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

Planning Application Reference:	APP/23/00193
Proposal:	Part demolition and part redevelopment of existing buildings and change of use from Class A2, B1(c) and B8 to C3 use with the construction of 7 town house dwellings and 10 apartments at land to the rear of 11, 13 and 15 South Street, Havant
Location:	Land rear of and 15A-15c South Street, Havant
Date:	31 March 2023

The Catchment team at Portsmouth Water have reviewed the planning application APP/23/00193 and have the following comments to make.

We have no objection to the development in principle, however we will require a number of planning conditions applied to the consent, should planning permission be granted.

Site Setting

The site is located within Source Protection Zone 1 (SPZ1) of the Havant and Bedhampton springs, an essential public water supply source that supplies approximately 250,000 people, including the City of Portsmouth and the town of Havant. The springs will also be used to fill the Havant Thicket Reservoir, which will be an important regional water resource for the south east. The site is also within 200 meters of a spring used for potable water supply. The bedrock underneath the site is the chalk aquifer which is known to be karstic facilitating rapid subsurface flow. Thus, the groundwater environment is of high sensitivity and consequently all measures to prevent pollution during and post construction are required to safeguard the local public water supply.

Surface water drainage condition

No development shall take place until a surface water drainage scheme based on sustainable drainage principles and a comprehensive assessment of the hydrological and hydrogeological

context of the development, has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. The scheme shall subsequently be implemented in accordance with the approved details before any building within that phase is occupied. Details of how the scheme shall be maintained and managed after completion shall also be included.

Reason - To reduce the risk of groundwater pollution and prevent the increased risk of flooding, both on and off site.

Foul water drainage condition

No development shall commence until such time as a scheme to dispose of foul water for that phase has been submitted to, and approved in writing by, the local planning authority in consultation with Portsmouth Water. The scheme shall be implemented in accordance with the timetable agreed as part of the approved scheme.

The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion.
- details of the sewage pipe work layout and specifications.

Reason - This is to manage the quantity of foul sewage and protect water resources. In accordance with position G8 of Groundwater Protection: Principles and Practice, the applicant must use the highest specification pipework and designs to minimise leakage.

Piling and foundation condition

No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.

Reason - Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways. Thus, it should be demonstrated that any proposed piling;

- a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.
- b. Nor any increased risk to drinking water supplies (including turbidity).
- c. Nor deterioration in the transmissivity of the aquifer

Construction Environmental Management Plan (CEMP) 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.

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

Land Contamination 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.

Underground Storage Condition

No underground storage tank used for the storage of hazardous substances shall be permitted at the site.

Reason - The site lies within the groundwater Source Protection Zone 1 a public water supply. The groundwater environment is of high sensitivity and there is a risk of pollutants entering groundwater and travelling rapidly without attenuation to pollute the public water supply.

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