-SUDS_POND_DETAILS-1764944
 APP_23_00471-UTILITIES_PROVISION-1764947
 APP_23_00471-DESK_STUDY_AND_GROUND_INVESTIGATION_REPORT_PART_1_OF_2-1771196
 APP_23_00471-DESK_STUDY_AND_GROUND_INVESTIGATION_REPORT_PART_2_OF_2-1771197
 APP_23_00471-PROPOSED_INFRASTRUCTURE_PROVISION-1764974

Site Setting

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton springs; an essential public water supply source. SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality at the local Public Water Supply Source. The 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's Position

Our concerns regarding groundwater quality protection can be addressed through the addition of appropriate planning conditions to reduce the potential risks posed to groundwater and our resource as a result of the proposed development.

If outline planning permission is granted, we recommend the following conditions and informatives:

Drainage

Portsmouth Water have reviewed the 'Flood Risk Assessment' which Incorporating Foul and Surface Water Drainage Strategy.

The proposed surface water strategy is to incorporate the use of sustainable drainage systems (SuDS) and an open attenuation water storage drainage basin. Foul surface water will be disposal via main sewerage network.

The SuDS design document states that surface water will flow through a vortex silt separator upstream of the basin to intercept pollutants and sediment. From the basin surface water will drain via an outfall from the basin which will be fitted with a Pollution Control Valve (PCV) and a restricted flow vortex control unit (hydrobrake). The outfall from the basin will be discharge to the existing ditch network to the north.

As part of the residential scheme, it is proposed that the SuDs basin will be maintained by Havant Borough Council as part of a wider open space maintenance agreement. The network design is in the preliminary stages and will be updated once a more detailed layout of the development is established.

Portsmouth Water have Water has a presumption against the use of deep-bore soakaways at this location, due to the proximity to our public water supply source. Although deep infiltration is not in the proposed design Portsmouth Water wish to be further consulted on the final drainage design and any deviation from these proposals if planning permission is granted.

Piling and Foundations

The proposed site is situated in a sensitive groundwater catchment and there is a potential risk associated with groundworks in this area.

Portsmouth Water would have no objection to piling at this location if the piles terminate within the Clay cover, if the piles penetrate the full depth of the Clay cover 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.

Contaminated Land

The Ground Investigation Report states that the concentration of contaminants encountered during soil testing are below levels of concern. Risk of contaminants (PFAOS/PFOA) from the adjacent Fire station to the south of the boundary is reported to be low given the fire station site is entirely hard landscaped. The probability of contaminants leaching to groundwater is unlikely. A Contaminated Land Assessment Document is due to be provided prior to the works.

Construction and Environmental Management Plan (CEMP).

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.

Reason- Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public.

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'

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk