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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 Conditions 3, 4, 8, 14, 16, 17 (25.08.20)
Location:	Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville
Date:	02 October 2020

Portsmouth Water have reviewed the supporting documentation to support the discharge of Condition 16 and 17 related to planning permission APP/13/00804.

PW comments on Discharge of Condition 16

The proposed surface water drainage strategy is acceptable to Portsmouth Water in relation to groundwater protection; there is no deep soakaway/infiltration drainage. **Portsmouth Water are satisfied with the supporting information for the discharge of condition 16 and have no objections to this discharge of condition 16.**

PW comments on Discharge of Condition 17

Portsmouth Water have been consulted on the off-site drainage under application ref 17/03040 under Winchester City Council planning remit and are satisfied with the detail provided under this application in relation to groundwater protection. In addition, we are satisfied with the level of treatment for SW drainage. **Portsmouth Water are satisfied with the supporting information for the discharge of condition 17 and have no objections to this discharge of condition 17.**

Supplementary comments

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 would have a presumption against piling at this location due to the high sensitivity of the groundwater environment. No information has been submitted at this stage on the chosen foundation solution for the site.

Portsmouth Water wish to be consulted on the foundation design for the site. If piling was the proposed foundation solution, Portsmouth Water would require a piling method statement and risk assessment to assess the risk to the local public water supply. 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 wish to be consulted on the Construction Environmental Management Plan (CEMP). The plan should detail all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemicals and hydrocarbons on site and temporary drainage infrastructure to ensure water resources are not put at risk from leaks or spillages. Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local water supply source

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