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

Planning Application Reference:	APP/22/00439
Proposal:	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.
Location:	The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA
Date:	25 July 2023

Portsmouth Water's Catchment Management Team have reviewed the documentation in relation to application APP/22/00439.

We do not object in principle to the proposed development, however due to the sensitivity of the groundwater environment of the proposed site we wish to see more detail provided regarding the planned foundation designs.

Should any amendments be made to the final design and plans for the site we wish to be consulted. On review of the relevant documentation for this development we have the following comments.

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.

Surface and Foul Water Drainage

The updated Flood Risk Assessment states that Surface 'Soakaway systems are not deemed suitable for the site'. It is proposed that surface water is to be discharged into surface water sewer via a flow control chamber, utilizing a 'flow balancing' approach.

This is acceptable in principle in relation to groundwater protection.

The proposed foul water strategy is connection to Southern Water foul sewer network at the south of the site. The pre-development capacity enquiry confirms that this can be accommodated.

This is acceptable to Portsmouth Water from a groundwater quality perspective.

Piling & Foundations

Portsmouth Water will require more information on the proposed foundation design and methods. The 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 it can be proven that the piles terminate within the Clay cover. If the piles penetrate the full depth of the Clay cover (or terminate within 2 meters of it), 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.

Construction and Environmental Management Plan (CEMP).

No development shall commence 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 spillage.

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

Land Contamination

The site is situated on a Brownfield site within source protection zone SPZ1c for the Havant and Bedhampton springs; a critical source used for public water supply. Because of the extensive groundworks proposed at this site Portsmouth Water 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'

Catchment Management Team
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