

Havant Borough Council  
Development Control  
Civic Offices  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX

**Our ref:** HA/2020/122365/01  
**Your ref:** APP/20/00455  
**Date:** 20 July 2020

Dear Sir or Madam,

**OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE CONSTRUCTION OF UP TO 56NO DWELLINGS, OPEN SPACE, LANDSCAPING, ACCESS, THE DEMOLITION OF 149 LOVEDEAN LANE AND ASSOCIATED WORKS (PART OF APPLICATION SITE WITHIN HAVANT BOROUGH COUNCIL).**

**LAND AT COTTAGE FARM, 149 LOVEDEAN LANE, WATERLOOVILLE**

Thank you for the consulting the Environment Agency on the above application. We have previously responded to this application in regard to the section of the site located within East Hampshire District Council's area. Our response below is the same as our response to East Hampshire District Council (dated 24 June 2020, our ref: HA/2020/122306/01) as the considerations remain the same across the site.

We have reviewed the information as submitted and set out our position and comments below.

**Environment Agency position**

We request that the following conditions be attached to any planning permission granted, and that the details in relation to those conditions be submitted and approved by the Local Planning Authority.

**Condition 1 – Surface water**

**The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority.**

**The scheme shall be implemented as approved.**

### Reasons for condition 1

We have reviewed the submitted “GEOTECHNICAL AND ENVIRONMENTAL DESK STUDY REPORT” (Wilson and Bailey, Geotechnical, J19043, Feb 2020). We are largely happy with the findings and recommendation of this report.

We would agree that previous uses of the site are not likely to have resulted in significant contamination. However, as recognised in the report, this site is in a location with exceptional groundwater sensitivity. The site is within the Source Protection Zone 1 for a strategically significant public water supply. The site is on the boundary between the Lambeth group and the Chalk bedrock, where solution features can occur. These can form rapid pathways to the springs that feed the public water supply abstractions. There are known to be numerous solution features connecting up the springs to the area.

As such, there must be extremely rigorous pollution prevention methods utilised during construction and operation.

We would agree though that there is no fundamental reason why the proposed development and end use should pose an inherently unacceptable risk.

In particular, we would highlight the following recommendation, which should be incorporated into the final design of any development:

*“Where development can be subsequently acceptable, the design of the proposed scheme will need to be carefully considered within the geotechnical parameters of the site and below ground structures may need to incorporate measures such as reinforcement and load spreading to mitigate the risks of geotechnical instability, settlement, subsidence and collapse.*

*It is considered that in addition to the environmental reasons noted above, for geotechnical reasons, soakaways shall not form part of any development scheme at this site and precautions will be required with regards to surface drainage and infrastructure to mitigate the risks of surface water drainage further reducing the geotechnical stability of the ground at this site.”*

In reflection of the contents of the geotechnical desk study, we would require the above condition to ensure groundwater and associated public water supply abstractions are protected. Site run off has the potential to contain or mobilise elevated levels of contaminants into groundwater. This condition is in line with paragraph 170 of the National Planning Policy Framework (NPPF).

### **Condition 2 – Ground foundation scheme**

**The development hereby permitted shall not be commenced until such time as a ground foundation scheme has been submitted, and approved in writing by, the Local Planning Authority.**

**The scheme shall be implemented as approved.**

### Reasons for condition 2

To ensure groundwater and associated public water supply abstractions are protected.

As stated above, the site is located in a Source Protection Zone 1 for a public water supply abstraction. Solution features are also known from the area that can form rapid pathway to the abstraction. Potential solution features have been identified on the site. Building foundations have the potential to mobilise contaminants and create pathways to groundwater, solution features and associated public water supply abstraction. The above condition requires a scheme to identify how risks will be avoided, reduced and managed. This is in line with paragraph 170 of the NPPF.

### **Condition 3 – Unidentified contamination**

**If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.**

**The remediation strategy shall be implemented as approved.**

### **Reasons for condition 3**

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the NPPF.

Please notify us immediately if you are unable to apply our suggested conditions, to allow further consideration and advice.

### **Advice to the Applicant**

#### **Pollution prevention**

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the Applicant should refer to our guidance 'PPG 1 – general guide to the prevention of pollution' which can be found on the gov.uk website using the following link (although the guidance has been withdrawn/archived, the general principles are still useful) –

<https://www.gov.uk/government/publications/basic-good-environmental-practices-ppg1-prevent-pollution>.

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline **0800 80 70 60** (24-hour service).

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information relating to this application ref: APP/20/00455.

Yours faithfully,

**Mrs Sophie Brown**  
**Sustainable Places Advisor**

Direct dial: 02030 257250

Email: [planningSSD@environment-agency.gov.uk](mailto:planningSSD@environment-agency.gov.uk)

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