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

Planning Application Reference:	APP/22/00669
Proposal:	Outline planning application with all matters reserved (except for access) for the development of up to 120 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.
Location:	Land at Kingscroft Farm adjacent to Ridgeway and, Marples Way, Havant
Date:	04 September 2023

Portsmouth Water Catchment and Environment Team have reviewed the documentation submitted for the outline application, land at Kingscroft Farm adjacent to Ridgeway and Marples Way, Havant.

Site Setting

The site is located in a highly sensitivity area for groundwater. The site lies on Alluvium (clay, silt, sand and gravel) Superficial Deposits which in turn overlie the chalk Bedrock. The geology underlying the site is classified as a Secondary A Aquifer overlying a Principal Aquifer. Portsmouth Water abstracts groundwater from this Principal Aquifer to supply public drinking water. The site falls partly within the Source Protection Zone One (SPZ1) and a modelled flow source inner zone (50 days to springs) for the Havant and Bedhampton springs; an essential public water supply source. As a result 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 local public water supply.

Portsmouth Water's Position

As per our previous response dated 12th September 2022, we do not object to this application, please note we have now included more information on water efficiency and the ecology of the site.

Drainage

The Flood Risk Assessment and Drainage Strategy (REPORT REF NO. 2200510-R03) submitted outlines the proposed surface and foul drainage strategies.

The proposed surface water drainage strategy is discharge to existing water course and main sewer. The area is split into developable areas 1 and 2, Area 1 surface water drainage will be discharged to existing watercourse and Area 2 into existing surface water sewer. No infiltration drainage is proposed due to the geological constraints. Surface water will be attenuated with SuDS features. The proposed foul water drainage is discharge to existing main sewer; we have no concerns from a groundwater quality protection perspective on the proposed drainage strategies.

We note that the management plan for the SuDS system has been provided within Appendix N of the Flood Risk Assessment and Drainage Strategy (REPORT REF NO. 2200510-01). We wish to be further consulted if there are any deviations from the current drainage design.

Land Contamination

The Preliminary Investigation Report (17877/PIR_R26/V1) submitted details the preliminary site investigation for the development site. Portsmouth Water Catchment and Environment Team wish to be consulted on the further intrusive site investigation works.

Piling & Foundations

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

Portsmouth Water require information on foundation design be submitted for detailed consideration at the planning application stage. This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Portsmouth Water would have a presumption against piling at this location. If the piling was the proposed foundation solution, no piling shall take place until a piling method statement and risk assessment (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) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason- Piling or any other foundation designs using penetrative 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 Environmental Management Plan (CEMP)

Portsmouth Water request a Construction Environmental Management Plan (CEMP) is provided for comment 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 - to ensure that water resources are not put at risk from leaks or spillages.

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'

Ecology

We support the recommendations in section 6.8 of the Preliminary ecological assessment (PEA).

We also recommend that the area of priority habitat and coastal grassland is removed from public open space as the ecology would not be retained and enhanced with access and potential impacts by the public including dogs. Portsmouth Water have historically spent a large amount of resource to enhance this habitat over many years. It currently doesn't have public access

which has resulted in the habitat condition and needs to be maintained. Portsmouth Water would be happy to liaise with future management of this area.

Catchment Management Team
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