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**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Applicant:	Vistry Homes
Planning Application Reference:	APP/13/00804
Proposal:	Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019). Request to Discharge Conditions 7,9 & 10 (Phase 2) (21.07.20). Request to Discharge Conditions 5 and 6 (31.07.20). Request to Discharge Conditions 3, 4, 8, 14, 16, 17 (25.08.20). Request to Discharge Condition 15 (02.09.20).
Location:	Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville
Date:	22 October 2020

Thank you for consulting Portsmouth Water on the discharge of Condition 6 of planning permission APP/13/00804. Portsmouth Water have reviewed the below supporting documentation:

- APP_13_00804_DOC_CONDITION_6__PHASE_2CONSTRUCTION_METHOD_STATEMENT_AND_ENVIRONMENTAL_PLAN
- APP_13_00804-DOC_CONDITION_6_PHASE_2_-_CEMP_APPENDIX_A_PART_1
- APP_13_00804-DOC_CONDITION_6_PHASE_2_-_CEMP_APPENDIX_A_PART_2

Portsmouth Water have reviewed the Construction Method Statement and Environmental Plan to satisfy condition 6 in order to demonstrate how the site will be appropriately managed during construction.

The site is located in a highly sensitivity site for groundwater; located in a Source Protection Zone One (SPZ1) for an essential public water supply source. Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local water supply source.

Storage of hazardous materials

There is limited storage of chemicals and hydrocarbons proposed for the site. There will however be a fuel store, section 3.10 of the plan covers fuel storage. The fuel storage tank details are satisfactory (double skinned/ internally banded tank) where collision protection is provided. The plan does not specific the related issue of re-fuelling, there are no details on pump management or whether fuelling is only to be permitted within the compound from double skinned tank. If on-site refuelling will be permitted this should be clearly detailed in the plan and details provided on the use of intermediate containers (e.g. drip trays) and spill kits in the event of a leak or spillage. In addition, we would wish to see regular plant and machinery inspections and maintenance carried out to ensure there is limited risk of fuel leaks.

Temporary drainage and surface run-off

The plan does not detail the temporary drainage for the site during the construction phase. Run-off from the site during construction has the potential to impact groundwater quality if the run-off is not appropriately managed. Portsmouth Water request that run-off is attenuated, treated and disposed of appropriately. Furthermore, wheel washing will take place on site, this run-off poses a risk to groundwater quality if not contained as it could be contain polluting material and will need to be attenuated, treated and disposed of appropriately. Limited information has been provided on the management of the run-off from this activity on site, this detail information should be included within the plan.

Incident management

In the event of a pollution incident both the Environment Agency and Portsmouth Water should be notified. A contact sheet should available on site in the event of spill this should include the Environment Agency's incident hotline 0800 80 70 60 and Portsmouth Water's Catchment Management Team's email catchment.management@portsmouthwater.co.uk. In the event of a spill that has the potential to enter groundwater we request that the Catchment Management Team at Portsmouth Water are informed immediately due to the sensitivity of the local public water supply source. Portsmouth Water request the Construction Management Plan be amended to include these details.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk