

Registered Office:
Portsmouth Water Ltd
PO Box 8
Havant
Hampshire PO9 1LG

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk

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

Applicant:	Fryer Gildone Ltd
Planning Application Reference:	APP/18/01107
Proposal:	Erection of 3No. 4 bed dwellings including parking and landscaping (approved 22.3.19). Request to Discharge Condition No. 6 (recd 9.7.19). Request to Discharge Condition 3, 15 and 18 (26.09.19).
Location:	Land rear of 97A Lovedean Lane, Waterlooville, PO8 9RN
Date:	23 October 2019

Portsmouth Water have reviewed this application to discharge condition 15 and 18 of planning permission APP/18/01107. Our response is based on the review of the following documentation:

- APP_18_01107-APPLICATION_FORM-1211176
- APP_18_01107-CONSTRUCTION_MANAGEMENT_PLAN-1211177
- APP_18_01107-PLOT_1_REINFORCEMENT_DETAILS-1211170
- APP_18_01107-PLOT_1_GROUND_BEAM_LAYOUT_AND_DETAILS-1211171
- APP_18_01107-PLOTS_2-1211178
- APP_18_01107-PLOTS_2-1211180
- APP_18_01107-PLOTS_2-1211181
- APP_18_01107-SITE_COMPOUND_PLAN-1211322

The site lies in a Source Protection Zone One (SPZ1) for the Havant and Bedhampton Springs; a critical public water supply source. The northern portion of the site lies on Bedrock consisting of the Tarrant Chalk Member and is classified as a Principal Aquifer. The southern portion of the site lies on the feathered edge of the Lambeth Group, classified as a Secondary A aquifer.

The geological setting is prone to solution features and Portsmouth Water hold information of at least 10 within 500m of the proposed site boundary, including swallow holes, sinkholes and solution pipes. There is likely to be a very rapid travel time between the site and the Havant and Bedhampton Springs meaning pollution from the construction and development of the site could impact the public water supply.

Therefore, all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Condition 15- Construction Management Plan

Portsmouth Water have reviewed the Construction Management Plan to meet (iii) of condition 15. Portsmouth Water do not recommend the discharge of condition 15 until further details have been provided regarding the surface water management during construction and the addition of pollution incident management information.

Portsmouth Water request that the hydrogeology and aquifer vulnerability is communicated to all staff and they are aware of the Source Protection Zone 1 (SPZ1) and extremely sensitive conditions on the site, i.e. Principal Aquifer, potential solution features.

Details of our concerns are given below:

Storage of hazardous materials

The site will be equipped with emergency spill kits, please ensure all staff are trained in the use of spill kits and aware of their locations on site.

According to the plan any fuel oil/diesel brought on site will be in bunded tanks or on bunded pallets if small quantities. Portsmouth Water requests that the storage of fuels, oils or other chemicals be contained within a bund capable of holding 110% of the total capacity. The hook up/discharge points should be within the bunded area. In addition, we would wish to see regular plant and machinery inspections and maintenance carried out to ensure there are no leaks of potentially hazardous materials.

Reason- to ensure that water resources are not put at risk from leaks or spillages.

Temporary drainage and surface run-off

A temporary foul drain will be installed and connected to the existing mains foul drain to serve the temporary welfare facilities. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage.

The surface run-off on the site will permeate through the landscape, Portsmouth Water have significant concerns regarding this method of disposal as fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local water supply source. Portsmouth Water request that this 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 contaminated and will need to be attenuated, treated and disposed of appropriately.

Surface Water drainage strategy

The proposed surface water strategy for the site post foundations will be disposal by soakaways. Portsmouth Water has a presumption against deep bore soakaways in this area. If deep bore soakaways are the proposed drainage solution, the application for the construction and installation of these features should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Portsmouth Water will only agree to the use of deep pit based systems (including boreholes or other structures that bypass the soil layers) for surface water disposal if the developer can show that all of the following apply:

- there are no other feasible disposal options such as shallow infiltration systems (for surface water) that can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented; and
- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

Portsmouth Water request that the construction of the development shall not commence until details (design & depths) of the proposed soakaways has been submitted and approved in writing by the Local Planning authority in consultation with Portsmouth Water, this is in line with Condition 6.

Reason- The proposed development lies within an area of sensitive groundwater used for human consumption. Infiltration systems can provide a pathway for contaminants. Any contamination present may pose a risk to groundwater underlying the site and to the surrounding drinking water supplies.

Incident management

In the event of a pollution incident both the Environment Agency and Portsmouth Water should be notified. A contact sheet should be available on site in the event of a 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.

Condition 18- Foundation design

Portsmouth Water request the method of piling and the maximum depth of piles to be detailed through the submission of a piling method statement prior to approval of this condition. This is in line with condition 17 of this planning permission.

Portsmouth Water do not recommend the discharge of condition 18 until this further information has been submitted.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk